

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
OCTOBER 26, 2020

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Tanya C. Bamford
Candyce Fluehr Chimera
Annette M. Long
Matthew W. Quigg
Beth A. Staab

Carolyn McCreary
Township Manager

ACTION MEETING – 7:00 PM

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Announcements
5. Announcement of Executive Session
6. Consider Approval of Minutes of October 12, 2020 Meeting
7. Consider Authorization to Re-Advertise Conditional Use Hearing: Corestate Bank (Satellite ATM Kiosk), Gwynedd Crossing Shopping Center
8. Consider Preliminary/Final Land Development Approval for Redner's Markets Inc. - Gasoline Station - LDS 709
9. Consider Authorization to Advertise Ordinance Amendment to Repeal Exception for Target Practice
10. Consider Authorization for the Sale of Township Equipment on Municibid
11. Consider Authorization to Execute Purchase Agreement for New Ladder Truck
12. Consider Zoning Hearing Board Applications:
 - a. Nick Paone – 113 Veronica Lane
 - b. Tower Health Urgent Care – Gwynedd Crossing Shopping Center
 - c. Krispy Kreme Doughnuts – Montgomery Square
 - d. GK Evans Enterprise LP – 1110 Bethlehem Pike
 - e. Montgomery Crossing Associates LP – 1200-1210 Bethlehem Pike
13. Consider Adoption of Human Relations Commission Ordinance #20-315
14. Consider Payment of Bills
15. Other Business
 - a. Department Reports
 - b. Committee Liaison Reports
16. Adjournment

Future Public Hearings/Meetings:

10-27-2020 @ 7:00pm – Environmental Advisory Committee
11-04-2020 @ 7:30pm – Zoning Hearing Board
11-09-2020 @ 7:00pm – Board of Supervisors

PLEASE NOTE: For the safety of all participants, masks must be worn in the Township building and meeting room. Social distancing measures have been put into place which reduces the number of people who can safely occupy the meeting room. You may be asked to wait in the lobby if the room capacity has been reached. Thank you for your patience and cooperation in working to keep everyone safe.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 3

SUBJECT: Public Comment
MEETING DATE: October 26, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

BACKGROUND:

Persons wishing to make public comment during this meeting on any items not listed on the agenda may do so at this time.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item # 4

SUBJECT: Announcements
MEETING DATE: October 26, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

1. On Saturday, October 31st between 2pm and 4pm, at the William F. Maule Park at Windlestrae on Kenas Road, please join us for a fun family event. A Halloween Drive Thru will be presented with fun themes, vehicles, festive tables and decorations on display for all to enjoy from the safety of their cars. The Township Board of Supervisors, Police Department, Department of Fire Services, Public Works Department and Administrative staff will be participating with giveaways for each vehicle ***while supplies last!*** Costumes are encouraged!

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 5

SUBJECT: Announcement of Executive Session
MEETING DATE: October 26, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

BACKGROUND:

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

The Board of Supervisors met in Executive Session on Monday, October 26, 2020 at 6:15 p.m. to discuss two personnel matters and two matters of potential litigation.

The topics discussed are all legitimate subjects of executive session pursuant to the Commonwealth of Pennsylvania's Sunshine Law.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 6

SUBJECT:	Consider Approval of Minutes for October 12, 2020 Board Meeting
MEETING DATE:	October 26, 2020
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chair

BACKGROUND:

Please contact Deb Rivas on Monday, October 26, 2020 before noon with any changes to the minutes. Thank you.

MOTION/RESOLUTION:

Motion to approve the minutes of the September 28, 2020 meeting.

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
OCTOBER 12, 2020**

At 6:15 p.m., Chair Tanya C. Bamford called to order the Executive Session at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. In attendance were Supervisors Candyce Fluehr Chimera, Annette M. Long, Matthew W. Quigg and Beth A. Staab. Also in attendance was Township Manager Carolyn McCreary and Township Solicitor Sean Kilkenny, Esquire.

At 7:00 p.m., Chair Tanya C. Bamford called to order the action meeting at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA.

IN ATTENDANCE:

Chair Tanya C. Bamford
Vice Chair Matthew W. Quigg
Supervisor Candyce Fluehr Chimera
Supervisor Annette M. Long
Supervisor Beth A. Staab
Township Manager Carolyn McCreary
Township Solicitor Sean Kilkenny, Esquire

ALSO IN ATTENDANCE:

Police Chief J. Scott Bendig
Director of Fire Services Bill Wiegman
Director of Information Technology Rich Grier
Recording Secretary Deborah A. Rivas

Following the Pledge of Allegiance, Chair Tanya C. Bamford called for public comment from the audience and there was none.

Chair Tanya C. Bamford announced that State Senator Maria Collette was hosting a Township Hall Event, acknowledged the passing of Township resident and volunteer firefighter Gary Minnick, and recognized National Fire Prevention Week and the Department of Fire Services participation in a live-stream event for all the elementary school children in the North Penn School District.

Township Solicitor Sean Kilkenny, Esquire, announced that the Board met in an executive session earlier this evening at 6:15 p.m. to discuss a personnel matter and a potential litigation matter. Mr. Kilkenny stated that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Chair Tanya C. Bamford made a motion to approve the minutes of the September 28, 2020 Board of Supervisors meeting and Supervisor Candyce Fluehr Chimera seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Director of Fire Services William Wiegman reported that Fire Prevention Week was recognized recently with a variety of activities which will continue throughout the month to bring the message of fire safety to the community. In addition, Mr. Wiegman announced that the F.D.M.T. annually recognizes several members who have gone above and beyond for the community and the department at their awards banquet, which was not held this year due to the COVID-19 pandemic. Mr. Wiegman asked the Board of Supervisors to recognize the F.D.M.T. award recipients and also Firefighter Robert Hedden on his retirement from the Department of Fire Services. Resolution #20-161 made by Chair Tanya C. Bamford, seconded by Vice Chair Matthew W. Quigg and adopted unanimously, recognized and commended the following award recipients: President's Award – Joel Silver; Chief's Award – Adam Zwislewski; Dave Bennett Firefighter of the Year Award – Lee Morano; Department Community Sponsor Award – Syrena Collison Center; Past Chief Recognition – Vince Zirpoli; and Recognition on Retirement from the Department of Fire Services for Firefighter Robert Hedden.

Paula Schafer, Executive Director of the Montco Anti-Hunger Network was present to accept a donation check in the amount of \$5,000.00. Ms. Schafer updated the Board on the activities of her organization.

Township Manager Carolyn McCreary reported that the Township previously sent letters to all the residents in Montgomery Knoll, notifying them of the proposed landscaping plan which was part of the approved residential subdivision. Residents who have already landscaped their properties and planted trees were given the opportunity to request a waiver from having more landscaping installed which could compromise the trees and shrubs already planted. Resolution #20-162 made by Supervisor Candyce Fluehr Chimera, seconded by Supervisor Annette M. Long and adopted unanimously, awarded the landscaping work for the Montgomery Knoll residential development to Realty Landscaping Corporation, the lowest responsible bidder in the amount of \$59,221.00.

Township Manager Carolyn McCreary reported that staff received and opened bids on October 5, 2020 for the Leaf and Yard Waste Collection bid. It is recommended that the bid be awarded to the lowest responsible bidder, Republic Services. Resolution #20-163 made by Chair Tanya C. Bamford, seconded by Supervisor Beth A. Staab and adopted unanimously, awarded the bid to Republic Services for a three year contract at a total cost of \$69,825.00.

Township Manager Carolyn McCreary reported that the Township participates in the Montgomery County Consortium Salt Contract administered by Upper Dublin Township. The Consortium recently completed the bidding process for the purchase of bulk salt for the 2020-2021 winter season and has awarded the contract to Morton Salt Inc. Resolution #20-164 made by Chair Tanya C. Bamford, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, approved the Township's participation in the purchase of rock salt from Morton Salt Inc. of Chicago Illinois, at a price of \$51.05 per ton delivered.

Township Manager Carolyn McCreary reported that the State requires that the Board of Supervisors to adopt a resolution approving the allocation of the State Aid to the pension systems for its employees. Resolution #20-165 made by Supervisor Candyce Fluehr Chimera, seconded by Supervisor Annette M. Long and adopted unanimously, accepted the recommendation to allocate the 2020 Act 205 General Municipal Pension System State Aid to the Police Pension Plan in the amount of \$348,194.00 and to the Non-Uniformed Employee Pension Plan in the amount of \$247,589.82.

Resolution #20-166 made by Chair Tanya C. Bamford, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, approved Construction Escrow Release 1 for Christian Bros. Automotive, LDS 692 and Start of Maintenance Period in the amount of \$278,270.08.

Resolution #20-167 made by Supervisor Annette M. Long, seconded by Supervisor Candyce Fluehr Chimera and adopted by a vote of 4 to 0, with Vice Chair Matthew W. Quigg abstaining, approved Construction Escrow Release 1 for Mary, Mother of the Redeemer, LDS 710W in the amount of \$118,886.05.

A motion to approve the payment of bills was made by Chair Tanya C. Bamford, seconded by Vice Chair Matthew W. Quigg, and adopted unanimously, approving the payment of bills as submitted for October 12, 2020.

There being no further business to come before the Board, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 7

SUBJECT: Consider Authorization to Readvertise – JPMorgan Chase Bank NA
- Conditional Use Hearing – Satellite Uses – Freestanding Walk-Up
ATM location in Gwynedd Crossing Shopping Center parking lot.

MEETING DATE: October 26, 2020

BOARD LIAISON Tanya C. Bamford, Chair

INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

JPMorgan Chase Bank NA proposes to install a freestanding Walk-Up ATM location in the Gwynedd Crossing Shopping Center parking lot allowed by Conditional Use, Section 230-78.1 – Satellite Uses.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

The Township Planning Commission recommended this project, subject to the Consultants and staff reviewing the placement, concerning the possible sight distance concerns with the proposed location of the ATM. The Applicant has presented a new agreement to the owner of the property to relocate the Freestanding ATM. Due the time to review this new agreement, the Applicant request to readvertise the hearing date.

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

The Board could approve or deny this request.

BUDGET IMPACT:

None.

RECOMMENDATION: That the Conditional Use Hearing be readvertised.

MOTION: _____ SECOND: _____

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby readvertise the date, time and place for a Public Hearing to consider the Conditional Use Application of JPMorgan Chase Bank NA. The applicant wishes to install a freestanding ATM in the parking lot at Gwynedd Crossing Shopping Center as a "Satellite Use" under the Township Code Section 230-78.1.

BE IT FURTHER RESOLVED that the Township Solicitor be authorized to advertise said public hearing date and time.

MOTION BY:

SECOND BY:

VOTE:

DATE:

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 8

SUBJECT: Consider Preliminary/Final Land Development Approval for Redner's Markets Inc. – LDS 709
MEETING DATE: October 26, 2020
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: Bruce S. Shoupe, Director of Planning and Zoning

BACKGROUND:

Redner's Markets was granted Conditional Use approval on April 13, 2020 to construct a gasoline filling station on the vacant parcel adjacent to their store at Montgomery Commons Shopping Center.

The applicant executed an indefinite extension form, which allows unlimited review time by the Township.

PREVIOUS BOARD ACTION:

The Board granted Conditional Use Approval on April 13, 2020.

BUDGET IMPACT:

None.

RECOMMENDATION:

It is recommended that the Board approval the resolution as presented.

MOTION/RESOLUTION:

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

MOTION BY: _____ SECOND BY: _____

RESOLUTION #
MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF
THE APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT FOR
REDNER'S MARKETS INC. – LDS 709

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional approval of the subdivision and land development application and plan for **REDNER'S Markets, Inc.**, 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, excluding item #12:

1. Fulfilling all obligations and requirements of the following review letters **and any subsequent Consultant comments.** Gilmore & Associates, Inc. letters dated September 30, 2020 (accessibility), September 30, 2020 (Lighting), September 9, 2020 (General, Landscaping and Engineering); Boucher & James letter dated March 6, 2020; Traffic Planning and Design, Inc. letters dated January 10, 2020 (excluding Director of Public Works comments on page 4), January 24, 2020, Montgomery County Planning Commission comments dated January 7, 2020; Montgomery Township Planning Commission dated October 15, 2020; Police Department comments dated December 19, 2019; Fire Marshal review dated September 9, 2020.
2. Entering into a Land Development and Security Agreement and post financial security for all public improvements to the satisfaction of the Township Engineer and Township Solicitor if required. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins, as-builts and sidewalks. The record plan shall indicate phasing if required. Public improvements shall require financial security be posted in the amount of 15% of the total public improvement cost, regardless of whether such public improvements are dedicated to the Township, for a period not less than 18 months after Township Engineer approval. If the end of maintenance period for trees and other plantings ends outside the time period specified in 205-49, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the satisfaction of the Township Solicitor.
3. Paying all outstanding Township Consultant and Solicitor fees related to the project before plans and agreements are recorded.
4. Satisfying all applicable requirements of the Township Codes, Township Municipal Sewer Authority ("MTMSA"), North Wales Water Authority and PennDOT if required. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.
5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. Be in substantial compliance with the testimony presented at the February 24, 2020 Conditional Use Hearing and Written Conditional Use Decision and Order issued on April 13, 2020.

7. Executing the required Tree/Landscaping Declaration of Covenants and Restriction for its benefit and its successors and assigns
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 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. This fee must be paid prior to the submission of building permits.
11. All signage shown on the plan need a separate permit and are not approved.
12. The Applicant shall provide Opticom emergency pre-emption at the intersection of Bell Run Blvd and Welsh Road. The costs related to the PennDOT permitting associated with that upgrade, of which the Township would be the applicant, would be funded by Redners. Also, should the Township receive applicable funds in the future from the state for emergency pre-emption improvements for the other traffic signals from DeKalb Pike to North Wales Road, that Redner's would be reimbursed the equivalent funds spent installing the Opticom.

BE IT RESOLVED that the following waivers have been requested by the Applicant and are granted to the extent recommended by the Township consultants with payment of the fees-in-lieu amounts as set forth in Paragraphs 3.

1. **Waiver Request – Pavement Specifications:** A waiver from Section 205-17.A(4) to permit the alternate standard and heavy duty paving on Sheet C-901. It is noted that the Existing and Future Pavement Evaluation provided by Whitestone Associates, Inc. details the use of the pavement detail as being adequate. (*The Consultants have no objection to this waiver request*)
(Granted/Denied)

Resolution #

Page 3 of 4

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 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 26th day of October 2020.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by the applicant this _____ day of _____, 2020.

Redner's Markets Inc.

Applicant Signature

Applicant Print Name

xc: Applicant, Minute Book, Resolution File, File

EXHIBIT "A"

PLANS

<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED DATE</u>
1. Cover Sheet	12/12/19	08/21/20
2. Notes Sheet	12/12/19	08/21/20
3. Existing Conditions/Demolition Plan	12/12/19	08/21/20
4. Overall Site Plan	12/12/19	08/21/20
5. Site Plan	12/12/19	08/21/20
6. Paving Plan		08/21/20
7. Overall Utility Plan		08/21/20
8. Grading/Utility Plan	12/12/19	08/21/20
9. Soil Erosion & Sedimentation Control Plan	12/12/19	08/21/20
10. Soil Erosion Control Notes	12/12/19	08/21/20
11. Soil Erosion & Sediment Control Plan	12/12/19	08/21/20
12. PCSWM/Soil Erosion Control Details	12/12/19	08/21/20
13. Lighting Plan		08/21/20
14. Landscaping Plan		08/21/20
15. Landscape Notes & Details		08/21/20
16. Profiles	12/12/19	08/21/20
17. Details	12/12/19	08/21/20
18. Truck Turning Plan		08/21/20



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 30, 2020

File No. 2019-12041-01

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

Reference: Preliminary/Final Subdivision and Land Development Application – LDS#709
Redner's Markets, Inc. – Gasoline Filling Station
Tax Map Parcel Number: 46-00-04151-006; Block 9 – Unit 58
1200 Welsh Road (S.R. 0063)

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the Supplemental Site Plans for Redner's Markets, Inc. (Proposed Gas Service) (11 sheets), prepared by Bohler Engineering, dated December 12, 2019, last revised August 21, 2020. Land Development Plan submission for the above-referenced project for accessibility.

The review was completed in accordance with the requirements of the current Pennsylvania Uniform Construction Code for the site only and did not include doors, doorways, means of egress, outdoor recreational areas, or any interior elements, which we defer to the Building Code Official for review.

Based upon our review, we offer no further comments with respect to the accessibility provisions of the Pennsylvania Uniform Construction Code, specifically the 2018 International Building Code (IBC), 2015 International Existing Building Code (IEBC), and/or the ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standards.

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

Sincerely,

Vincent J. Esposito, E.I.T.
Accessibility Inspector/Plans Examiner, Certification #06133
Gilmore & Associates, Inc.

VJE/sl

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Montgomery Township Department of Fire Services
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
Steven Moatz, Director of Store Planning – Redner's Markets, Inc.
Alexander J. Elliker, Esq. – Kozloff Stoudt Attorneys
Eric A. Britz, P.E. – Bohler Engineering
James P. Dougherty, P.E. – Gilmore & Associates, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Gilmore & Associates, Inc.
Damon Drummond, P.E., PTOE - Gilmore & Associates, Inc.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 30, 2020

File No. 2019-12041-01

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

Reference: Preliminary/Final Subdivision and Land Development Application - LDS#709
Redner's Markets, Inc. - Gas Filling Station
Tax Map Parcel Number: 46-00-04151-006; Block 9 - Unit 58
1200 Welsh Road (S.R. 0063)

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the Supplemental Site Plans for Redner's Markets, Inc. (Proposed Gas Service) (17 sheets), prepared by Bohler Engineering, dated December 12, 2019, last revised August 21, 2020, with regards to lighting. These comments are in addition to our letter dated September 9, 2020.

LIGHTING REVIEW

1. Sheet C-701 indicates that "existing luminaire modeled for illustrative purposes only". The Applicant shall provide information on what type of fixture(s) and pole height were utilized for the calculations that are depicted on the plan.
2. IES Recommendations for gasoline canopies is twenty to thirty (20-30) footcandles. Plans currently depict an average over forty (40) footcandles with a maximum of 53.6. Applicant shall reduce light levels to align with IES recommendations.
3. Plans indicate that two of the twelve proposed canopy lights will remain on, at 50% illuminance after closing for security purposes. We recommend that the applicant provide a depiction of the light levels in this condition in order to better understand the proposed condition.

In order to help expedite the review process of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Please note that revision and/or modification of the plans may require review and additional comment.

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

Sincerely,

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

Christopher E. Green, R.L.A., LEED AP
Senior Landscape Architect
Gilmore & Associates, Inc.

JPD/CEG/si

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Montgomery Township Department of Fire Services
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
Steven Moatz, Director of Store Planning – Redner's Markets, Inc.
Alexander J. Elliker, Esq. - Law Office of Alexander J. Elliker
Eric A. Britz, P.E. – Bohler Engineering
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 9, 2020

File No. 2019-12041-01

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

Reference: Preliminary/Final Subdivision and Land Development Application - LDS#709
Redner's Markets, Inc. - Gas Filling Station
Tax Map Parcel Number: 46-00-04151-006; Block 9 - Unit 58
1200 Welsh Road (S.R. 0063)

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the preliminary and final land development and subdivision application referenced above.

- A. Comment Response Letter, prepared by Bohler Engineering, dated August 28, 2020.
- B. Supplemental Site Plans for Redner's Markets, Inc. (Proposed Gas Service) (17 sheets), prepared by Bohler Engineering, dated December 12, 2019, last revised August 21, 2020.
- C. Post Construction Stormwater Management Calculations, for Redner's Market, Inc. prepared by Bohler Engineering, dated August 21, 2020.
- D. Sight Distance and Trip Generation Evaluation, prepared by McMahon Associates, Inc. dated October 9, 2019.
- E. Existing & Future Pavement Evaluation, prepared by Whitestone Associates, Inc., dated June 9, 2020.
- F. Redner's Spill Prevention Plan.

The project consists of one parcel with an area of 26.613 acres that currently contains 23 primary use retail stores and restaurants, as well as four satellite uses. The Applicant proposes to construct a gasoline filling station as a fifth satellite use adjacent to the existing Redner's Market. The project is located at 1200 Welsh Road (S.R. 0063), within the S Shopping Center Zoning District. The Applicant, Redner's Markets Inc., proposes to remove 56 parking stalls in order to construct a 210 square foot gas kiosk, three fuel dispensers (6 positions), and related tankage. Impervious coverage will decrease by approximately 3,000 sf as a result of this project.

The applicant was before the Township Board of Supervisors for consideration of a conditional use application to for the addition of a gasoline filling station, which is permitted as a conditional use within this zoning district when approved by the Board of Supervisors. The Board approved the conditional use at the public meeting held February 24, 2020. Refer to Resolution #20-64 for details.

We offer the following comments for consideration by the Montgomery Township Board of Supervisors. Our review includes consistency with the Township Comprehensive Plan, Township Zoning Ordinance (Chapter 230), Township Land Subdivision Ordinance (Chpt. 205), Township Stormwater Management Ordinance (Chpt. 206), and the Township Street Lighting Requirements (Chpt. A237).

PLANNING REVIEW

1. Existing Conditions and Surrounding Land Uses
 - a. The site is currently commercial. The proposed use of the site is commercial.

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- b. The site is located in the S Shopping Center Zoning District and has frontage along Welsh Road. The site is located within a shopping center and is predominantly surrounded by commercial uses. There is a single-family attached development to the north, northeast of the site.
2. Consistency with the Comprehensive Plan
 - a. As per the 2008 Comprehensive Plan Update the property is identified as Retail/Commercial. The Plan states the intended goal of economic development within the Township is to stimulate the growth of businesses by expanding, modernizing and adding new businesses. The proposed development is generally consistent with the Montgomery Township Comprehensive Plan.
3. Traffic and Pedestrian Circulation Patterns
 - a. The site is located within a shopping center which has two access drives from Welsh Road, as well as one access drive from Freedom Drive, which is closest to the proposed project site.
 - b. The plans propose crosswalk improvements to safely connect the existing pedestrian walkway adjacent to the proposed project site.

LANDSCAPE REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

4. §205-49.G and H – The guarantee notes on the landscape details sheet shall be revised to demonstrate compliance with the guarantee and final inspection requirements as outlined in these ordinance sections.
5. §205-51.A(14) – notes demonstrating compliance with the planting notes outlined in Appendix C shall be provided on the landscape detail sheet.
6. §205-51.A(18) – a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. This estimate shall show the value of all proposed landscaping; unit costs for plant material shall include costs for materials, labor, and guaranty and shall be so stated in the estimate provided.
7. §205-51.A(18) – requires the limits and details of temporary tree protection fencing to be shown in the landscape plan. Tree protection fencing has been shown around individual trees on the site. However, we recommend that TPF be shown along the evergreen tree line along the southeastern property line to ensure adequate protection for these trees.
8. §205-53.C and 205-54 – outline the requirements for the preservation of trees and the replacement of trees destroyed by development. No trees over 8" in caliper are proposed to be removed. We recommend that a note be added to the plans requiring that should any of the existing trees that are proposed to be preserved be disturbed, that they shall be replaced 1:1.
9. §205-56.C – proposed shade trees shall be provided at a minimum size of 3" caliper as specified in this ordinance section, or a waiver would be required.

ENGINEERING REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

10. §205-17.A(4) – A waiver shall be requested to permit the alternate heavy duty paving detail on Sheet C-901. It is noted that the Existing & Future Pavement Evaluation provided by Whitestone Associates, Inc. details the use of the pavement detail as being adequate. We would support such a waiver request.
11. §205-24 – Lighting review will be provided under separate cover.
12. §205-100 – Traffic review comments, if any, will be provided under separate cover. It is noted in the comment response letter that the applicant is agreeable to dedicating funds to the Township to complete a post-construction study at the nearby signalized intersections serving the site. And that the OPTICOM emergency pre-emption will be reviewed prior to plan recording.

Stormwater Management Ordinance (Chapter 206)

It is noted that the Applicant is reducing impervious coverage by almost 3,000 square feet. However, site disturbance appears to be greater than 5,000 square feet.

13. §206-21 – The limit of disturbance is greater than 5,000 square feet. The Applicant shall receive approval from the Montgomery County Conservation District (MCCD) for its E&S Plan. The approval shall be provided to the Township and our office.
14. §206-33 – The Applicant shall provide an operations and maintenance plan for all proposed stormwater best management practices (BMPs), enter into an O&M agreement to the satisfaction of the Township Solicitor, and provide the Township an easement to allow for inspection and maintenance of BMPs. The plan, agreement, and any necessary easements shall be recorded.

General Review

15. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, Montgomery County Conservation District, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
16. Site Accessibility review will be provided under separate cover.

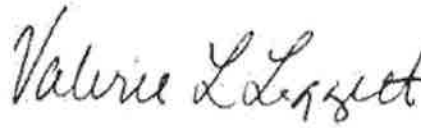
In order to help expedite the review process of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please note that revision and/or modification of the plans may require review and additional comment.

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

Sincerely,



Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.



Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist
Senior Landscape Architect
Gilmore & Associates, Inc.



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

JSG/LL/JPD/SW/si

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Montgomery Township Department of Fire Services
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
Steven Moatz, Director of Store Planning – Redner's Markets, Inc.
Alexander J. Elliker, Esq. – Kozloff Stoudt Attorneys
Eric A. Britz, P.E. – Bohler Engineering
Damon Drummond, P.E., PTOE, Senior Transportation Engineer - Gilmore & Associates, Inc.
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

Unionville Professional Building
1456 Ferry Road, Building 500
Daylesford, PA 18901
215-345-9400
Fax 215-345-9401

2756 Rimrock Drive
Stroudsburg, PA 18360
570-679-0360
Fax 570-629-0306
Auditing:
P.O. Box 699
Batonville, PA 18321

559 Main Street, Suite 200
Reidsburg, PA 18018
610-419-7407
Fax 610-419-9508

www.bjenginc.com

March 6, 2020

Carolyn McCreary, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

**SUBJECT: REDNER'S GAS SERVICE
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
TOWNSHIP LD/S NO. 709
PROJECT NO. 1955340R**

Dear Ms. McCreary:

Please be advised that we have reviewed the Preliminary/Final land development plans for Redner's Gas Service prepared by Bohler Engineering, dated December 12, 2019. The site is located adjacent Redner's Market north of the intersection of Freedom Drive and Bell Run Boulevard within the S – Shopping Center District.

The plans propose the construction of a gasoline filling station within the parking area adjacent the Redner's Market Store. Proposed improvements are to include fuel pumps and accompanying canopy, managing kiosk, and underground fuel storage tanks.

At their regularly scheduled meeting on February 24, 2020, the Montgomery Township Board of Supervisors granted Conditional Use approval to permit a "Gasoline Filling Station" use within the S – Shopping Center District.

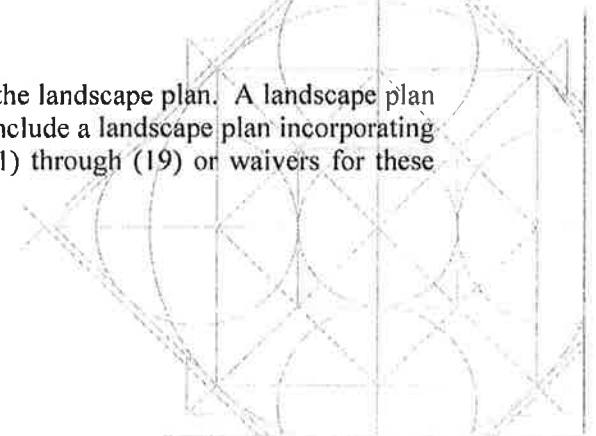
We offer the following comments for your consideration.

1. General Requirements

SLDO Section 205-49: landscape plans are required to meet a number of general requirement standards including minimum design standards, plant material sizing requirements, guaranty requirements, size and quality standards, and the requirement that the landscape plan be prepared by a landscape architect registered by the Commonwealth of Pennsylvania. A landscape plan has not been provided. The plan shall be revised to provide the required landscape plan and to meet the standards of the General Requirements section, or waivers would be required.

2. Landscape Plan Requirements.

SLDO Section 205-51 lists the information required on the landscape plan. A landscape plan has not been provided. The plans should be revised to include a landscape plan incorporating all information required by SLDO Sections 205-51.A(1) through (19) or waivers for these sections would be required.



3. Planting Requirements

- A. ZO 230-89.I 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 sides and rear boundary lines. The plans shall be revised to demonstrate compliance with the ordinance requirement, or a variance would be required.
- B. ZO 230-127.A(8)(a) requires that two square feet of landscaped area shall be provided for each square foot of sign area. If freestanding monument signs for the shopping center are to be expanded to advertise the location of the gas filling station, the plans shall be revised to demonstrate compliance with this requirement, or a variance would be required.
- C. SLDO Section 205-52.C(2)(a): Table 2 requires the provision of a screen buffer along the side and rear lot lines between the proposed gas filling station and the adjacent R3 – Residential zoning district. SLDO Section 205-52.C(4)(a) requires that screen buffer trees be provided at a height of 8' at the time of planting.

SLDO Section 205-49.B reserves the right for the Board of Supervisors to request that the minimum planting requirements outlined in the landscape section be exceeded where conditions so warrant. Due to the close proximity of the adjacent residential units and their location uphill from the proposed filling station, we believe that an increased size of the required screen buffer trees is warranted. We recommend the Board request that the screen buffer trees be installed at a minimum height of 10 to 12' in order provide greater immediate screening for the adjacent residential units. The plans shall be revised to demonstrate compliance with the screen buffer requirements, or a waiver would be required.

- D. SLDO Section 205-52.C(2)(b) requires that all 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. The plans shall be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.
- E. SLDO Section 205-52.D outlines requirements for the landscaping of parking areas. The plans shall be revised to demonstrate compliance with the parking area landscape requirements, or waivers would be required.

4. Preservation, Protection and Replacement of Trees

- A. SLDO Section 205-53.B requires that during construction, trees and shrubs are to be protected to ensure that there is no encroachment within the area of their dripline. SLDO 205-53.B(1) permits a maximum disturbance of $\frac{1}{4}$ of the total root area of any tree; trees with greater than the maximum permitted disturbance will not be considered preserved and must be replaced. The plans shall be revised to demonstrate compliance with the tree protection requirements outlined in Section 205-53.B, or a wavier would be required.

Ms. Carolyn McCreary, Township Manager
Redner's Gas Service
March 6, 2020
Page 3 of 3

- B. SLDO Sections 205-53.C and 205-54 outline the requirements for the preservation of trees and the replacement of trees destroyed by development. Should any existing trees along the side and rear lot lines be disturbed as defined in SLDO 205-53.B(1), the plans shall be revised to demonstrate compliance with the tree preservation and replacement requirements, or a waiver would be required. In addition, the trees along the rear lot line were planted to meet landscape requirements for the McDonald's pad site in the shopping center. Should any of these trees be disturbed, they shall be replaced 1:1 in order to not create an existing landscape nonconformity for the McDonald's store.

5. General Comments

- A. SLDO Section 205-55: building permits shall not be issued unless a performance bond or other such surety approved by the Township Solicitor has been filed with the Township equal in amount to the cost of purchasing, planting, maintaining, and replacing all vegetative materials for a period of 18 months after written acceptance of the landscape installation by the Township.
- B. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



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



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

JSG/vll/kam

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Mary Gambino, Project Coordinator
Marianne McConnell, Deputy Zoning Officer
Frank R. Bartle, Esq., Dischell Bartle & Dooley, PC
James P. Dougherty, P.E., Gilmore & Associates, Inc.
Kevin Johnson, P.E., Traffic Planning & Design
Ken Amey, AICP
Redner's Markets, Inc.
Montgomery Commons Associates, LP
Alexander J. Elliker, Esq., Kozloff Stoudt Attorneys



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

January 10, 2020

(REVISED TO INCLUDE COMMENTS FROM DIRECTOR OF PUBLIC WORKS)

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

**RE: Redner's Gas Service
Conditional Use Review**
Montgomery Township, Montgomery County, PA
Montgomery Township No. C-71
TPD No. MOTO-00134

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) reviewed the following items which were received in our office on December 18, 2019:

- Supplemental Site Plans prepared by Bohler Engineering, dated December 12, 2019;
- Sight Distance and Trip Generation Evaluation letter prepared by McMahon Associates, Inc., dated October 9, 2019.

Based on our review, we offer the following comments:

Study Comments

1. While TPD concurs that the increase in site traffic associated with the addition of 6 fueling positions is expected to have a minimal impact on the surrounding network, TPD does not fully accept the internal capture and pass-by rates as presented in the Atlantic Traffic+Design (ATD) study used as the basis for the proposed project. The ATD study assumed that 30% of the trips were related to interaction between other uses in the shopping center while 58% of the trips were pass-by trips from the adjacent roads, resulting in only 12% new trips. In our opinion, it is likely that there is an overlap between the pass-by trips and internal trips, which would result in a higher percentage of new trips than presented.

In our opinion, there is no need to revise the trip generation study at this time because the trip generation associated with the additional fueling pumps is still expected to be relatively low regardless of the trip characteristics. However, as discussed in our scoping email to the

Applicant's Traffic Engineer, TPD recommends that the Applicant dedicate funds to the Township to complete post-construction studies at nearby signalized intersections serving the site to determine if any timing adjustments, signage, or equipment are necessary to address any impacts from the project in lieu of conducting extensive traffic studies. In addition, the existing SONIC pre-emption system needs to be converted to OPTICOM at the signalized intersection of Welsh Road and Bell Run Boulevard.

2. The March 20, 2019 scoping email to the Applicant's Traffic Engineer requested a sight distance analysis at the intersection of Freedom Drive and the north-south parking aisle that runs along the eastern side of the Redner's Market. Since the requested information was not included in the study, TPD conducted a site visit to evaluate the sight distance. Based on our field measurements, it was determined that approximately 162 feet of sight distance is available for a driver on the southbound approach of the driveway located adjacent to the Redner's Market looking to the right on Freedom Drive. The required stopping sight distance based on PennDOT requirements for 15 mph is 74 feet and the required sight distance for 25 mph is 147 feet. Therefore, it is our opinion that sufficient sight distance is provided for this intersection and no further action is required.
3. The eastern corner of the Redner's Market building restricts sight distance for drivers on the northbound approach of the driveway located adjacent to the side of the building looking to the left on the driveway located behind the building. Therefore, the intersection adjacent to the eastern corner of the Redner's Market building needs to be multiway stop controlled.

Plan Comments

1. During a recent site visit to observe existing conditions, it was noted that an existing "Stop" sign is located on the front of the Redner's Market building near the building access. The "Stop" sign faces both directions on Freedom Drive and is in conflict with the "Yield" pavement markings on the circulation aisle in front of the buildings. In our opinion, the Yield condition is more appropriate, so the "Stop" sign on the building must be removed.
2. Consistent with requirements for other similar uses within the Township, fueling hoses should be of sufficient length to allow fueling to the far side of the vehicle away from the pump.
3. Based on a review of the submitted photos and observations during a site visit, the existing pavement within the parking lot surrounding the proposed fuel pumps appears to have base failure which will continue to fail with a mill and overlay, as proposed. Consideration should be given to providing full-depth pavement replacement to ensure longevity of the project and reduced maintenance. In addition, heavy duty pavement should be provided along the delivery vehicle path.
4. The existing handicap ramps and pavement within the crosswalks along the driveway intersections with Freedom Drive should be replaced to comply with ADA requirements.

Lighting Comments

1. The Township and the Applicant should determine if any conditions pertaining to lighting should be considered during Conditional Use such as applicable design criteria, hours of operation, lighting intensity, etc. A Lighting Plan needs to be provided for review during Land Development. The comments below have been provided for reference in designing and presenting the site lighting information. Since no lighting information was provided, TPD may have comments with respect to lighting as additional information is provided.
 - A lighting analysis needs to be provided for the service station pump (gas canopy), pedestrian, and proposed parking areas of the site development. The Lighting Design shall be in-line with Township and IES recommendations. Lighting from all contributing existing and proposed fixtures needs to be included in the analysis.
 - Per the Montgomery Township Street Lighting Specifications, poles supporting lighting fixtures for the illumination of parking areas and located directly behind parking spaces shall be placed a minimum of five (5) feet outside paved area, curbing or tire stops, or on concrete pedestals at least thirty (30) inches high above the pavement, or suitably protected by other approved means.
 - The Township reserves the right to conduct post-installation daytime and nighttime inspections to verify compliance with the approved plans and/or Township lighting standards. If the inspection reveals a non-conformance to approved design and/or Township standards, the Township shall direct corrective action, which shall be executed by the property owner at no expense to the Township. Remedial action must be completed within thirty (30) days of notification from the Township. A note indicating such shall be added to the Lighting Plans.
 - As stated in The Montgomery Township Street Lighting Specifications, lighting for commercial, industrial, public recreational, and institutional applications shall be controlled by automatic switching devices such as time clocks or combination motion detectors and photocells, to permit extinguishing outdoor lighting fixtures between 10 P.M. and dawn. For lighting proposed after 10 P.M., or after normal hours of operation, the lighting shall be reduced by at least 50% from then until dawn, unless supporting a specific purpose. A note indicating such shall be added to the Lighting Plans.
 - i. In addition to the note, please indicate the manner in which the 50% minimum reduction will be achieved. The Township would prefer a dimming situation in lieu of an individual light extinguishment to achieve a minimum 50% reduction.
 - As stated in The Montgomery Township Street Lighting Specifications, all illumination for advertising signs, building, and/or surrounding landscapes for decorative, advertising, or esthetic purposed is prohibited between 10 P.M. and sunrise, except that such lighting situated on the premises of a commercial establishment may remain illuminated while the establishment is actually open for business, and until one hour after closing. A note indicating such shall be added to the Lighting Plans.

Mr. Bruce S. Shoupe
January 10, 2020
Page 4

- As stated in The Montgomery Township Street Lighting Specifications, all outdoor lighting fixtures that light the area under outdoor canopies shall be shielded in such a manner that no light is emitted above a horizontal plane.

Director of Public Works Comments

1. The following traffic signal equipment improvements at the intersection of Welsh Road and Bell Run Boulevard have been identified and recommended by the Director of Public Works:
 - Replace controller cabinet and controller equipment including battery back-up;
 - Provide video detection on all approaches;
 - Provide Opticom emergency pre-emption;
 - Replace the ADA ramps for crossing Bell Run Boulevard;
 - Replace traffic signal poles and heads.
2. The following note should be provided on the plans: "Existing traffic signal equipment to be removed shall be transported to and stored at the Montgomery Township Public Works facility as directed by the Director of Public Works. The Applicant shall contact the Director of Public Works at the time of the traffic signal equipment removal to identify what equipment will be subject to this condition."

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

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Kevin L. Johnson, P.E.

President

kjohnson@TrafficPD.com

cc: Carolyn McCreary, Township Manager
Mary Gambino, Project Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Frank Falzone, P.E., TPD
Jerry Baker, P.E., TPD
Eric Hammond, TPD
Eric Britz, P.E., Bohler Engineering
Chad Dixon, AICP, PP, McMahon Associates, Inc.



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

January 24, 2020

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

RE: Redner's Gas Service
Land Development Plan Review
Montgomery Township, Montgomery County, PA
Montgomery Township No. C-71
TPD No. MOTO-00134

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) reviewed the following items which were received in our office on December 18, 2019:

- Supplemental Site Plans prepared by Bohler Engineering, dated December 12, 2019;
- Sight Distance and Trip Generation Evaluation letter prepared by McMahon Associates, Inc., dated October 9, 2019.

TPD issued a Conditional Use review letter dated January 10, 2020 regarding the same plans and letter indicated above. Therefore, the comments included in the January 10, 2020 letter apply to this land development review as well. However, instead of the repeating the comments, only new comments pertaining to the land development review are offered below:

Plan Comments

1. A "Stop" sign must be provided on the eastern driveway serving the proposed gas pump area at the intersection with Freedom Drive.
2. "Stop" signs and stop bars are proposed on the east-west drive aisles for vehicles exiting the fueling area. However, the curb openings are approximately 88 feet wide with no defined travel lanes, while the stop bars are only 12 feet wide. The "Stop" signs and stop bars should be eliminated from the east-west drive aisles exiting the fueling area.
3. The following general notes should be included on the plan:

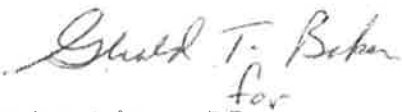
Mr. Bruce S. Shoupe
January 24, 2020
Page 2

- a. "Traffic control signs must be posted on PennDOT approved breakaway posts in accordance with the most recent version of the TC-8700 series in PennDOT Publication 111M."
- b. "All traffic control signs shall be posted in accordance with the 2009 MUTCD and the most recent version of PennDOT Publication 236M, "Handbook of Approved Signs".
- c. "All proposed pedestrian facilities reflected on these plans shall be constructed to comply with the following:
 - i. PennDOT Design Manual 2, Chapter 6.
 - ii. PennDOT Standards for Roadway Construction, Publication 72M, RC-67M.
 - iii. U.S. Access Board, Public Right of Way Accessibility Guidelines (PROWAG) and ADA Accessibility Guidelines for Buildings and Facilities (ADAAG)."

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

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Kevin L. Johnson, P.E.

President

kjohnson@TrafficPD.com

cc: Carolyn McCreary, Township Manager
Mary Gambino, Project Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Frank Falzone, P.E., TPD
Jerry Baker, P.E., TPD
Eric Hammond, TPD
Eric Britz, P.E., Bohler Engineering
Chad Dixon, AICP, PP, McMahon Associates, Inc.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

January 7, 2020

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

Re: MCPC #19-0303-001
Plan Name: Proposed Redner's Gas Service
(1 lot comprising 0.3 acres)
Situate: 1200 Welsh Road, near North Wales Road
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced conditional use application and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 18, 2019. We forward this letter as a report of our review.

BACKGROUND

The applicant, Redner's Markets, Inc., proposes to add gasoline pumps on their existing parking lot adjacent to their 54,705 square foot grocery store in the Montgomery Commons shopping center complex along Welsh Road. This supplemental parking lot currently contains 84 spaces arranged in 6 rows on the same side of Freedom Drive as the grocery store. The proposal will add a 210 square foot gas station kiosk, remove 56 parking spaces, and decrease the impervious cover of the overall site by 2,933 square feet by adding multiple grass areas. As this property is in the S Shopping Center district, both the addition of gasoline filling stations and the siting of a satellite use within a shopping center are subject to conditional use approval by the Township. Truck turning templates were provided for trucks accessing the site via Freedom Drive.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery Township's *2008 Comprehensive Plan Update Vision Plan* identifies this parcel as part of the township's Commercial area, on the edge of the nearby medium-density residential area. We believe that this project is generally compatible with the township's vision plan.



Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, identifies this area on its Future Land Use map as part of the "Community Mixed-Use Area". This project is compatible with *Montco 2040*.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and municipality may wish to consider prior to final plan approval. Our comments are as follows.

REVIEW COMMENTS

LANDSCAPING

The MCPC appreciates the applicant's efforts to add additional green space to the site in the form of grass areas and islands abutting the parking spaces. The applicant should consider whether any species of street trees would be appropriate to place in the grass areas to improve the stormwater management and shading of the site.

SITE ACCESS - SUPPLIERS

While WB-50 truck turning templates were provided to and from Freedom Drive, the Township should consider checking to see if trucks (especially for WB-62 sized trucks) can access the site from the western end of Freedom Drive at Welsh Road, especially for emergency response purposes.

SITE ACCESS - CUSTOMERS

The Township and applicant should consider posting additional signage in the Montgomery Commons shopping center parking lot to safely direct vehicles turning off of Welsh Road at the Sandy's Lane traffic signal to the best route to access the new gas pumps. The shortest path involves a right turn at the T-intersection in the center of the parking lot, but the path with less direct crossing of parking spaces involves a left turn.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal, but we believe that our suggested revisions will better achieve Montgomery Township's planning objectives for commercial development.

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. Please print the assigned MCPC number (#19-0303-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink that reads "Matthew Popek". The signature is fluid and cursive, with the first name "Matthew" and last name "Popek" clearly legible.

Matthew Popek, AICP
Senior Transportation Planner
mpopek@montcopa.org - 610-278-3730

c: Redner's Markets Inc., Applicant
Alexander J. Elliker, Applicant's Representative
Carolyn McCreary, Acting Twp. Manager
Jay Glickman, Chrm., Twp. Planning Commission

Attachments: Land Development Plan
Aerial

Mr. Bruce Shoupe

- Attachment 1 -

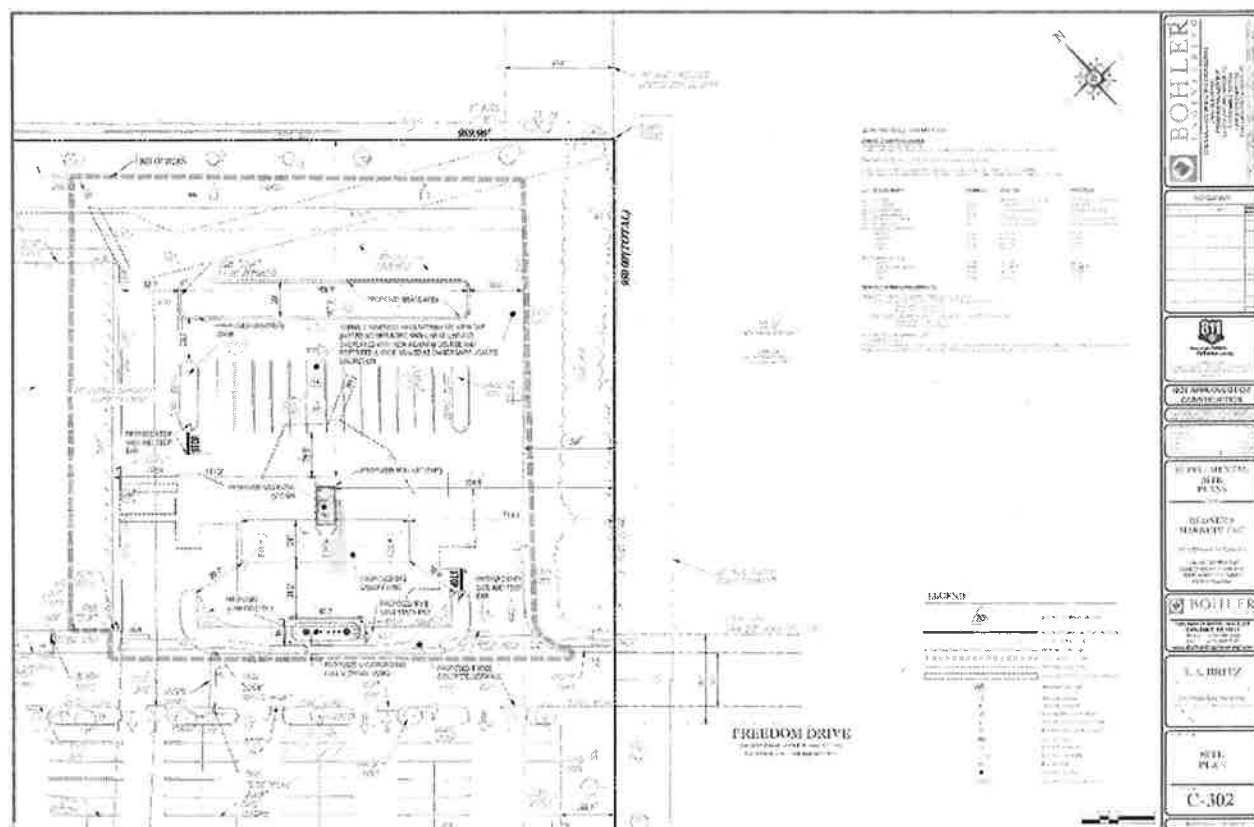
January 7, 2020

Site Plan – Proposed Redner's Gas Service, Montgomery Township

Mr. Bruce Shoupe

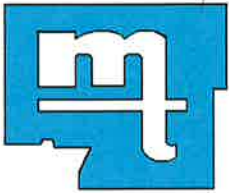
- Attachment 2 -

January 7, 2020



Aerial – Proposed Redner's Gas Service, Montgomery Township





MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jay Glickman, Chairman

DATE: October 15, 2020

RE: Redners Market Gasoline LDS #709

The Planning Commission has reviewed the above Land Development Project and would recommend to the Board of Supervisors that the plan be approved subject to compliance with all review letters.



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: Bruce S. Schoupe
Director of Planning and Code Enforcement

From: J. Scott Bendig, Chief of Police

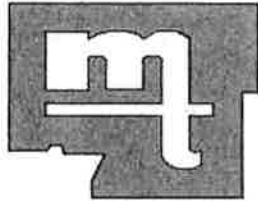
Date: December 19, 2019

Re: Land Development/Conditional Use Application C-71
1200 Welsh Road

A review of the above-referenced land development/conditional use was conducted on this date. There are no areas of concern to the police department at this time. Thank you for the opportunity to review this subdivision/land development. Please contact me if you have any issues or concerns.

709W

=



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

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

FIRE MARSHALS OFFICE:
215-393-6936

January 14, 2020

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

Re: Redner's Market Gas Service Land Development Waiver

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the:
Redner's Market Gas Service Land Development

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

2. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). **Comment: Please have noted on plans.**
3. **503.2.3 Surface.** Fire apparatus access roads 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. **Comment: Please have noted on plans.**

The Fire Marshal's Office recommends that the proposed development be approved as submitted subject to the developer complying with the above referenced items.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Reviewed by:
Captain/Asst. Fire Marshal John Scheiter

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 9

SUBJECT: Authorization to Advertise for an Ordinance Amendment – 20-316 – Repeal
Exception for Target Practice
MEETING DATE: October 26, 2020
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: J. Scott Bendig, Chief of Police

BACKGROUND:

This evening, staff is requesting the authorization to advertise for an amendment to Chapter 107 of the Montgomery Township Ordinance-*Firearms and Hunting*. Staff recommends the amendment of Chapter 107, Section 3 *Exception for target practice*. Currently, section 107-3 allows for the discharge of firearms and bows and arrows for the purpose of target practice on residential properties within the Township, provided that the target is constructed to stop the flight of the projectile to prevent it from traveling further. This ordinance also requires that the site and supervision be approved by the Chief of Police.

Since the adoption of this ordinance in 1992, the residential population within Montgomery Township has doubled. The allowance of the discharge of firearms and bows and arrows on residential properties within the Township for target practice is unsafe based on population density. The amendment of Chapter 107, Section 3, is in the best interests of the health, safety, and welfare of Township residents, business owners, and visitors.

PREVIOUS BOARD ACTION:

None

BUDGET IMPACT:

None.

RECOMMENDATION:

It is recommended that the Board of Supervisors authorize staff to advertise for an amendment to Chapter 107 of the Township Ordinance-*Firearms and Hunting*.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the Township Solicitor to advertise for proposed Ordinance #20-316, an amendment to Chapter 107 of the Township Ordinance-*Firearms and Hunting*.

MOTION BY: _____ SECOND BY: _____

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 20-316

AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 107 SECTION 3, ENTITLED EXCEPTION FOR TARGET PRACTICE; REPEALING ALL INCONSISTENT ORDINANCES, OR PARTS THEREOF; AND PROVIDING A SEVERABILITY CLAUSE AND EFFECTIVE DATE

WHEREAS, the Board of Supervisors of Montgomery Township enacted an Ordinance on October 1, 1962, being Ordinance No. 10, which authorized an exception for target practice on the prohibition of discharging firearms and bows and arrows within the Township; and

WHEREAS, the Montgomery Township Board of Supervisors finds the discharge of firearms and bows and arrows on residential properties within the Township for target practice is unsafe based on the density of population in the Township; and

WHEREAS, the Township believes that amending Chapter 107, Section 3 is in the best interests of the health, safety and welfare of Township residents, business owners and visitors.

NOW THEREFORE, IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township as follows:

- I.** Chapter 107, Firearms and Hunting, Section 3, Exception for Target Practice is hereby amended as follows.

Chapter 107, Firearms and Hunting, Section 3

Said prohibitions shall not apply to target practice conducted at a commercial site and under the supervision of an adult or a responsible person over 21 years of age, provided that a target is composed of a structure or natural barrier so formed or constructed as to arrest absolutely the flight of the projectile, thereby preventing the same from traveling the ground or space beyond such structure or barrier.

Said prohibition shall apply to target practice on residential properties within the Township.

II. Severability.

The terms, conditions and provisions of this Chapter are hereby declared to be severable, and, should any portion, part or provision of this Chapter be found by a court of competent jurisdiction to be invalid, unenforceable or unconstitutional, the Montgomery Township Board of Supervisors hereby declares its intent that the Chapter shall have been repealed without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Chapter.

III. Repealer.

Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

IV. Effective Date.

This Ordinance shall be effective immediately enactment.

ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township
on this _____ day of _____, 2020.

Attest:

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

Carolyn McCreary, Secretary

Tanya C. Bamford, Chair

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 10

SUBJECT: Consider Authorization for the Sale of Municipal Equipment by Online Auction
MEETING DATE: October 26, 2020
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: Kevin A Costello, Director of Public Works

BACKGROUND:

The Township, by resolution, is authorized to dispose of surplus assets through the online auction company Municibid. Municibid has a consignment fee of 10% charged to the buyer and no charge to the seller. The administration of the bid will be handled by Township staff. The Township will have to meet the advertisement requirements as outlined in the Second Class Township Municipal Code.

The Public Works Department has the following items available to be sold at auction:

- 1989 International 1900 Six Wheel Dump Truck with Salt Spreader
- 1990 20-Ton Eager Beaver Trailer
- 2006 Chevy Impala
- 2007 Dodge Caravan
- 1999 Alamo Side Mount Flail Mower 76" Cut
- Coats Tire Machine #5065 EX
- (4) Onan Generators to be sold separately. (2) Pro 5000 E (2) Pro 6000 E
- 1994 Hallmark enclosed trailer 2,980 lb. GVW
- Karcher HDS-790 heated pressure washer

PREVIOUS BOARD ACTION:

BUDGET IMPACT:

The Township Received a total of \$40,755.00 from the auction sale proceeds in 2019.

RECOMMENDATION:

It is recommended that the Board of Supervisors authorize the sale of the above listed items through the online auction company Municibid. Once the bids are awarded, the Board must pass a resolution authorizing the sale.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the sale of the above listed equipment through the online auction company Municibid.

MOTION BY: _____ SECOND BY: _____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 11

SUBJECT: Purchase of Spartan/Smeal 100' Mid Mount Platform Tower Ladder
(Tower 18)
MEETING DATE: October 26, 2020
BOARD LIAISON: Annette Long , Supervisor
INITIATED BY: William F. Wiegman, Director of Fire Services

BACKGROUND:

On August 12, 2019, Michael Wilbur of Emergency Vehicle Response submitted his report regarding the Aerial Needs Assessment that he completed at the request of Montgomery Township. The Aerial Needs Assessment included a recommendation for the replacement of the Township's current 2002 E-One Rear Mount Ladder Truck (Ladder 18) with a Mid Mount Platform Tower Ladder. The Department formed a Tower Ladder Replacement Committee consisting of career and volunteer members in March of 2020. The committee participated in several meetings with manufactures, demonstrations, site visits, and committee meetings during the spring and summer months. The committee is recommending that Montgomery Township replace the current Ladder Truck by purchasing a Spartan/Smeal 100' Mid Mount Platform Tower Ladder from Campbell Supply Company Costars Vendor Number 368405.

PREVIOUS BOARD ACTION:

The Board of Supervisors authorized the Aerial Needs Assessment at their July 8, 2019 meeting.

BUDGET IMPACT:

The impact on the budget is a projected total cost of \$1,359,073.00. This projected price may change at the time of preconstruction or final inspection due to changes that may be necessary. The Township will receive a discount of \$24,203.00 at the time of final payment should the township choose to pay 50% of the total price at the signing of the contract which would be \$679,537.00. The payment of the Tower Ladder will impact both the 2020 & 2021 budgets.

RECOMMENDATION:

It is the recommendation of Staff that the Board of Supervisors authorize the purchase of a Spartan/Smeal 100' Mid Mount Platform Tower Ladder to replace the current 2002 E-One Ladder Truck. It is further recommended that the Township pay 50% of the invoice at the signing of the contract which will result in a savings of \$24,203.00 at the time of final payment. The total projected cost of the Tower Ladder is \$1,359,073.00 of which \$679,537.00 will be paid at the time of the signing of the contract.

MOTION/RESOLUTION:

Be it resolved by the Board of Supervisors of Montgomery Township that we hereby approve the purchase of a Spartan/Smeal Tower 100' Mid Mount Tower Ladder from Campbell Supply Company, Costars Vendor Number 368405, for the projected total cost of \$1,359,073.00.

Be it further resolved that we hereby approve 50% of the payment be paid at the time of the signing of the contract, which will result in the savings of \$24,203.00 at the time of final payment.

MOTION BY: _____ SECOND BY: _____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # ~~12~~*a*.

SUBJECT: Consider Zoning Hearing Board Application position for Application
#20100001 / 113 Veronica Lane

MEETING DATE: October 26, 2020

BOARD LIAISON Tanya C. Bamford, Chair

INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

The applicant, Nick Paone, resides at 113 Veronica Lane, a flag lot. The applicants propose to construct a 25'x32' freestanding (3-bay) garage adjacent to the house. The garage is proposed to be built 9.1 feet from the rear property line, due to the unique shape of the flag lot, where 30 feet is required.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

The Board could oppose, remain neutral, or support the applicants' request.

BUDGET IMPACT:

None.

RECOMMENDATION: Seek guidance from the Board.

MOTION: _____ SECOND: _____ ROLL CALL: _____

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby *oppose, remain neutral, support* Zoning Hearing Board Application #20100001 as submitted.

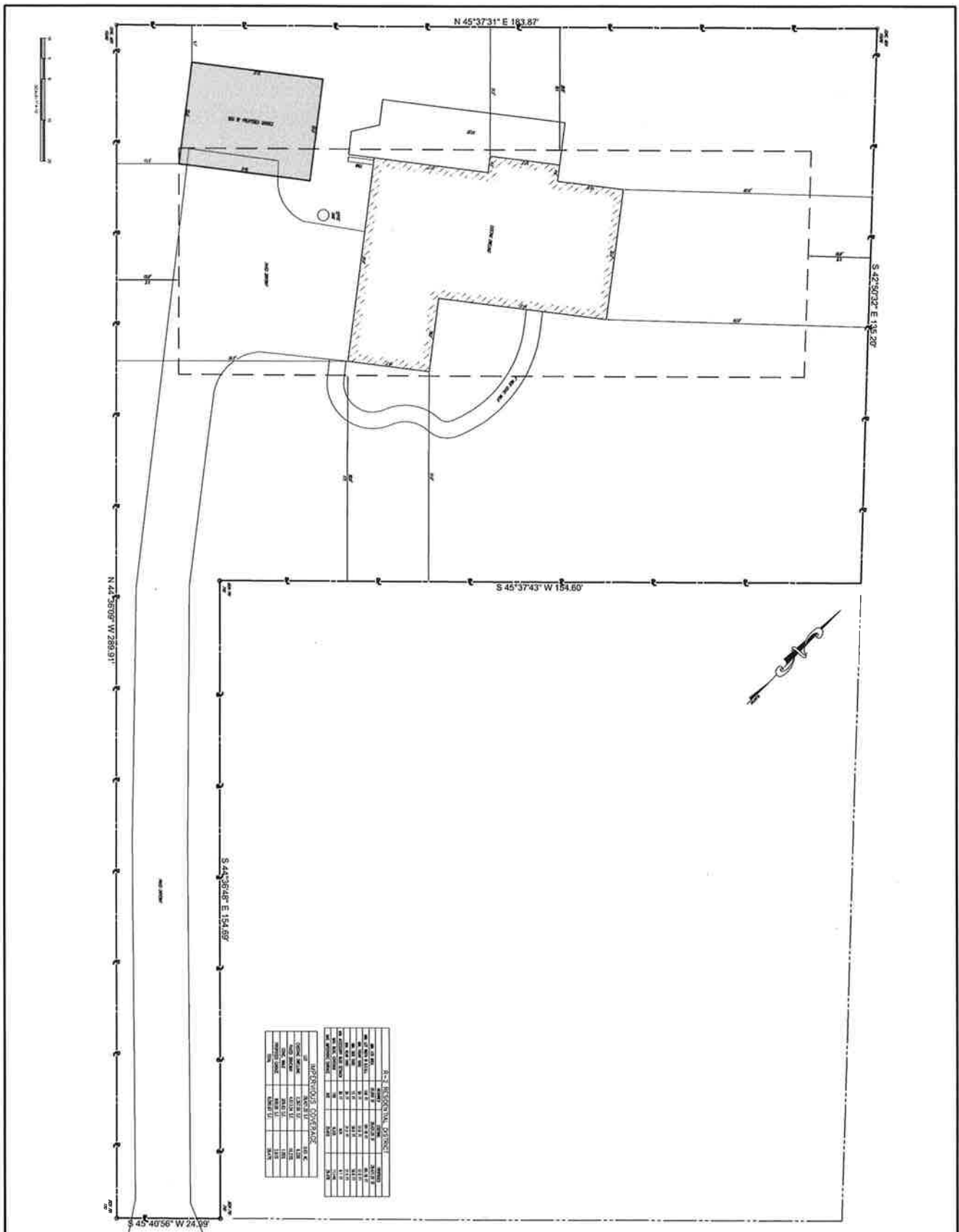
BE IT FURTHER RESOLVED that the Township Solicitor be authorized to *oppose, take no action, prepare a letter in support of* Zoning Hearing Board application #20100001 as submitted.

MOTION BY:

SECOND BY:

VOTE:

DATE:



VERONICA LANE
(80 FT R.O.W.)

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 12b.

SUBJECT: Consider Zoning Hearing Board Application position for Application #20100002 / Tower Health Urgent Care, LLC - Gwynedd Crossing Shopping Center

MEETING DATE: October 26, 2020

BOARD LIAISON Tanya C. Bamford, Chair

INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

The applicant, Tower Health Urgent Care, LLC has a lease to occupy a space at the Gwynedd Crossing Shopping Center. The applicant is seeking relief to allow 144.19 sq. ft. of wall signage, where 80 sq. ft. is allowed. The excess square footage is from the "tower logo", whereas the code defines the smallest rectangle which the surrounds the whole sign.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

The Board could oppose, remain neutral, or support the applicants' request.

BUDGET IMPACT:

None.

RECOMMENDATION: Seek guidance from the Board.

MOTION: _____ **SECOND:** _____ **ROLL CALL:** _____

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby *oppose, remain neutral, support* Zoning Hearing Board Application #20100002 as submitted.

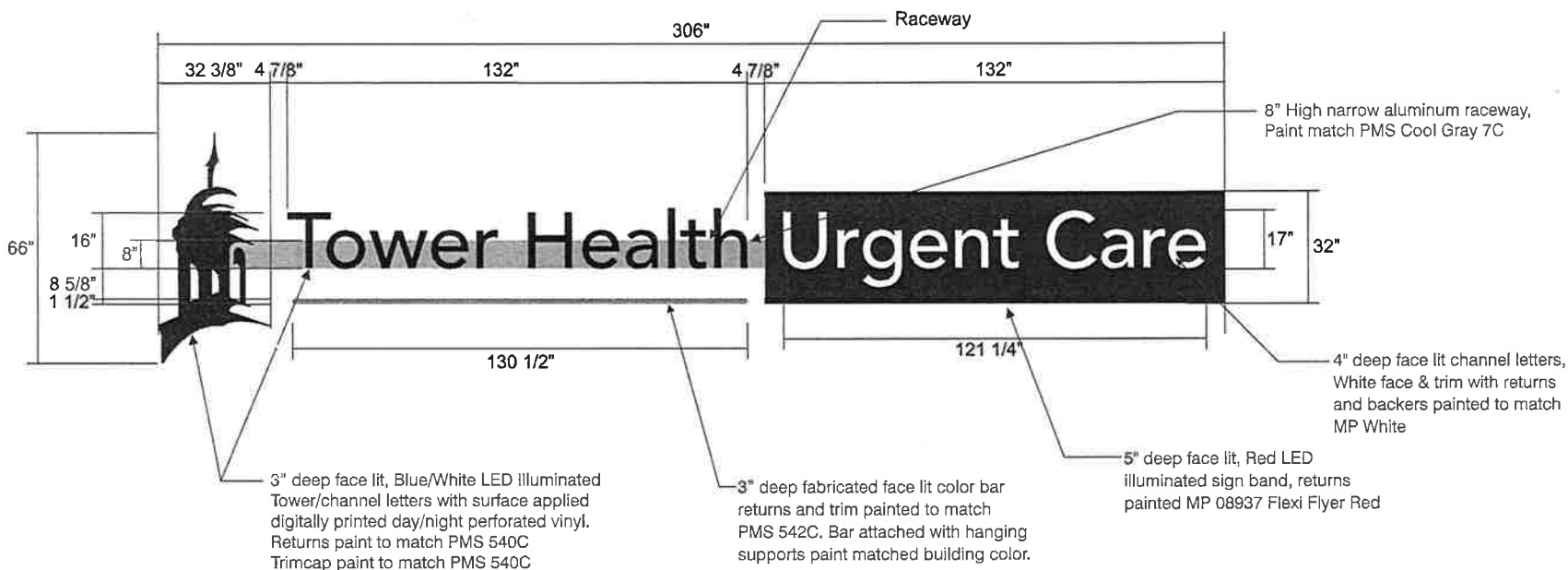
BE IT FURTHER RESOLVED that the Township Solicitor be authorized to *oppose, take no action, prepare a letter in support* of Zoning Hearing Board application #20100002 as submitted.

MOTION BY:

SECOND BY:

VOTE:

DATE:



172088 Tower Health North Wales	
A	Front ID
172088	
s/f	Qty. 1
color palette paint	
●	PMS 540C
●	MP 08937 R126127 Flexi Flyer Red
●	PMS 542C
●	PMS Cool Gray 7c
○	White
color palette print	
●	Digital Printed perforated vinyl to match:
●	P7 - Translucent Vinyl to match MP08937 R126127 Flexi-Flyer Red

1 Front View
Scale: 3/8" = 1'

Square Footage: Tower: 14.8 | "TOWER HEALTH": 14.6
Bar: 1.3 | Red Box: 29.3
Total Square Footage = 60 SQ FT

Electrical:
4A @ 120V
2A @ 277V
LED Module: Sloan Prism White 6500k
PN: 701269-6WSJ1-MB
Qty. 43

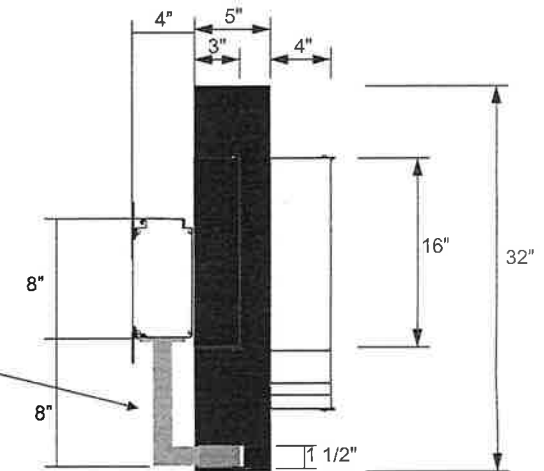
LED Module: Sloan Prism Mini White 6500k
PN: 701269-6WMJ2-MB
Qt. 160

LED Module: Sloan Prism Red
PN: 701269-RDSJ1-MB
Qty. 66

Power Supplies: Qty 4

Bar attachment

3 Side View
Scale: 1:8



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 12c.

SUBJECT: Consider Zoning Hearing Board Application position for Application #20100003 / Krispy Kreme Doughnut Corporation – Montgomery Square Shopping Center

MEETING DATE: October 26, 2020

BOARD LIAISON Tanya C. Bamford, Chair

INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

The applicant, Krispy Kreme Doughnut Corp. proposes to raze the former Applebee Restaurant and construct a new 4,005 sq. ft. drive-through restaurant with accessory 480 s.f. outdoor dining patio.

A drive-thru restaurant less than 5,000 s.f. is allowed in the ECPOD District and Outdoor dining is allowed by Special Exception. The setback for the drive-thru bypass lane will encroach into ultimate right-of-way and a variance is requested

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

Requires Special Exception for outdoor dining and a variance for setback of the drive-thru bypass lane.

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

The Board could oppose, remain neutral, or support the applicants' request.

BUDGET IMPACT:

None.

RECOMMENDATION: Seek guidance from the Board.

MOTION: _____ **SECOND:** _____ **ROLL CALL:** _____

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby *oppose, remain neutral, support* Zoning Hearing Board Application #20100003 as submitted.

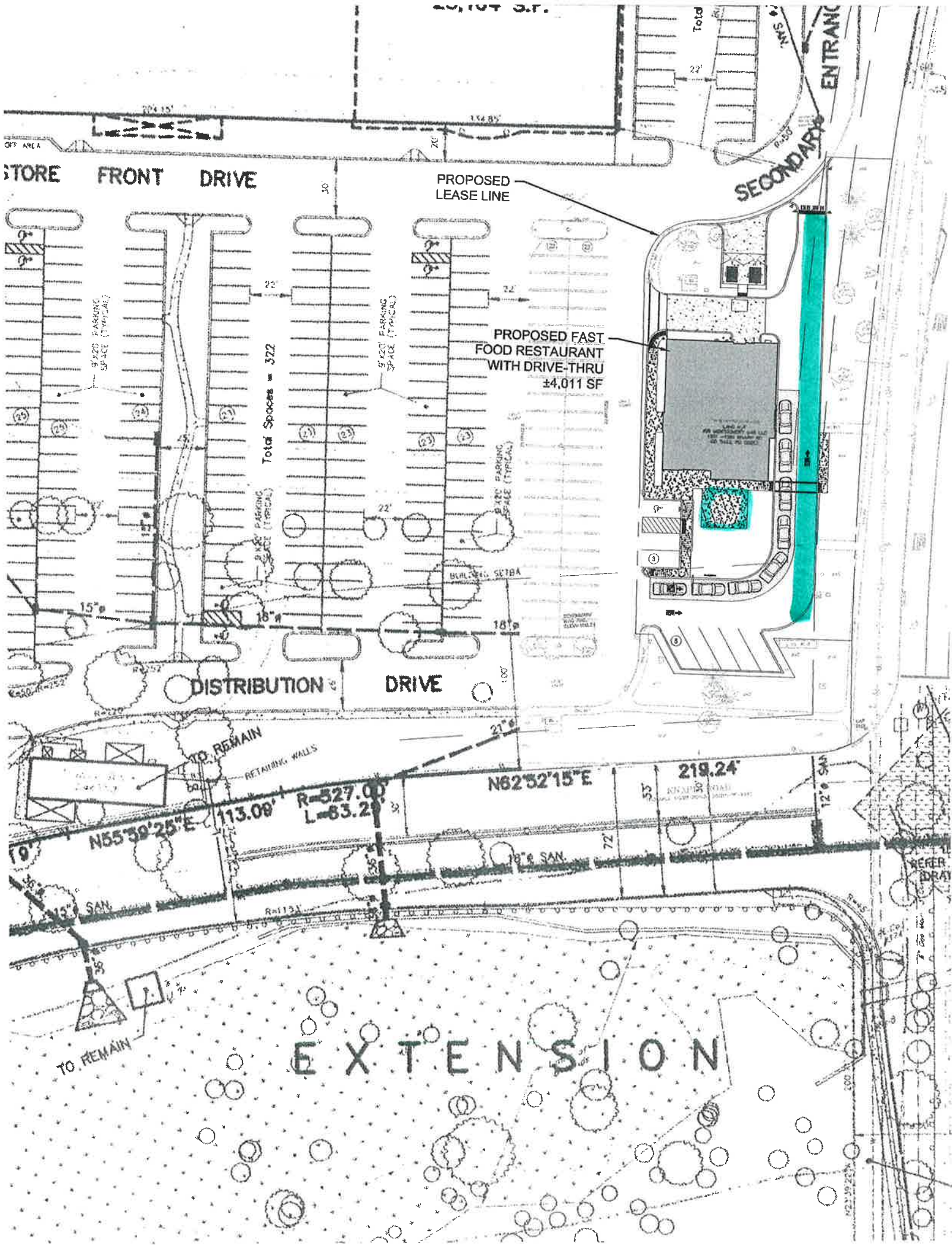
BE IT FURTHER RESOLVED that the Township Solicitor be authorized to *oppose, take no action, prepare a letter in support* of Zoning Hearing Board application #20100003 as submitted.

MOTION BY:

SECOND BY:

VOTE:

DATE:



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 12d.

SUBJECT: Consider Zoning Hearing Board Application position for Application #20100004 / GK Evans Enterprises LP – 1110 Bethlehem Pike

MEETING DATE: October 26, 2020

BOARD LIAISON Tanya C. Bamford, Chair

INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

The applicant, GK Evans Enterprises LP, owner of the Green Turtle Restaurant is requesting a Variance to reduce the required parking requirements by 27 spaces to provide for the relocation of the existing trash enclosure and allow for 75 outdoor dining seats at the former Pizzeria Uno restaurant.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

Requires a variance to allow reduction of required parking.

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

The Board could oppose, remain neutral, or support the applicants' request.

BUDGET IMPACT:

None.

RECOMMENDATION: Seek guidance from the Board.

MOTION: _____ SECOND: _____ ROLL CALL: _____

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby *oppose, remain neutral, support* Zoning Hearing Board Application #20100004 as submitted.

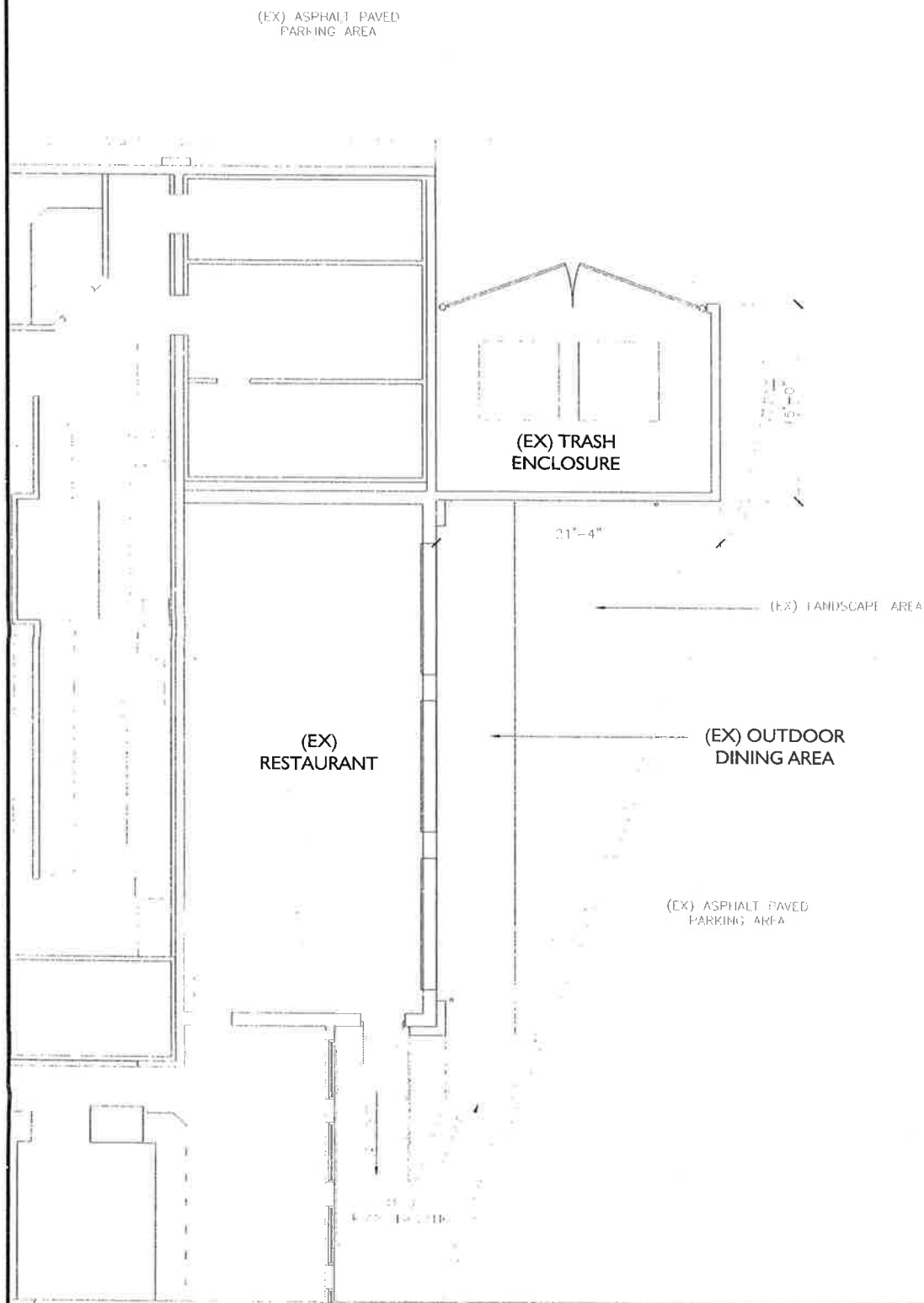
BE IT FURTHER RESOLVED that the Township Solicitor be authorized to *oppose, take no action, prepare a letter in support* of Zoning Hearing Board application #20100004 as submitted.

MOTION BY:

SECOND BY:

VOTE:

DATE:



PARTIAL PLAN @ (EX) OUTDOOR DINING AREA

Scale: 1/8" = 1'-0"

SK090820-02x

SHEET
SCALE
DRAWN BY
CHECKED BY
PROJECT #

PROJECT INFORMATION
NO. 1
DATE
PROJECT #

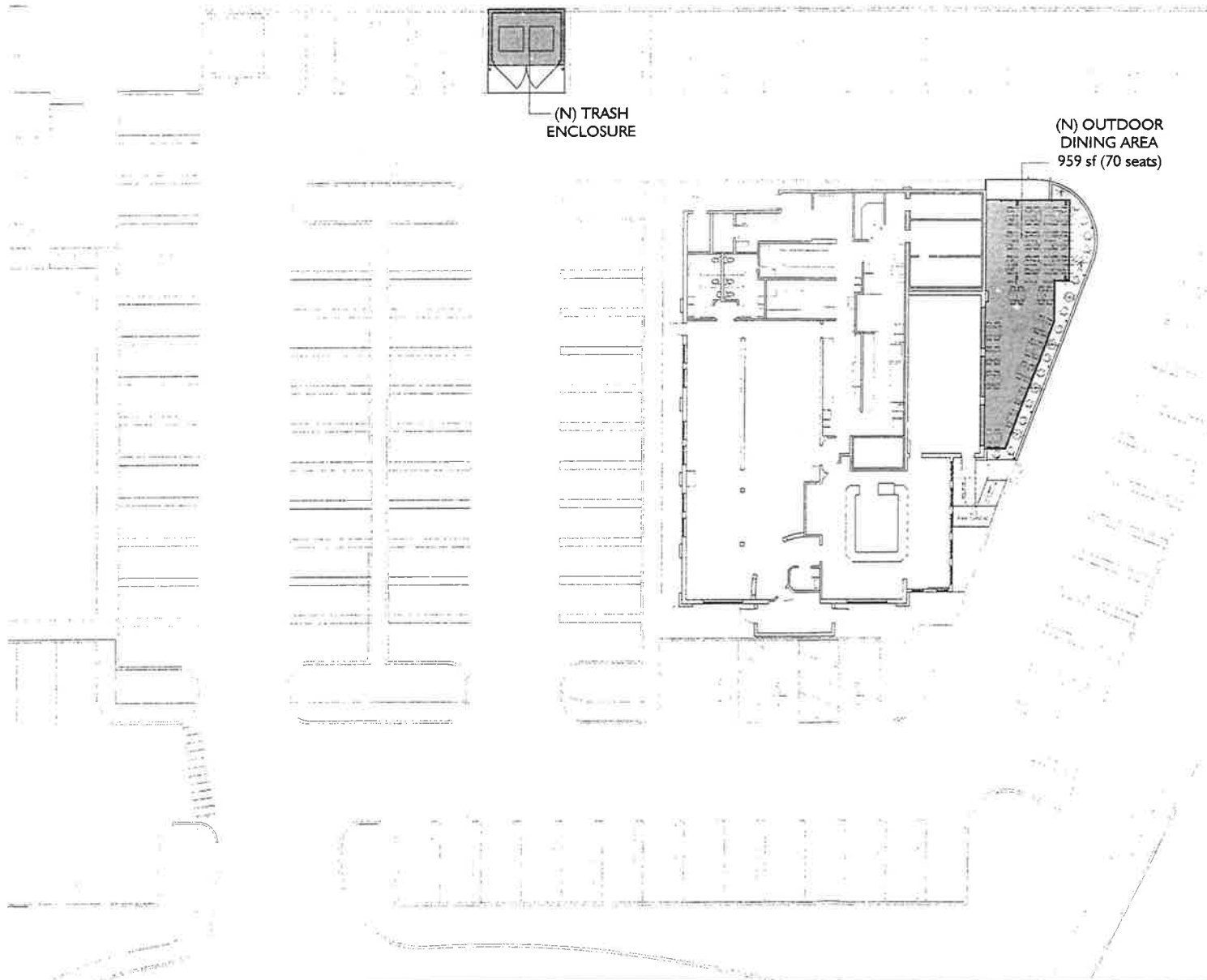
EXISTING PLAN

PROJECT
(N) OUTDOOR DINING AREA
RESTAURANT
NORTH WALES, PENNSYLVANIA

Prepared by:

EGHC
ARCHITECTS, LLC

180 W. LANCASTER AVE. DEPT. DA 10101 JALIN 427 7001



(N) TRASH
ENCLOSURE

(N) OUTDOOR
DINING AREA
959 sf (70 seats)

CONCEPT SITE PLAN

Scale: NONE

DATE	BY	DESCRIPTION	DATE

DATE	BY	DESCRIPTION	DATE

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 12e.

SUBJECT: Consider Zoning Hearing Board Application position for Application
#20100005 / Montgomery Crossing Associates LP – 1200-1210 Bethlehem
Pike

MEETING DATE: October 26, 2020

BOARD LIAISON Tanya C. Bamford, Chair

INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

The applicant, Montgomery Crossing Assoc. LP, owner of the Gwynedd Crossing Shopping Center is requesting a variance to provide outdoor dining areas to the current 5 restaurant tenants as noted on the attached plan. The applicant is requesting 100 outdoor dining seats as shown on the attached plan.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

Requires a variance to allow reduction of required parking.

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

The Board could oppose, remain neutral, or support the applicants' request.

BUDGET IMPACT:

None.

RECOMMENDATION: Seek guidance from the Board.

MOTION: _____ SECOND: _____ ROLL CALL: _____

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby *oppose, remain neutral, support* Zoning Hearing Board Application #20100005 as submitted.

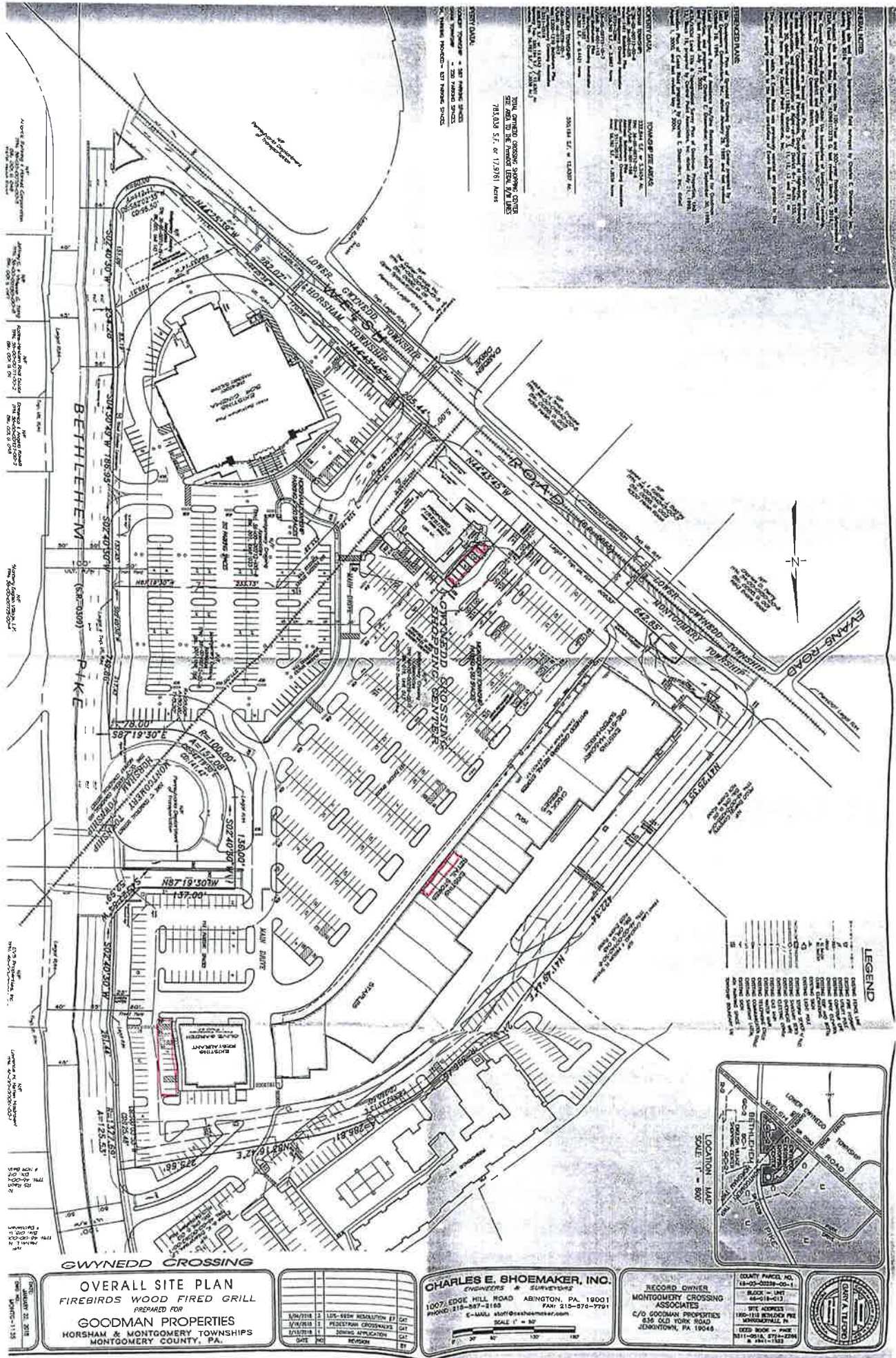
BE IT FURTHER RESOLVED that the Township Solicitor be authorized to *oppose, take no action, prepare a letter in support of* Zoning Hearing Board application #20100005 as submitted.

MOTION BY:

SECOND BY:

VOTE:

DATE:



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 13

SUBJECT: Consider Adoption of Ordinance Establishing a Human Relations Commission
MEETING DATE: October 26, 2020
BOARD LIAISON:
INITIATED BY: Sean Kilkenny, Township Solicitor

BACKGROUND:

The Board of Supervisors has previously expressed its desire to establish a Human Relations Commission. The Township Manager asked the Solicitor to draft an ordinance for the Board's review which would follow the Pennsylvania Human Relations Act and establish a Human Relations Commission.

PREVIOUS BOARD ACTION: The Board of Supervisors authorized the advertisement of the proposed ordinance at its September 28th public meeting. The Board also asked staff to post notice of their intent on the Township's website and social media pages.

BUDGET IMPACT:

This will involve legal expenses as the Commission is established, residents are interviewed and appointed Commission members are trained. Identified staff will need to be trained to handle complaints and develop the proper application. This Commission will also need a liaison like other Township committees.

RECOMMENDATION:

MOTION/RESOLUTION:

Be it resolved by the Board of Supervisors of Montgomery Township that we hereby adopt Ordinance No. 20-315 establishing a Human Relations Commission.

Motion by: _____

Seconded by: _____

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, October 26, 2020, at 7:00 p.m. the Montgomery Township Board of Supervisors, during its regularly scheduled meeting at the Township Building located at 1001 Stump Rd., Montgomeryville, PA 18936, will consider enactment of a Human Relations Ordinance, the title and summary of which appears below:

AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ENACTING A HUMAN RELATIONS ORDINANCE TO PROVIDE FOR THE CREATION OF THE MONTGOMERY TOWNSHIP HUMAN RELATIONS COMMISSION, AND TO PROHIBIT DISCRIMINATION IN EMPLOYMENT, HOUSING, COMMERCIAL PROPERTY AND PUBLIC ACCOMMODATION WITHIN THE TOWNSHIP; REPEALING ALL INCONSISTENT ORDINANCES, OR PARTS THEREOF; AND PROVIDING A SEVERABILITY CLAUSE AND EFFECTIVE DATE

The purpose of this Ordinance is to establish a Township Human Relations Commission, and to adopt an official policy of non-discrimination in Montgomery Township, which prohibits discrimination in employment, housing, commercial property and public accommodations within the Township.

A copy of the full text of the proposed ordinance is available for inspection and copying by the public by appointment at the Township Building, located at 1001 Stump Rd., Montgomeryville, PA 18936, the offices of this newspaper, and the Montgomery County law library.

The public is invited to attend and will be given an opportunity to provide comments regarding this proposed ordinance. There will be limited capacity for in-person attendance due to COVID-19 requirements. Once capacity is reached, no other attendees will be permitted in the meeting room. Safety guidelines, including maintaining social distance and wearing a mask, must be followed by those attending in-person. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

CAROLYN MCCREARY
TOWNSHIP MANAGER

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 20-315

AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ENACTING A HUMAN RELATIONS ORDINANCE TO PROVIDE FOR THE CREATION OF THE MONTGOMERY TOWNSHIP HUMAN RELATIONS COMMISSION, AND TO PROHIBIT DISCRIMINATION IN EMPLOYMENT, HOUSING, COMMERCIAL PROPERTY AND PUBLIC ACCOMMODATION WITHIN THE TOWNSHIP; REPEALING ALL INCONSISTENT ORDINANCES, OR PARTS THEREOF; AND PROVIDING A SEVERABILITY CLAUSE AND EFFECTIVE DATE

WHEREAS, the Constitutions of the United States of America and the Commonwealth of Pennsylvania provide that all individuals are entitled to equality and equal protection under law; and

WHEREAS, the Montgomery Township Board of Supervisors finds that the population of the Township is reflective of the general population of the United States, in that it consists of a diverse array of individuals representing different characteristics based upon actual or perceived race, color, age, religious creed, ancestry, sex, national origin, handicap or use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals, or because of an individual's sexual orientation, gender identity or gender expression; and

WHEREAS, the Township prides itself on the diversity of its citizens, and the harmonious relations which have been fostered in the Township by a widely practiced and recognized attitude of respect among all citizens of Montgomery Township; and

WHEREAS, the Board of Supervisors finds that the direct and secondary negative effects of discrimination and discriminatory practices involving the personal characteristics described above in matters of employment, housing, commercial property and public accommodation, are well documented nationally; and

WHEREAS, the practice or policy of engaging in discrimination or discriminatory practices against any individual or group, because of actual or perceived race, color, age, religious creed, ancestry, sex, national origin, handicap or use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals, or because of an individual's sexual orientation, gender identity or gender expression is a matter of highest public concern, and constitutes a paramount threat to the rights, privileges, peace and good order of the citizens of Montgomery Township, and to guests and visitors of the Township, that undermines the basic tenets of our freedom as citizens of the United States, and is utterly unwelcome in this Township, which has a storied tradition of fiercely defending the individual rights of its citizens; and

WHEREAS, the Board of Supervisors desires to establish and adopt an official policy of non-discrimination in Montgomery Township, in all matters involving employment, housing and commercial property, and public accommodation.

NOW THEREFORE, IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township as follows:

PART I, ADMINISTRATIVE LEGISLATION, CHAPTER 47: HUMAN RELATIONS

§47-1 Short Title.

This Chapter shall be known as the “Montgomery Township Human Relations Ordinance.”

§47-2 Purpose and Declaration of Policy.

- A. Montgomery Township finds that it is of high public importance to adopt appropriate legislation to ensure that all persons, regardless of actual or perceived race, color, age, religious creed, ancestry, sex, national origin, handicap, use of guide or support animals because of blindness, deafness or physical handicap of the user or the user is a handler or trainer of support or guide animals; sexual orientation, gender identity or gender expression enjoy the full benefits of citizenship and are afforded equal opportunities for employment, housing and public accommodation.
- B. The Montgomery Township Board of Supervisors hereby declares it to be the public policy of the Township to foster equality and equal opportunity for all citizens, regardless of actual or perceived race, color, age, religious creed, ancestry, sex, national origin, handicap or use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals; sexual orientation, gender identity or gender expression in all matters affecting employment, housing and commercial property, and public accommodation, and to safeguard the right of all persons to remain free of discrimination or discriminatory practices in any of the foregoing aspects of their lives.
- C. Nothing in this Chapter shall be construed as supporting, endorsing or advocating any particular doctrine, point of view, or religious belief. On the contrary, it is the express purpose and intent of this Chapter that all persons be treated fairly and equally, and that all persons in Montgomery Township shall be guaranteed fair and equal treatment under the law.
- D. This Chapter shall be deemed an exercise of the police power of Montgomery Township, as provided under the Pennsylvania Second Class Township Code, to maintain peace, good government and the welfare of the Township, and to protect the health, safety, morals and general welfare of the Township’s inhabitants.

§47-3 Definitions.

The following words and phrases, when appearing in this Chapter, shall have the meanings given to them under this Section:

BOARD OF SUPERVISORS or BOARD. The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania.

CHAPTER. This chapter, the “Montgomery Township Human Relations Ordinance.”

COMMERCIAL PROPERTY OR HOUSING. The opportunity for an individual to obtain any commercial property or housing accommodation for which he or she is qualified.

DISCRIMINATION. Any discriminatory act(s) taken by any person, employer, entity, employment agency, or labor organization, with respect to or involving a transaction related to employment, public accommodations, publicly offered commercial property or housing accommodations, on the basis of a person’s actual or perceived race, color, age, religious creed, ancestry, sex, national origin, handicap or use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals, or because of an individual’s sexual orientation, gender identity or gender expression.

DISCRIMINATORY ACTS. All acts or actions defined in the Pennsylvania Human Relations Act as unlawful discriminatory practices as related to employment, public accommodations, publicly offered commercial property or housing accommodations, actual or perceived race, color, age, religious creed, ancestry, sex, national origin, handicap or use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals; or, though not set forth in the Pennsylvania Human Relations Act, because of an individual’s sexual orientation, gender identity or gender expression.

EMPLOYEE. The term does not include any individuals who, as a part of their employment, reside in the personal residence of the employer.

EMPLOYER. The term includes the Township, its departments, boards and commissions, any other governmental agency or school district thereof, and any person employing four or more persons within the Township, but except as hereinafter provided, does not include religious fraternal, charitable or sectarian corporations or associations, except such corporations or associations supported, in whole or in part, by governmental appropriations.

EMPLOYMENT. The opportunity for an individual to obtain employment for which he or she is qualified.

GENDER IDENTITY OR EXPRESSION. Self-perception, or perception by others, as male or female, including an individual’s appearance, behavior, or physical characteristics, that may be in accord with, or opposed to, one’s physical anatomy, chromosomal sex, or assigned sex at birth,

and shall include, but is not limited to, persons who are undergoing or who have completed sex reassignment, are transgender or gender variant.

ORDINANCE. This Ordinance, which shall be referred to as the “Montgomery Township Human Relations Ordinance.”

PERSON. Any natural person, fraternal, civic or other membership organization, corporation, general or limited partnership, proprietorship, limited liability company, or similar business organization, including the Township, its departments, boards and commissions, and any other for-profit and nonprofit organization.

PUBLIC ACCOMMODATION. The opportunity for an individual to access food, beverages or lodging, resort or amusement which is open to, accepts, or solicits the patronage of the general public, but shall not include any accommodations which are in their nature distinctly private.

SEXUAL ORIENTATION. Actual or perceived homosexuality, heterosexuality and/or bisexuality.

Any terms of this Chapter not expressly defined herein shall be construed in a manner consistent with the Pennsylvania Human Relations Act.

§47-4 Unlawful Practices.

- A. Discrimination in employment, housing and commercial property, or any public accommodation is prohibited under this Chapter.
- B. Retaliation against any individual because such person has opposed any practice forbidden by this Chapter, or because such person has made a charge, testified, or assisted in any manner in any investigation or proceeding under this Chapter is prohibited under this Chapter.
- C. Aiding, abetting, inciting, compelling or coercing the doing of any act declared by this Chapter to be an unlawful practice, or obstructing or preventing any person from complying with the provisions of this Chapter is prohibited under this Chapter.

§47-5 Exceptions.

Nothing in this Chapter shall bar any religious or denominational institution or organization, or any charitable or educational organization which is operated, supervised or controlled by or in connection with any religious organization, or any bona fide private or fraternal organization from giving preference to persons of the same religion or denomination, or to members of such private or fraternal organization from making such selection as is calculated by such organization to promote the religious principles or the aims, purposes or fraternal principles for which it is established or maintained. Nor shall it apply to rental of rooms in a landlord-occupied rooming house with a common entrance, nor with respect to discrimination based on sex, the advertising,

the rental or leasing of housing accommodations in a single-sex dormitory or rooms in one's personal residence in which common living areas are shared.

§47-6 Establishment of Human Relations Commission.

Pursuant to the authority set forth under the Pennsylvania Human Relations Act, 43 P.S. § 962.1, there is hereby established a Human Relations Commission for Montgomery Township, which shall be known as the "Montgomery Township Human Relations Commission."

- A. The Montgomery Township Human Relations Commission shall consist of six (6) members, who shall be appointed to terms of three (3) years by the Board. The terms of the members of the Commission shall be staggered, such that the terms of one third (1/3) of the members of the Commission shall expire each year. All members of the Commission shall be residents or business owners of Montgomery Township, and shall serve without compensation.
- B. The Human Relations Commission shall, annually, designate one member to serve as Chairperson of the Commission. The Chairperson shall be responsible for coordinating the activities, meetings, and operations of the Commission, as set forth under this Chapter, such meetings which shall occur a minimum of twice per year. The Chairperson shall also report, from time to time, to the Township Manager regarding the activities of the Commission.
- C. The Chairperson of the Commission will designate one member as needed to receive complaints and conduct an intake meeting with the complainants. The member charged with this duty shall not participate in any mediations involving parties to the complaint for which they handled the intake, nor shall this member vote on complaints brought in front of the Commission.
- D. Members of the Commission shall, as soon after their appointment as practical, attend such training and education seminars or sessions as deemed necessary to acquaint themselves with the functioning of the Montgomery Township Human Relations Commission under this Chapter, as well as the terms, conditions and provisions of the Pennsylvania Human Relations Act, and the operation of the Pennsylvania Human Relations Commission. Such training and education shall be as directed by the Chairperson and shall be performed in conjunction with the state Human Relations Commission.
- E. The Montgomery Township Human Relations Commission shall have all of those powers necessary to execute the duties set forth under this Chapter, provided that such powers shall not exceed those exercised by the Pennsylvania Human Relations Commission under the Pennsylvania Human Relations Act.
- F. The Montgomery Township Human Relations Commission shall operate within the scope of funds which may be allocated, on an annual basis by the Board of Supervisors and shall not exceed the annual allocation in any year, except upon prior approval by the Board. In adopting this Chapter, the Board hereby expresses its intention that the operation of the Montgomery

Township Human Relations Commission under this Chapter shall be supported by volunteers, unpaid staff, and volunteer efforts, and shall be as close to “zero-cost” to the Township as reasonably feasible.

§47-7 Complaint Procedures.

A. Complaints. Any person claiming to be aggrieved by a practice which is made unlawful under this Chapter may make, sign and file a verified complaint, as provided under §47-7.B(1) of this Chapter, alleging violations of this Chapter. Such complaint shall, at a minimum, contain the following information:

- (1) The name, telephone number, mailing address and email (if applicable) of the aggrieved person(s);
- (2) The name, telephone number, mailing address and email (if applicable) of the person(s) alleged to have committed the prohibited practice;
- (3) A concise statement of the facts, including pertinent dates, time, locations, people, and acts involved constituting the alleged discriminatory practice;
- (4) Such other information as may be required by the Commission.

B. Procedure.

- (1) Complaints may be filed in person at the office of the Township Manager, or by mailing such complaints to the Township offices, to the attention of the Township Manager or the member of the Commission designated to handle intake. All such complaints must be received by the Township within one hundred eighty (180) days of the occurrence of the last act giving rise to the complaint, or such complaint shall be dismissed as untimely.
- (2) The Township Manager shall transmit all complaints received to the Chairperson of the Commission not later than ten (10) days of receipt of the complaint. The Township Manager shall conspicuously mark the face of the complaint with the date the document was first received in the Township offices.
- (3) The Commission may promulgate forms for use by persons wishing to file a complaint, however, complaints which are prepared without the use of an approved form shall be deemed acceptable under this Chapter so long as the facts set forth under §47-7.A can be clearly determined from the document submitted as a complaint.
- (4) The Commission may provide for a process by which persons seeking to file a complaint may consult with a volunteer or other staff person affiliated with the

Commission, who is trained to assist the prospective complainant in discerning the facts relevant to the prospective complaint. Such process shall also include referral of additional information to the prospective complainant concerning the content of this Chapter, the content of the Pennsylvania Human Relations Act, and the availability of the Pennsylvania Human Relations Commission as an additional venue within which the prospective complainant may seek redress when possible.

C. Notifications and Answer. Within thirty (30) days of receipt of a complaint, the Commission shall:

- (1) Send a copy of the complaint to the person(s) charged with a discriminatory act or practice under this Chapter (the “respondent”), together with a copy of this Chapter.
- (2) Send a notice to the complainant, informing him or her that the complaint has been accepted and processed by the Commission. If the complaint alleges discrimination on a basis proscribed under federal or state law, the Notice shall also inform the complainant of his or her right to file a complaint with the Pennsylvania Human Relations Commission or the federal Equal Employment Opportunity Commission, as well as the U.S. Department of Housing and Urban Development, where applicable.
- (3) The Commission shall notify the Pennsylvania Human Relations Commission of the filing of any complaint that may be deemed to be within the jurisdiction of that Commission, as required under the Pennsylvania Human Relations Act.
- (4) The Commission shall also include a notice to both the complainant and the respondent(s) of their option to elect to proceed to voluntary mediation in order to resolve the matters giving rise to the complaint.
- (5) The respondent(s) shall file a written verified answer to the complaint within thirty (30) days of service of the complaint. An answer shall be filed in the same manner as a complaint.

D. Procedure following Notification and Answer. Within thirty (30) days of receipt of an answer to a complaint, or, where no answer is filed, within sixty (60) days of service of the complaint upon the respondent(s), the Commission shall proceed in accordance with the following options:

(1) Mediation

- (a) In the event that both parties have consented to mediation, the Commission shall refer the matter to a recognized alternative dispute resolution service, which same service may be provided through Montgomery County, the Montgomery County Bar Association, or any other professional mediation

service provider, or may refer the matter to a licensed member of the Pennsylvania bar, who may be willing to perform service to the Commission as a volunteer mediator. Any costs or expenses which may be associated with the mediation shall be the responsibility of the parties. The parties shall jointly select the mediator; however, the Commission shall retain the authority to act as the mediator in the event the parties have agreed to mediation but cannot jointly agree on a mediator. Mediation sessions conducted by the Commission may proceed with a minimum of two eligible Commission Members. Mediation sessions shall remain private and not otherwise subject to public attendance.

(b) When mediation has resulted in an amicable resolution of the complaint and the complaint is resolved, the Commission shall notify the parties that the complaint has been dismissed and shall record the result of the mediation in the Notice of dismissal.

(2) In the event the complaint has not been resolved through mediation, the parties are entitled to proceed to the Court of Common Pleas in Montgomery County and/or the Pennsylvania Human Relations Commission if appropriate.

§47-8 Non-Limitation of Remedies.

Nothing contained in this Chapter shall be deemed to limit the right of an aggrieved person to recover under any other applicable law or legal theory.

§47-9 Multiple Filings.

This Chapter shall not apply to matters which are the subject of pending or prior filings made by an aggrieved person before any state or federal court or agency of competent jurisdiction.

§47-10 Penalties.

- A. Any person who shall violate any provision of §47-4 of this Chapter may be subject by the Montgomery County Court of Common Pleas or any court of competent jurisdiction to the penalties enumerated in Section 9(f)(1&2), Sections 9.2, 9.3, and Sections 10 & 11 of the Pennsylvania Human Relations Act. The penalties contained in this Chapter shall mirror any future changes to the Pennsylvania Human Relations Act as adopted by the General Assembly and approved by the Governor.
- B. This Chapter extends the protections of the Pennsylvania Human Relations Act to include actual or perceived sexual orientation, gender identity or gender expression.
- C. All penalties included in the Pennsylvania Human Relations Act shall be extended to include all protected classes enumerated in the Montgomery Township Human Relations Ordinance.

§47-11 Severability.

The terms, conditions and provisions of this Chapter are hereby declared to be severable, and, should any portion, part or provision of this Chapter be found by a court of competent jurisdiction to be invalid, unenforceable or unconstitutional, the Montgomery Township Board of Supervisors hereby declares its intent that the Chapter shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Chapter.

§47-12 Repealer.

Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

§47-13 Effective Date.

This Ordinance shall be effective ninety (90) days after enactment.

ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township on this 26th day of October, 2020.

Attest:

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

Carolyn McCreary, Secretary

Tanya C. Bamford, Chair

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 14

SUBJECT: Consider Payment of Bills
MEETING DATE: October 26, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

BACKGROUND:

Please find attached a list of bills for your review.

MOTION/RESOLUTION:

Motion to pay the bills as submitted.

10/23/2020 10:40 AM
 User: msanders
 DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP
 CHECK DATE FROM 10/13/2020 - 10/23/2020

Page: 1/2

Check Date	Bank	Check	Vendor	Vendor Name	Amount	
Bank 01 UNIVEST CHECKING						
10/23/2020	01	79796	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	1,246.59	
10/23/2020	01	79797	00000006	ACME UNIFORMS FOR INDUSTRY	535.70	
10/23/2020	01	79798	100000892	ADAM ZWISLEWSKI	340.00	
10/23/2020	01	79799	00001875	ADVANCED COLOR AND GRIND LLC	2,000.00	
10/23/2020	01	79800	00001202	AIRGAS, INC.	266.47	
10/23/2020	01	79801	100000876	ALEXANDER J. DEANGELIS	75.00	
10/23/2020	01	79802	100001617	ALZHEIMER'S ASSOCIATION	100.00	
10/23/2020	01	79803	100000814	AMAZON.COM SERVICES, INC	902.48	
10/23/2020	01	79804	100000888	ANDREW WEINER	30.00	
10/23/2020	01	79805	00000027	ARMOUR & SONS ELECTRIC, INC.	38,840.75	
10/23/2020	01	79806	00000043	BERGEY'S	89.86	
10/23/2020	01	79807	100000580	BILL MEDVIC	100.00	
10/23/2020	01	79808	00000209	BOUCHER & JAMES, INC.	14,121.59	
10/23/2020	01	79809	100001244	BRANDI BLUSIEWICZ	135.00	
10/23/2020	01	79810	100000979	BRANDON UZDZIENSKI	180.00	
10/23/2020	01	79811	100001063	BRIAN ALLEN	15.00	
10/23/2020	01	79812	100001080	BRIAN GRABER	30.00	
10/23/2020	01	79813	00905000	BS&A SOFTWARE	32,572.00	
10/23/2020	01	79814	100000405	C.E.S.	6.29	
10/23/2020	01	79815	100000319	CANDORIS	630.00	
10/23/2020	01	79816	00001579	CARGO TRAILER SALES, INC	196.67	
10/23/2020	01	79817	100000878	CARL HERR	180.00	
10/23/2020	01	79818	00001601	CDW GOVERNMENT, INC.	530.82	
10/23/2020	01	79819	00000363	COMCAST	741.38	
10/23/2020	01	79820	00000335	COMCAST CORPORATION	1,458.10	
10/23/2020	01	79821	00903100	COURIER TIMES, INC.	318.06	
10/23/2020	01	79822	100000214	DAN SCHANTZ FARM & GREENHOUSES, LLC	152.00	
10/23/2020	01	79823	100000084	DAVID FULTON	100.00	
10/23/2020	01	79824	00000629	DAVIDHEISER'S INC.	312.00	
10/23/2020	01	79825	00000125	DISCHELL, BARTLE DOOLEY PC	2,336.00	
10/23/2020	01	79826	100000893	DONALD TUCKER	120.00	
10/23/2020	01	79827	00001166	DRUMHELLER CONSTRUCTION, INC.	64,628.46	
10/23/2020	01	79828	00000152	ECKERT SEAMANS CHERIN &	8,279.00	
10/23/2020	01	79829	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	4,240.00	
10/23/2020	01	79830	00000169	FEDEX	120.14	
10/23/2020	01	79831	00001466	FEDEX OFFICE	104.72	
10/23/2020	01	79832	00001663	FIRE DEPARTMENT OF MONTGOMERY	10,000.00	
10/23/2020	01	79833	100001602	FRANK BLUSIEWICZ	105.00	
10/23/2020	01	79834	100000408	FSSOLUTIONS	151.35	
10/23/2020	01	79835	03214568	FULTON CARDMEMBER SERVICES	2,451.41	
10/23/2020	01	79836	00001504	GALETON GLOVES	192.97	
10/23/2020	01	79837	00000188	GALLS, AN ARAMARK CO., LLC	454.14	
10/23/2020	01	79838	00000817	GILMORE & ASSOCIATES, INC.	64,824.44	
10/23/2020	01	79839	00000817	VOID	0.00	V
10/23/2020	01	79840	00000817	VOID	0.00	V
10/23/2020	01	79841	00000198	GLASGOW, INC.	2,117.33	
10/23/2020	01	79842	00001842	GLEN ROETMAN	15.00	
10/23/2020	01	79843	00001323	GLICK FIRE EQUIPMENT COMPANY INC	3,137.42	
10/23/2020	01	79844	00001323	GLICK FIRE EQUIPMENT COMPANY INC	78.00	
10/23/2020	01	79845	00000219	GLOBAL EQUIPMENT COMPANY	28.41	
10/23/2020	01	79846	00001709	GOULDEY WELDING & FABRICATIONS, INC	248.00	
10/23/2020	01	79847	00000213	HAJOCA CORPORATION	119.59	
10/23/2020	01	79848	00001793	HILLTOWN TOWNSHIP	877.88	
10/23/2020	01	79849	00001510	HOLLY DAYS NURSERY, INC.	5,795.00	
10/23/2020	01	79850	00000903	HOME DEPOT CREDIT SERVICES	101.92	
10/23/2020	01	79851	00001052	HORSHAM TOWNSHIP	682.72	
10/23/2020	01	79852	00000102	INTERSTATE BATTERY SYSTEMS OF	118.95	
10/23/2020	01	79853	00001067	INTOXIMETERS, INC.	371.15	
10/23/2020	01	79854	100000882	JACOB MILLEVOI	75.00	
10/23/2020	01	79855	100000889	JACOB WELTMAN	60.00	
10/23/2020	01	79856	MISC	JAMES & MARILYN GANNON	35.36	
10/23/2020	01	79857	100000881	JOHN H. MOGENSEN	120.00	
10/23/2020	01	79858	100000554	KEITH GRIERSON	60.00	
10/23/2020	01	79859	MISC	KEYSER H WAYNE & BARBARA L	25.00	
10/23/2020	01	79860	100001254	KILCOYNE & KELM, LLC	1,485.00	
10/23/2020	01	79861	00000354	MAD SCIENCE OF WEST NEW JERSEY	380.00	
10/23/2020	01	79862	100001618	MARY MOTHER OF THE REDEEMER	118,886.05	
10/23/2020	01	79863	00000974	MCCARTHY AND COMPANY, PC	1,125.00	
10/23/2020	01	79864	100000875	MICHAEL BEAN	90.00	
10/23/2020	01	79865	100000885	MICHAEL SHEARER	60.00	
10/23/2020	01	79866	00002016	MICHAEL SHINTON	60.00	
10/23/2020	01	79867	MISC	MONICA CARTWRIGHT	1,200.00	
10/23/2020	01	79868	MISC	MOORE'S REFUSE SERVICE	43.22	
10/23/2020	01	79869	1264	MORGAN STANLEY SMITH BARNEY INC	134,894.50	
10/23/2020	01	79870	00000324	MOYER INDOOR / OUTDOOR	311.30	
10/23/2020	01	79871	00001054	NEW BRITAIN TOWNSHIP	2,968.68	
10/23/2020	01	79872	00000356	NORTH WALES WATER AUTHORITY	95.64	
10/23/2020	01	79873	00001134	OFFICE DEPOT, INC	744.85	

10/23/2020 10:40 AM
User: msanders
DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP
CHECK DATE FROM 10/13/2020 - 10/23/2020

Page: 2/2

Check Date	Bank	Check	Vendor	Vendor Name	Amount
10/23/2020	01	79874	100000890	PAUL MOGENSEN	280.00
10/23/2020	01	79875	00000397	PECO ENERGY	10,706.17
10/23/2020	01	79876	00000399	PECO ENERGY	6,902.92
10/23/2020	01	79877	00000595	PENN VALLEY CHEMICAL COMPANY	736.62
10/23/2020	01	79878	00000726	PENN-HOLO SALES & SERVICES	186.50
10/23/2020	01	79879	MISC	PETRILL CONSTRUCTION MANAGEMENT LLC	680.00
10/23/2020	01	79880	100000754	PETROLEUM TRADERS CORP.	1,186.00
10/23/2020	01	79881	00000447	PETTY CASH - POLICE	147.44
10/23/2020	01	79882	00001171	PHILA OCCEALTH/DBA WORKNET OCC	158.30
10/23/2020	01	79883	00000446	PHISCON ENTERPRISES, INC.	200.00
10/23/2020	01	79884	100001010	RACHEL GIBSON	40.00
10/23/2020	01	79885	100000886	RACHEL TROUTMAN	45.00
10/23/2020	01	79886	00906102	READY REFRESH	148.15
10/23/2020	01	79887	00000430	REM-ARK ALLOYS, INC.	196.92
10/23/2020	01	79888	100001615	RETENTION CENTER	194.50
10/23/2020	01	79889	100000780	RHYTHM ENGINEERING	3,950.00
10/23/2020	01	79890	00000741	ROBERT E. LITTLE, INC.	87.47
10/23/2020	01	79891	100000873	RYAN ALLISON	30.00
10/23/2020	01	79892	100000884	RYAN RUDELL	75.00
10/23/2020	01	79893	00000969	SAFETY-KLEEN SYSTEMS, INC.	343.06
10/23/2020	01	79894	MISC	SCOTT PAYNE CUSTOM POOLS	200.00
10/23/2020	01	79895	00001618	SEALMASTER	681.00
10/23/2020	01	79896	100000874	SEAN ALLISON	90.00
10/23/2020	01	79897	00001939	SERVICE TIRE TRUCK CENTERS	182.00
10/23/2020	01	79898	00000465	SHAPIRO FIRE PROTECTION COMPANY	875.03
10/23/2020	01	79899	00000833	SHERWIN WILLIAMS COMPANY	48.19
10/23/2020	01	79900	100000790	SHOEN SAFETY & TRAINING	270.00
10/23/2020	01	79901	00000015	SPRINT	247.48
10/23/2020	01	79902	100001614	ST. JUDE'S CHILDREN'S RESEARCH	100.00
10/23/2020	01	79903	00001394	STANDARD INSURANCE COMPANY	7,978.81
10/23/2020	01	79904	100000701	STAPLES BUSINESS CREDIT	221.30
10/23/2020	01	79905	00003015	STEPHEN A. SPLENDIDO	30.00
10/23/2020	01	79906	00000475	STEVE WIATER	100.00
10/23/2020	01	79907	00000485	SYRENA COLLISION CENTER, INC.	191.94
10/23/2020	01	79908	00001666	THE FENCE GUYS	124.76
10/23/2020	01	79909	00906111	THE PROTECTION BUREAU	5,310.00
10/23/2020	01	79910	00001273	TIM KUREK	330.50
10/23/2020	01	79911	00001984	TRAFFIC PLANNING AND DESIGN, INC.	1,878.50
10/23/2020	01	79912	100000574	TRAFFIC PRODUCTS	6,005.00
10/23/2020	01	79913	100000897	TREVOR DALTON	30.00
10/23/2020	01	79914	0903444	TURNER SEMRAU	45.00
10/23/2020	01	79915	00000500	U.S. BANK	108,100.35
10/23/2020	01	79916	03214643	UNWINED & PAINT	140.00
10/23/2020	01	79917	00000040	VERIZON	139.99
10/23/2020	01	79918	00000040	VERIZON	67.63
10/23/2020	01	79919	00000040	VERIZON	38.29
10/23/2020	01	79920	00000040	VERIZON	191.70
10/23/2020	01	79921	100000854	VINAY SETTY	210.00
10/23/2020	01	79922	100000891	VINCENT ZIRPOLI	120.00
10/23/2020	01	79923	00001329	WELDON AUTO PARTS	381.20
10/23/2020	01	79924	100001042	ZACHARY EIDEN	15.00

01 TOTALS:

(2 Checks Voided)

Total of 127 Disbursements:

691,262.08

**Check Register Report For
For Check Dates 10/13/2020 to 10/26/2020**

Check Date	Name	Description	Amount
10/21/2020	STATE OF PA	State Tax Payment	9,192.75
10/15/2020	PA UC FUND	Quarterly Tax Payment	1,142.54
10/15/2020	HAB-LST	Quarterly Tax Payment	1,166.00
10/15/2020	HAB-EIT	Quarterly Tax Payment	20,643.96
10/15/2020	PA SCUDU	Quarterly Tax Payment	852.17
10/15/2020	MORGAN STANLEY SMITH BARNEY INC	Police Pension	7,108.19
10/15/2020	UNITED STATES TREASURY	941 Tax Payment	83,168.46
10/15/2020	BCG 401	401 Payment	13,882.26
10/15/2020	BCG 457	457 Payment	13,186.50
10/15/2020	PBA	Withholding Payment	1,303.00
Total			151,645.83

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 15a.

SUBJECT:	Other Business – Department Reports
MEETING DATE:	October 26, 2020
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chair

BACKGROUND:

Township staff has prepared reports for the month of September. If there are any questions, the Department Directors will be available to answer them at the public meeting.

ADMINISTRATION REPORT

September 2020

Administrative Matters (Township Manager)

- Reviewed proposed capital budgets individually with Department Heads.
- Held multiple meetings with Finance Director to discuss Capital Investment Plan, revenue projections and Township operational budgets.
- Reviewed YTD revenue and expenditures in major funds for 2020 year-end projections.
- Attended pre-construction meeting for the Friendship Park project.
- Participated in virtual meeting with representatives for the proposed Village of Windsor land development.
- Met to discuss Senior Advisory Committee issues with Chuck Vasey, Committee Chair.
- Participated in Township Halloween planning meetings with staff.
- Held meetings with Township Engineer and Traffic Engineer for updates on all ongoing projects.
- Attended meeting to discuss Department of Fire Services and Volunteer Medical Service Corp. (VMSC) operations.
- Held multiple contract negotiations with representatives of the Police and Fire bargaining units.
- Webinars in September: Managing Hostility in Public Discourse: Living in an Age of Anger, "Taking the Lead" with Montgomery County Changemakers

Human Resources

- Coordinated and created various employee communications regarding health and wellness.
- Coordination of multiple virtual trainings, primarily for public works (room, projector, working with IT); Winter Basics Maintenance and Best Practices; also virtual wellness education presentation.
- Planning and announcement of materials related to the roll-out of Mental Health Monday communications.
- Coordination, announcement and preparation for the re-opening of the Administration building.
- Recruiting/hiring
 - IT Support Technician, selection review of applications and scheduling of interviews.
 - Hiring of part-time recreation staff, background checks
 - PW Laborer (finalize hiring of Scott Young)
 - PW Director, continue advertising and review of applications
- 2021 Budget discussions, preparation and meetings
- Various claims administration

Public Information

- Communications writing/planning for Back to School Safety, Fire Prevention Month, Young Lungs at Play, New IT Position, Berkheimer Transition, Child Passenger Safety Week, Support Local Businesses, Emergency Services Night, and Friendship Park Construction
- Communications for Missing Person, Fall Programs, and Montgomery County Recycling Events, Flu Shot Clinics, Ballot Drop-off Locations, and various daily updates and communications
- Election Day/Polling Location Communications and special notifications for Neshaminy Falls Clubhouse
- Halloween Police Story Time planning with Recreation and Police
- Create and soft launch Business Owners email list on website
- Police social media policy update on Police Facebook page
- Public Information Consortium planning

- **Begin 2021 Citizen Engagement Goals List**
- **October Employee Newsletter and Future Employee Newsletter planning with Human Resources**
- **RING meeting with Fire Department**

Community and Recreation Center Report

September 2020

- Various fall youth recreation/education activities have begun at the Community Recreation Center. Opportunities for three through 12 year olds began in mid-September. A sample of the offerings includes:
 - 1) Creative Drama Writing Workshop
 - 2) Arts and Crafts
 - 3) Socially distanced active play
- The Senior Book Club held its first meeting on September 22nd. Four participants attended.
- Our partnership with North Wales Area Library continues to grow. Story Time Tuesdays have been expanded to an every Tuesday program beginning in October.
- New/Old recreation opportunities cautiously continue to be added back into our calendar each week as we begin to slowly emerge from the COVID-19 pandemic. Upcoming programs include:
 - Canvas Paintings & Ceramic Workshops for all ages
 - Youth Flag Football Skills & Drills
 - CPR Certification Classes
 - Group Guitar Lessons for Adults
 - Babysitting Class for Teens
- Group exercise classes will hopefully return to our schedule by the end of the year. Careful consideration must be given to the restart of indoor group exercise, especially for the senior population that actively participate in the indoor fitness classes.
- Planning has begun for a Halloween drive through Celebration to be held in the main Windelstrae parking lot. The Community-wide Special Event will feature individual treats and displays from the Police Department, the Fire Department of Montgomery Township, Public Works/Parks, and the Community Recreation Center.

The festivities are scheduled to be held on Saturday, October 31st from 2:00pm to 4:00pm.

- The e-newsletter titled “Mont CRC Connection” continues to be published each Wednesday. The informative email is a positive way to stay in touch with our patrons during the COVID-19 Pandemic. We also offer a list of unique celebration days of lesser known holidays. Some of these holidays included:

- **September 6:** National Read a Book Day
- **September 16:** National Working Parents Day
- **September 23:** National Great American Pot Pie Day

- Our current hours of operation have are:

Monday through Friday 5:30am to 7:30pm
Saturday 8:00am to 2:00pm
Sunday 8:00am to 2:00pm

- Daily sanitizing continues by staff and our Janitorial Service. We want to ensure to ensure all fitness equipment, exercise machines, and high touch areas are clean for patrons. The extra cleaning efforts have received positive comments from our patrons.

Floyd S. Shaffer

Community and Recreation Center Director



Montgomery Township Inter-Office Memo

To: Carolyn McCreary, Township Manager
From: Brian Shapiro, Director of Finance
Date: 10/26/2020
Subject: September Finance Committee Report

Attached is a revenue and expenditure report as of 9/20/2020 for the Montgomery Township 2020 budget.

Major Revenue Source Comparison

As compared to this time last year, the Township is tracking 5.79% less or \$704,457 in the major revenue categories of Business Privilege/Mercantile, Earned Income, Real Estate, Real Estate Transfer, Local Services and Amusement Taxes. Business Privilege/Mercantile Tax is 9.30% or \$310,342 less and Earned Income Tax (EIT) is 2.16% or \$99,862 less as compared to this time last year.

General Fund 2020 Budget

- Overall, total General Fund revenues are \$11,169,330 or 84.33% of budget. The majority of the revenues (\$8,200,257) were generated by from Act 511 Taxes (Earned Income, Real Estate Transfer, Local Services, Amusement and Mercantile/Business Privilege Taxes).
- Total General Fund Expenditures are \$9,558,433 or 67.73% of budget. Department expenditures are within budget and trending as normal.

General Fund Department Expenditures

Police Services – 01-410 – As of 09/30/20 – 65.34% of budgeted expenditures. The Police Department consist of 36 uniform and 9 non-uniform employees. The uniform employees are covered by a collectively bargained contract with the Township. The 2020 Police Services budget is \$7,141,130, in which 86% are personnel costs. Fixed costs such as utilities, insurance and building maintenance consist of 4.22% of the Police Services. The remaining 9.70% of the Police Services budget consist of operating costs. These costs include ammunition, uniforms and the canine unit.

Public Works – 01-430 – As of 09/30/20 – 62.41% of budgeted expenditures. The Public works budget consists of various departments through the General Fund. They include Snow and Ice Removal, Traffic, Street Lighting, Repairs and General Public Works. In total the Public Works budget is \$2,269,500. There are a total of 19 employees in the Public Works department, including 1 full time and 1 part time office staff. Besides personnel costs (70%) the majority of Public Works expenses are related to the operating costs for repairs and maintenance to various infrastructure of the Township.

Code Enforcement – 01-414 – As of 09/30/20 – 54.44% of budgeted expenditures. This department consists of 3 full time and 1 part time employees. Code Enforcement's budgeted expenditures is \$801,540 of which 24% is related to contracted inspection services. In 2019 staff processed over 1,300 permits and on average assisted 40 residents/businesses each day.

Finance and Tax Collection – 01-403 & 01-405 – As of 09/30/20 – 65.04% of budgeted expenditures. The total Finance and Tax Collection budget is \$635,580. The department has 3.5 full time employees. The Department is currently responsible for the collection of the annual Business Privilege/Mercantile and Amusement Tax. In 2020 1,459 tax returns were issued and reviewed. Other expenses from this department are the costs for the elected Real Estate Tax Collector (\$20,000), Berkheimer Associates (\$83,080) and auditing services (\$63,650).

Information Technology (IT) – 01-407 – As of 09/30/20 – 59.83% of budgeted expenditures. The total IT budget is \$313,180 and consists of 2 full time employees. This department oversees all technology needs of the Township.

Administration – 01-400 – As of 09/30/20 – 61.62% of budgeted expenditures. Expenditures in this department include 6.5 employees and costs associated with the Board of Supervisors. Included in the administration functions is Human Resources (2.5 employees), Public Information (1 employee) and the daily operations of all Township functions. The total Administration budget is \$1,390,280. Other costs expensed in this department are Legal (\$130,000) and Engineering (\$33,000). Additionally fixed costs associated with the day to day operations of the Township are accounted for in this department.

Department Operations

Staff worked on the budget documents and presentation for the October work sessions.

During the month of October, staff met with the Public Works and Police Departments to start developing a long term Capital Investment Plan.

Staff is continuing to work on the transition from in-house Business Privilege/Mercantile Tax collection to Berkheimer effective 01/01/21. Staff has sent out mailers/e-mail blasts to businesses regarding this transition.

**DEPARTMENT of FIRE SERVICES
SEPTEMBER 2020
MONTHLY ACTIVITY REPORT**

During the month September 2020, the Department of Fire Services performed the following activities:

EMERGENCY RESPONSES-45

Average response time of 1st arriving apparatus:

Stipend Crews – 6 minutes 41 sec
Volunteer Crews – 8 minutes 11 sec
Career Crews – 4 minutes 31 sec

Total responses and average number of responding personnel:

Stipend Crews – 7 calls; average of 6 FF members
Volunteer Crews – 20 calls; average of 11 FF members
Career Crews – 18 calls; average of 9 FF members with 4 representing Career Staff

Average number of personnel on the fire/emergency scene:

Stipend Crews – 5 FF members
Volunteer Crews – 7 FF members
Career Crews – 5 FF members

Staffing:

There were 27 career staff hours with only 3 firefighters on duty.

**Average number of responding personnel have been limited due to Chief's Order 2020-01 which is a comprehensive staff management plan in order to limit personnel exposure to COVID-19. The Chief's Order was updated on 9/1/2020 returning response protocols to normal operations.*

SIGNIFICANT FIRE INCIDENTS

- September 3, 2020 Missing Resident from Park Creek Place 1089 Horsham Road
- September 23, 2020 Natural Gas Leak & CO Incident on Schreiner Drive

ADMINISTRATIVE

Meetings attended (in person/phone/virtual) during the August:

- DFS Staff Meetings
- FDMT Officers Meetings
- Tower Ladder Replacement Committee Meetings
- Department Heads Meetings with Township Manager
- Meeting with MT Public Works Staff
- Meeting with County Emergency Management Staff for the MT EMA Exercise on 10/25/2020
- FDMT Business Meetings of the FDMT & FDMT Relief Association
- Meetings with Township Staff and Chief of the VMSC

- Township Public Safety Meeting that was held at Battalion One Fire Station – September 16, 2020.
- Meeting with Township Staff for planning of Township Halloween Activity
- Chief Wiegman conducted a Fire Safety Presentation at Bucks County Public Training Center on September 3, 2020.
- Township Board of Supervisors Meetings
- Meeting with Township Staff for Fire Prevention Activities
- Meeting with Township Staff for Budget Preparation
- Meeting with Police, Fire, and Park Creek Place Management
- Meeting with Ring Neighborhood Service
- Meeting with Township Staff for FEMA Grant Application
- Meeting with area Fire Officials and NPSD for Fire Prevention Activities
- Meeting with Township Safety Committee
- Meetings with Montgomery County Fire Chiefs & Fire Marshals
- Meetings with Wegmans Staff for Fire Prevention Activities
- Demonstrations with Vendors for new High-Pressure Rescue Airbags
- Meeting with FDMT Membership Committee
- Meetings with various vendors for equipment and turnout gear
- Meetings with Township Code Enforcement Officials
- Meetings with Township Staff including Township Manager

COMMUNITY RELATIONS

Planning for Fire Prevention Month in October

- 10/5/2020 Emergency Services Night at Wegmans
- Fire Prevention Video with North Penn School District
- Social Media Fire Prevention Campaign
- Virtual Tour of Firehouse with Moyer's Services

FIRE MARSHAL'S OFFICE

Inspections:

- Initial Life Safety Inspections – 15
- Life Safety Re-inspections – 31
- Closed Out Life Safety Inspections – 20
- Inspections turned over to Chief Fire Marshal for Multiple Outstanding Violations –0
- Health Department /Citizen Complaint Inspections – 0

Knox-Boxes:

- There were 6 inquiries from property owners/tenants to activate new Knox Box systems for their buildings.

Follow Up:

- No follow ups for September were reported/conducted

Fire Marshal Investigation:

- There were no fire investigations conducted in the month of September

Smoke Alarms:

- Representatives from the Fire Marshal's Office had 3 inquiries from township residents for assistance with the battery installation in their homes.

TRAINING

- Career staff members attended a Microsoft 365 Training Session with the IT Department as the township's technology practices and procedures advance.
- The career and volunteer members participate in Engine Company Operations class with FF Carl Weiss through BCPSTC.
- Career and volunteer members participate in a SEPTA Hybrid Training in Lansdale Borough.
- MTDfs & VMSC Departmental Operations Training
- Emergency Management Trainings
- Plans Review Training for career staff with Code Enforcement
- Career staff and volunteer members participated in various ProBoard certification classes through the BCPSTC

DEPARTMENTAL OPERATIONS

- The Department currently has several active Grant applications including:
 - FEAM AFG for headsets for apparatus
 - FEMA SAFER for Recruitment, Retention, and Training Incentive
 - PA OSFC Supplemental Grant for COVID-19 both DFS & FDMT
 - FEMA COVID-19 Grant for Township
 - Montgomery County Act 147 Grant for EOC

TRUCK COMMITTEE for TOWER LADDER 18

- The Truck Committee made a recommendation to purchase a Spartan/Smeal 100ft Tower Ladder from Campbell Supply, and Director Wiegman accepted the committee's recommendation for the Spartan Fire Apparatus LLC.
- The Truck Committee met in September to discuss the selection of the Spartan Smeal 100 ft Tower Ladder, and to review the specs that were submitted by Spartan

OFFICE OF EMERGENCY MANAGEMENT

- Procurement of supplies for the Township including but not limited to: N95 masks, medical masks, medical gloves, hand sanitizer, various forms of PPE, and disinfectant.
- Staff Management Plans for the DFS & FDMT
- Montgomery County EMA Meeting
- Emergency Operation Plan Review with Township Safety Committee
- Planning for Township Emergency Management Exercise on Sunday 10/25/2020
- Meeting with Park Creek Place 1091 Horsham Road to review facilities Emergency Operations and Disaster Plan
- Update to Chief's Order 2020-01 regarding COVID-19 Departmental Procedures

SEPTEMBER 2020 FIRE CALL REPORT

TYPE OF CALL	FDMT	AWAY	TOTALS	TOTAL (YTD)
FIRE ALARM	15	2	17	188
OTHER (GOOD INTENT)	0	0	0	2
BUILDING FIRE	0	1	1	23
FIRE POLICE	0	1	1	25
DUMPSTER	0	0	0	4
VEHICLE RESCUE	0	0	0	16
VEHICLE ACCIDENT S/B	1	0	1	9
VEHICLE FIRE	0	0	0	12
DWELLINGS	1	0	1	20
ELECTRICAL OUTSIDE	1	0	1	7
COVER OTHER COMPANY	0	0	0	5
ODOR GAS (INSIDE)	0	0	0	18
ODOR GAS (OUTSIDE)	2	0	2	9
CO	4	0	4	21
ASSIST EMS	3	0	3	16
ASSIST PD	1	0	1	3
INVESTIGATION	6	1	7	35
RIT	0	0	0	0
HAZ MAT	0	0	0	1
HELICOPTER	1	0	1	10
RESCUE (OTHER)	0	0	0	8
BRUSH/TRASH/RUBBISH	5	0	5	14
APPLIANCES	0	0	0	7
TOTAL	40	5	45	453



Montgomery Township Inter-Office Memo

To: Carolyn McCreary, Township Manager
From: Richard Grier, Director of IT
Date: October 12, 2020
Subject: September 2020 Information Technology activities

The following are the activities of the IT Department for the month of September 2020.

- Attended Cyber Security Awareness Training provided by DVIT
- Trained Finance and Fire Service on Microsoft 365 (Teams, SharePoint Online, OneDrive and Microsoft Search)
- Completed first round of Teams interviews for Technology Support hire
- Completed 2021 budget quotes for Township A/V and Digital Signage
- Replaced twice failed firewall at Battalion 1 – 1st replacement unit failed after 24 hours.
- Resolved issue with Public Works gas pumps connecting to Township network.
- Replaced failed flat screen TV at Rec Center fitness area
- Updated our email spam filtering after detecting higher level of bad emails hitting user inboxes
- Attended and produced September 14th and 28th BOS Meeting for TV broadcast
- Upgraded and patched Exchange email server to latest version in prep of O365 migrations
- Made preparations for PennDOT LPR install for Police
- Packed and shipped Public Works Comcast equipment and dropped off Rec Center devices at local facility

Scheduled Projects for October 2020

- Continue 2020 Network Switch and Firewall upgrades
- Progress on Microsoft 365 migrations
 - Start mailbox migration to Office 365
 - Split Police off montgomerytp.org
- Start Wi-Fi and CCTV upgrade project
- Complete off-siting of Police backups
- Complete new fiber run for MONTCRC digital sign
- Complete CLEAN circuit upgrade for Police and State communications

DEPARTMENT OF PLANNING & ZONING

SEPTEMBER 2020

Permits Submitted – 144
YTD Permits Submitted – 994
Permit Fees Collected - \$83,092
2020 YTD Permit Fees - \$701,302

(September 2019 – 113)
(2019 YTD – 1018)
(September 2019 – \$65,788)
(YTD 2019 - \$561,113)

Violations / Complaints Investigated – 26

(August 2019 – 20)

Permits Issued – 145

Zoning Hearing Board Applications heard: 1

Businesses issued Certificate of Occupancy: 5

Active Land Development Projects:

PROJECT NAME	LDS#	LOCATION	APP. DATE	MTPC	STATUS	
Parkview – Toll Bros.	679	Bethlehem Pike	1/20/2015	4/20/17	APPROVED WITH CONDITIONS	25 of 42 Building Permits Issued
Firefox Phase 2 (Walnut Creek)	630	Bethlehem Pike			APPROVED WITH CONDITIONS	50 of 58 Building Permits Issued
510 Bethlehem Pike – King	688	Bethlehem Pike	4/22/2016	5.16.19	REVISED PLANS SUBMITTED	Approved On Hold by Developer
Hawthorn Retirement Residence	690	Doylestown Road	7/27/2016		UNDER CONSTRUCTION	Anticipated Opening November 2020
Montgomeryville Nissan – Nappen	691	Bethlehem Pike	8/3/2016	1/19/2017	APPROVED WITH CONDITIONS	Phase 2 Under Construction
Higher Rock – Phase 1 & 2	694	Bethlehem Pike			Phase 1 Completed Phase 2 Under Construction	
FedEx Ground	696	Welsh Road	3/23/18	11/17/2016	REVISED PLANS SUBMITTED	Construction Completed
ProReal Carwash	699	Welsh Road	7/6/18	6.20.19	Preliminary Approval Granted	Final Approval Granted – Project Started
Police and Fire Federal Credit Union	700	Bethlehem Pike	10/11/2019	1/17/2019	Construction Completed	Opened Feb 2020
Montgomery Realty Assoc. - 744 Bethlehem Pike	701	744 Bethlehem Pike	10/29/18		REVISED PLANS SUBMITTED 5/20/19	Approved On Hold by Developer
Villages at Windsor	704	Horsham and North Wales – Vacant Lot			Pending Resubmission	
Bharatiya Temple – phase 2	707	County Line Road			Pending Resubmission	
Fahy – 276 Stump Road – 2 Lot Subdivision	708	Stump Road			Pending Resubmission	
Redners Gasoline Filling Station	709	1200 Welsh Road			Conditional Use Granted	Land Development Review Underway

New Businesses Issued Certificate of Occupancy – September 2020

SEPT	Spirit Halloween	978 Bethlehem Pike	Seasonal – Temporary Retail Sales
	Patti Roth, Family Medicine	593 Bethlehem Pike	Professional office – Suite 9
	Kung Fu Tea	1222 Welsh Rd	Food Service - Beverages
	Wendy's Restaurant	1010 Bethlehem Pike	Fast Food Restaurant
	Drager Medical Systems	151 Domorah Drive	Health & Safety Manufacturer – N95 Masks



MONTGOMERY TOWNSHIP POLICE DEPARTMENT



Monthly Activity Report for September 2020

Crime Data:	Total Calls for Service:	2,579
	Total Part I Crimes:	22
	Total Part II Crimes:	105
	Total Criminal Arrests:	59
Crash Data:	Total Crashes:	61
	Reportable Crashes:	12
	Non Reportable Crashes:	49
	Injuries:	5
Traffic Enforcement Activities:	Traffic Stops:	858
	Traffic Citations:	323
	Warning Notices:	14
	Field Contact Cards:	584
	Traffic Complaints Received	32
	Selective Enforcements:	167
Other Police Activities:	Assist Fire Department:	29
	Building Alarms:	123
	Direct Patrols:	296
	Lockouts:	17
	Medical Assistance:	108
	School Walk-Through:	0
	Vacant Home Checks:	21
	Training Hours:	483
Specality Unit Usage:	Canine Unit:	14
	Mobile Incident Response Team:	0
	Montgomery County SWAT-CR:	1
Personnel Overtime:	Court Overtime:	0
	Highway Grant Overtime:	80.5
	Regular Overtime:	32
	Special Duty Overtime	0
	Non-Sworn Overtime:	0
	Sworn Comp Time:	43
	Non-Sworn Comp Time:	0

Montgomery Township Police Department
Monthly Activity Report
September 2020

COMMENDATIONS:

On September 1, 2020, a card was received from Robyn Gilbert thanking Officer Shearer for his kindness and thoughtfulness while assisting her when her vehicle was disabled.

On September 6, 2020, a call was received from Kya Wilson thanking Officers Rushin and Scully for their kindness and swift assistance in removing a seatbelt stuck around her child.

On September 9, 2020, a card was received from township resident Tanis Marquette thanking officers for keeping his family safe through these difficult times.

On September 9, 2020, a call was received from Shelly Shadle and Jenn Harrington thanking officers for their assistance in locating their relative after he walked away from a dementia care facility.

On September 9, 2020, a card was received from township residents Ray and Marybeth Leary thanking officers for keeping them safe and secure.

On September 17, 2020, an email was received from Matt Santangelo thanking Officer Woch for his professionalism during a traffic stop.

On September 23, 2020, a card was received from the Pinecrest Community thanking officers for their service to their residents.

On September 23, 2020, an email was received from Tara Elmer thanking Officer Schott for his professionalism during a recent traffic stop.

On September 23, 2020, an email was received from township resident Sue Biddle thanking officers for their handling of a recent speeding complaint.

On September 24, 2020, a letter was received from James Baitinger thanking Officers English and Byrne for the assistance and respect displayed during a funeral procession through the township for a family member.

On September 25, 2020, a call was received from township resident Guoying Chen thanking Officer Dobson for her assistance in handling a recent fraud complaint.

Montgomery Township Police Department
Monthly Activity Report
September 2020

On September 28, 2020, an email was received from Alex Mann thanking Officer Johnson for conducting a tour of the department.

On September 30, 2020, a call was received from township resident Richard Leps thanking Officer Bouch for his professionalism while handling a recent incident.

EDUCATION:

On September 2 and September 3, 2020, Officer Rushin attended SWAT-CR training at the Montgomery County Public Safety Training Campus.

On September 8, 2020, Sergeant Wagner attended DUI Case Law webinar training hosted by the Pennsylvania Institute for Law Enforcement Education.

On September 9, 2020, Sergeant Hart, Officer McGuigan, and Officer Schreiber attended Canine In-Service training in Montgomery Township, PA.

On September 14, 2020, Officer Thomas, Officer Rose, Officer Deussing, Officer Saada, Officer Dunlap, Detective Sergeant Davis, and Lieutenant Peoples attended Use of Force/ De-escalation training.

On September 15, 2020, Officer Scully, Officer Jenkins, Officer Shearer, Officer Eufrasio, Officer Seydel, Officer Beebe, Officer Deussing, Detective Jones, and Sergeant Hart attended Use of Force/ De-escalation training in Montgomery Township, PA.

From September 14 to September 16, 2020, Sergeant Ward attended Supervising and Managing the Field Training Unit training in Lansdale, PA.

On September 16, 2020, Officer Dunlap attended mandatory Motor Carrier Safety Assistance Program webinar training hosted by the Pennsylvania Department of Transportation.

On September 17, 2020, Officer Woch, Officer Bouch, Officer Long, Officer Rushin, Officer Gerrard, Officer Schreiber Detective DePolo, and Sergeant Ward Peoples attended Use of Force/ De-escalation training in Montgomery Township, PA.

On September 18, 2020, Officer Johnson and Chief Bendig attended the Marijuana & Youth for Montgomery County Changemakers webinar hosted by the Montgomery County Be a Part of the Conversation.

Montgomery Township Police Department
Monthly Activity Report
September 2020

On September 21, 2020, Officer Byrne, Sgt. Wagner, Officer McGuigan, Officer Johnson, Detective Walter, Detective DeJesus, Sergeant Wagner, and Chief Bendig attended Use of Force/De-escalation training in Montgomery Township, PA.

On September 29, 2020, Sgt. Wagner, Officer Dobson, Officer Dunlap, Officer Seydel, Sergeant Ward, and Sergeant Wagner attended Managing Implicit Bias webinar training conducted by the Anti-Defamation League of Philadelphia. This training has recently resumed after being suspended in March 2020 in response to the COVID19 Pandemic.

On September 30, 2020, Sergeant Hart, Officer Woch, Officer McGuigan, and Officer Rose attended Canine In-Service training in Montgomery Township, PA.

Throughout August, officers completed 74 hours of online training through the PoliceOne Training Academy online platform.

NOTED INCIDENTS:

On September 2, 2020, officers conducted a traffic stop on a blue Jeep in the parking lot of the Lukoil on Bethlehem Pike for a registration violation. While speaking with the operator, officers noted her nervous behavior, inconsistent statements, and an odor of marijuana coming from the vehicle. Officers conducted a search of the vehicle, discovering crystal methamphetamine, marijuana, and drug paraphernalia. The operator was arrested for violations of the Drug Act.

On September 5, 2020, officers received information from the Easton Police Department regarding a stolen silver Kia traveling southbound on Bethlehem Pike from their jurisdiction. Officers began checking Bethlehem Pike, observing the vehicle traveling southbound from the Five Points intersection. Officers attempted to conduct a traffic stop, activating their warning devices. The vehicle operator failed to yield, accelerating away from the officers at high speed. Officers immediately discontinued their attempts to stop the vehicle. A short time later, officers located the unoccupied vehicle behind a business in the 900 block of Bethlehem Pike. Officers found two subjects from Easton nearby who fit the description of the individuals who initially stole the vehicle. Officers contacted the Easton Police Department, requesting the subjects be detained. The two subjects were arrested and turned over to the Easton Police Department for prosecution.

Montgomery Township Police Department
Monthly Activity Report
September 2020

On September 8, 2020, officers responded to a home in a development off of Richardson Road for a domestic. Upon arrival, officers spoke to the victim, who reported that she and her boyfriend had an argument in which she sustained injuries. During the interview, officers observed recent physical injury. The boyfriend was arrested and charged with strangulation, simple assault, and related offenses.

On September 11, 2020, an officer conducted a traffic stop on a silver Volkswagen on Bethlehem Pike and Line Street for an equipment violation. While speaking with the driver and occupant, officers noted the driver's nervous behavior. Officers requested the driver exit the vehicle. A subsequent pat-down of both the driver and passenger revealed heroin and drug paraphernalia. A search of the vehicle revealed additional heroin and paraphernalia. Both subjects were arrested for violations of the Drug Act.

On September 11, 2020, officers responded to the Rodeway Inn for a report of sexual assault. Upon arrival, officers spoke with the victim. The victim told officers that she was meeting with a subject referred to her to discuss an investment in a business start-up. During the meeting, the victim was assaulted. The case is under investigation by the Detective Division.

On September 17, 2020, an officer on routine patrol of the Rodeway Inn observed a tan Nissan. A check of the registration revealed that multiple departments in Chester County wanted a subject associated with the vehicle. Officers conducted a traffic stop of the vehicle and spoke with the operator. Officers were able to confirm that the operator was the wanted subject. During the interaction, officers observed marijuana in the center console of the vehicle. A search of the vehicle revealed crystal methamphetamine, marijuana, and drug paraphernalia. The operator was charged with violations of the Drug Act.

On September 23, 2020, an officer was on routine patrol observed a blue Ford in the parking lot of the Staybridge Suites on Garden Golf Boulevard. The vehicle was similar to a vehicle being operated by a subject wanted by Springfield Township for aggravated assault. Officers were able to obtain a photo of the wanted subject, confirming with the nearby Hampton Inn management that the wanted subject was staying in their hotel. Officers contacted the subject in one of the rooms, taking him into custody. The subject was turned over to officers from the Springfield Township Police Department.

Montgomery Township Police Department
Monthly Activity Report
September 2020

On September 24, 2020, officers executed a search warrant for electronic evidence at home in Philadelphia. On July 2, 2020, officers took a report of a subject who took inappropriate photos of women while they shopped. The subject then posted the images on Google in the review section of the related business. Officers applied for several search warrants, enabling them to identify the subject posting the photos. Several additional victims have been identified throughout Montgomery County since this incident was initially reported. This investigation is ongoing.

On September 27, 2020, officers were dispatched to a home in the 2100 block of Jefferson Court for a report of criminal trespassing. Upon arrival, officers met with the victim, who stated she came to check on her vacant rental property when she discovered that someone was living in the residence without her permission. Officers made entrance into the home and located many personal items that did not belong to the property owner. Officers were able to identify the suspect, a handyman, associated with a local home improvement store. The subject was subsequently charged with criminal trespass.

ITEMS OF INTEREST:

On September 12, 2020, Officer Johnson, Officer Schreiber, and Canine Cooper attended Costco's Children's Miracle Network event, interacting with customers and providing giveaways.

On September 22, 2020, the department resumed our Citizens Police Academy, adhering to recommended CDC guidelines.

UPCOMING EVENTS:

October 21, 2020: Story Time with Officer Johnson at the Montgomery County Community and Recreation Center.

October 24, 2020: Fill-a-Truck Food Drive and Drug Take-Back event at Giant.

October 31, 2020: Montgomery Township Halloween Drive Thru event at Windlestrae Park.

Montgomery Township Public Works Department

Monthly Report – September 2020

PARKS/OPEN SPACE:

- The Eagle Scout Project of installing a fence next to the walking path by the Charlie Hall Field at William F. Maule Park at Windlestrae was completed on September 26th.
- The crew sanitized the tot-lots (twice a week throughout the month) in all the parks.
- Dale assisted (to maintain social distancing requirements) with the leaf collection on September 19th at William F. Maule Park at Windlestrae.
- The entire crew spread wood carpet at the tot-lots at Whistlestop Park, Fellowship Park and Whispering Pines Park.
- Davidheisers repaired the broken automatic door locks for the restrooms at Spring Valley Park.
- Todd, Don & Dave repaired the sport lights at Whistlestop Park.

ROADS:

- Bryan & Bill continued street sweeping as part of the MS4 Storm Water Management Program.
- Bill trained Joe on how to operate the street sweeper since he has recently joined the Road Crew.
- The entire crew assisted in clearing drainage areas throughout the Township.
- The entire crew milled and patched cracks in the driveways/parking lots at Spring Valley Park (Upper & Lower).
- The entire crew continued the 2020 intersection painting.
- Scott & Bill cleared brush and tree limbs to address a sight distance issue at Crestwood Drive & Vilsmeier Road.
- Bryan & Joe stabilized the driveway at 131 Gwynmont Drive due to a sinkhole next to the inlet. Concrete repairs were made to the bottom of the rotted storm sewer pipe.
- Steve, Joe & Bryan made repairs to the concrete storm sewer pipe in between 162 & 164 Forest Trail Drive.

FACILITIES:

- Todd & Dave fogged/disinfected all the common areas in the Administration building every Monday morning and the Township Meeting Room on Tuesday mornings following the BOS Meetings. They have now begun fogging the Police Department every Friday morning.
- Todd & Dave continued the semi-annual traffic signal inspections.
- Todd & Dave boarded up broken windows at the Windlestrae House due to vandalism.
- Todd assisted Guidemark with the annual line striping throughout the Township.
- Don evaluated the broken garage bay door at the Stump Road Fire house and contacted K J Door for the repairs.
- Don installed a new streetlight head on Blue Jay Way that was the result of a dump truck hitting it.
- Dave worked with TPD, Rhythm Engineering and Tony Still to address ongoing traffic signal issues.
- Don and Wes troubleshot the fiber line for the CRC digital sign to determine what is wrong with it.
- Don, Dave & Todd met with Charles A. Higgins & Sons for the installation of the tag reader to be installed on the traffic signal at Route 309 & Hartman Road. It was determined that it needs new conduit and wiring run.
- Todd borrowed a truck with a diesel tank from the Sewer Authority to fill the generator (100 gallons) at CRC.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 15b.

SUBJECT: Other Business – Committee Board Liaison Reports
MEETING DATE: October 26, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

BACKGROUND:

This is an opportunity for any Supervisors who are liaisons to volunteer committees or boards who may have met in the month of September to provide an update on those meetings.