

**AGENDA**  
**MONTGOMERY TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**FEBRUARY 14, 2022**  
**7:00 P.M.**

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

Tanya C. Bamford  
Candyce Fluehr Chimera  
Annette M. Long  
Beth A. Staab  
Audrey R. Ware

Carolyn McCreary  
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Announcements
4. Public Comment
5. Announcement of Executive Session
6. Consent Agenda:
  - Minutes of January 24, 2022 Meeting
  - Ratification of Payment of Bills for January 24, 2022
  - Payment of Bills for February 14, 2022

**Recognition:**

7. Black History Month (Resolution 2022-07)

**Planning and Zoning:**

8. Request for Land Development Waiver – The Fence Guys, 111 Domorah Drive
9. Request for Land Development Waiver – Harbor Freight, 978 Bethlehem Pike
10. Approval of Escrow Release #14 and Commencement of Maintenance Period – Firefox Phase I

**Administration and Finance:**

11. Resolution Establishing Authorized Signatures with Banking Depository
12. Resolution Regarding Business Credit Card Account
13. IRS Section updates Required for Non-Sworn Employees' 401(a) Plan

**Public Safety:**

14. Acceptance of Grants for Fire Services (DFS & FDMT)
15. Purchase of Tool Mounting for Tower 18
16. Proposed Update to Fire Services Agreement
17. Proposed Ordinance Regarding Dogs in Township Parks

**Public Works:**

- 18. Authorization to Bid 2022 Road Projects
- 19. Authorization to Bid Sassafras Stormwater Pipe Replacement Project
- 20. Authorization to Purchase Zero Turn Mower
- 21. Authorization to Purchase Backhoe
- 22. Authorization to Purchase Roller

**Old Business:**

- 23. Raising and Keeping of Chickens on Residential Properties

**New Business:**

- 24. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item # **3**

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SUBJECT:	Announcements
MEETING DATE:	February 14, 2022
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chairwoman

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The Township is currently hiring for summer seasonal positions. These opportunities include Summer Laborer with the Public Works Department and various positions within the Kids University Summer Program. This is the Township's first time using the ExactHire software to allow candidates to apply online, eliminating the need for the initial paper application. The flier, which is posted on all Township channels and is on display in the Township Building and Community & Recreation Center, features QR codes to provide direct access to the job descriptions and applications via applicants' cell phones. More information about these opportunities can be found on the Township website.



## NOW HIRING!

### SUMMER SEASONAL POSITIONS

Camp Counselor – must be at least age 16 yr.



Sr. Camp Counselor- must be at least age 18 yr.



Camp Supervisor- must be at least age 18 yr.



Summer Laborer – must be at least age 18 yr.



#### Interested?

Visit our website (<http://www.montgomerytwp.org/hr/>) to learn more about the job duties and requirements and instructions on how to apply. Or you can scan the QR Code above to apply directly Now!

#### Questions?

Contact Human Resources at 215-393-6900.

JOIN THE TEAM!

DETAILS AVAILABLE  
ON OUR WEBSITE

HOURS VARY BY  
POSITION

DEADLINE TO  
APPLY: 03/31/22



**MONTGOMERY  
TOWNSHIP**

1001 Stump Road  
Montgomeryville, PA 18936

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



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY  
Item # 4.

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SUBJECT: Public Comment  
MEETING DATE: February 14, 2022  
BOARD LIAISON:  
INITIATED BY:

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BACKGROUND:

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

Please come forward to the microphone and state your name and address for the record.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #5

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SUBJECT:                   Announcement of Executive Session  
MEETING DATE:       February 14, 2022  
BOARD LIAISON:  
INITIATED BY:           Tanya C. Bamford, Chairwoman

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**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 earlier this evening at 6:45 PM to discuss a matter of potential litigation.**

**The topic discussed is a legitimate subject of an Executive Session pursuant to the Commonwealth of Pennsylvania's Sunshine Law.**

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #6

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SUBJECT: Consent Agenda:  
Approval of Minutes of January 24, 2022 Meeting  
Ratification of Payment of Bills for January 24, 2022  
Payment of the Bills for February 14, 2022  
MEETING DATE: February 14, 2022  
BOARD LIAISON:  
INITIATED BY:

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BACKGROUND:

**MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED for the following:**

- Minutes of the January 24, 2022 Board meeting;
- Ratification of Payment of Bills for January 24, 2022; and
- Payment of Bills for February 14, 2022.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chairwoman will call for public comment.
- 3) Chairwoman will call for a vote.

**MINUTES OF MEETING  
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
JANUARY 24, 2022**

**1. Call to Order:** The January 24, 2022 public meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Tanya C. Bamford called the meeting to order at 7:00 p.m.

**IN ATTENDANCE:**

Chair Tanya C. Bamford  
Vice Chair Candyce Fluehr Chimera  
Supervisor Annette M. Long  
Supervisor Beth A. Staab  
Supervisor Audrey R. Ware  
Township Manager, Carolyn McCreary  
Township Solicitor, Sean Kilkenny, Esq.  
Township Planner, Judith Stern Goldstein

**ALSO, IN ATTENDANCE:**

Police Chief, J. Scott Bendig  
Director of Fire Services, William Wiegman  
Director of Finance, Brian Shapiro  
Director of Public Works, Greg Reiff  
Director of Rec. & Community Ctr., Floyd Shaffer  
Director of Information Technology, Rich Grier  
Public Information Coordinator, Derek Muller  
Deputy Zoning Officer Marianne McConnell  
Information Tech, Favian Ruiz  
Recording Secretary, Deborah A. Rivas

**2. & 3. Pledge of Allegiance and Announcements:** Following the Pledge of Allegiance, the following announcements were made by Ms. Bamford:

- The Township has been awarded a grant from the PA Department of Conservation and Natural Resources in the amount of \$250,000, which will be utilized to refurbish Fellowship Park. The proposed work includes the replacement of existing playground equipment with a new playground consisting of inclusive, accessible, sensory play structures, and a pour-in-play safety surface. The site will be enclosed by a fence and include shade structures.
- The Township will host another electronic recycling event on Saturday, April 23, 2022 from 9 AM to Noon at the William F. Maule Park at Windlestrae. The event is free but requires pre-registration to attend.
- The Board acknowledged the contributions of its many volunteer committee members and solicited for new volunteers to join the Township on several committees with vacancies.
- The Board thanked our residents for their generosity in participating in the Toys for Tots campaign as well as the Lt. Patty Simons Food Drive.
- The Board took a moment to remember Canine Cody, loyal partner to Officer Joe McGuigan who was lost suddenly on Tuesday, January 11. Cody will be greatly missed.

**4. Public Comment** – Ralph Schurr of 109 Hemlock Drive stated that has been a resident for 50 years and has volunteered for many years in youth sports, senior sports and activities and has served as a member of the Township Senior Committee since 2008. Mr. Schurr stated that he had received a letter from the Township indicating that he would not be reappointed for another



term. Mr. Schurr requested the Board reappoint him to the committee or give him a reason as to why he was not reappointed. Ms. Bamford thanked Mr. Schurr for his service and stated that from time to time, the Board likes to change the membership of the committees to allow fresh perspectives to be present. He is welcome to attend the meetings as they are public meetings, but the Board decided to give other residents an opportunity to serve on Township committees.

**5. Announcement of Executive Session** – Township Solicitor Sean Kilkenny, Esquire, announced that the Board of Supervisors met in an Executive Session on Friday, January 14, at 4:00 p.m. to discuss a personnel matter. Mr. Kilkenny stated that the topic discussed is a legitimate subject of an Executive Session pursuant to the Commonwealth of Pennsylvania's Sunshine Law.

**6. Consent Agenda:**

**MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford and unanimously carried, the minutes of the January 3, 2022 meeting, the Escrow Release #6 for Firefox Phase 2 and the Escrow Release #7 for PEMV Partners, LP were approved as presented.**

**7. Introduction – Interested Committee Members:** Ms. McCreary reported that the Township has been receiving new applications from residents interested in serving on Township committees. Three of those residents are present, the fourth was unable to attend, to introduce themselves and provide a summary of their interest in serving. Staff is recommending that the Board consider appointing these residents to their respective committees.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the Board appointed the following residents to committees and boards of the Township:**

<b>Lynne Reamer</b>	<b>Parks &amp; Recreation</b>	<b>Term expires 01/01/2027</b>
<b>Heather Pelletier</b>	<b>Parks &amp; Recreation</b>	<b>Term expires 01/01/2027</b>
<b>Jonathan Katz</b>	<b>Environmental Advisory Committee</b>	<b>Term expires 01/01/2025</b>
<b>Catherine Mazzie</b>	<b>Environmental Advisory Committee</b>	<b>Term expires 01/01/2025</b>

**8. Presentation: Penn Medicine Proposed Land Development Project** – David Falcone, Attorney, Saul Ewing, Theresa Larivee, CEO, Pennsylvania Hospital at Penn Medicine, Scott Huff, Architect, Stantec and Tim Woodrow, Site Engineer/President, Woodrow & Associates were in attendance to provide a conceptual planning presentation for a Proposed Ambulatory Health Care Center to be constructed at DeKalb Pike near the intersection of Welsh Road. Penn Medicine is looking to expand patient care and access to the community of Montgomery County by developing high quality – ambulatory care closer to home for county residents. The facility would provide all outpatient services, with no hospital beds, overnight stays, or emergency department. Ms. Larivee discussed the services that would be provided at the facility and the benefits to the community. Mr. Huff discussed the proposed development of an approximately 150,000 gsf, 3-story building, a structured parking garage, surface parking, landscaping, pedestrian connections,



storm water management, and neighborhood buffering. Mr. Huff indicated that they are sensitive to the surrounding residential area. The operating hours would be 7:00 a.m. to 8:00 p.m. on weekdays and 7:00 a.m. to 4:00 p.m. on Saturdays, with the urgent care center operating on Sunday as well. The Board expressed their excitement that Penn Medicine was interested in locating a facility in the Township, how beneficial it would be for patients in the area and the reputation that Penn Medicine brings to the community. The Board appreciated the presentation and looked forward to discussing the next steps.

**Planning and Zoning:**

**9. Bharatiya Temple Learning Center – Preliminary/Final Land Development:** Ms. McCreary reported that representatives from the Bharatiya Temple were present to seek preliminary/final land development approval for their property located at 1612 County Line Road. The Planning Commission reviewed the project and made a recommendation that the Board consider approving the plan. The applicant would have to meet the requirements outlined in the consultants and staff reviews, and also the requirements of the land use settlement stipulation verification agreement which was ordered by the Montgomery County Court of Common Pleas. Mr. David Caracausa, Rick Mast, P.E. and Nand Todi, Trustee of the Bharatiya Temple were in attendance to present the plan and discuss the waivers being requested. After considerable discussion, the applicant agreed to install sidewalk along the front of the property and extend it to their property next door. The applicant also agreed to install eight (8) trees. All waivers requested were granted, except for the basin fencing which the Board is requiring for safety reasons. At the conclusion, Mr. Todi outlined the various services to the community that the temple has provided over the last few years.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried, the Board approved Resolution #2022-06, authorizing the preliminary/final land development for the Bharatiya Temple Learning Center Phase II.**

**10. Shake Shack, Airport Square – Land Development –** Ms. McCreary reported that Attorney Jim McGarrity was present to seek land development approval for his client, Shake Shack, for the property located at the Airport Square Shopping Center at the former Wendy's Restaurant pad site. The Planning Commission recommended the project, subject to the consultants and staff reviews. Mr. McGarrity discussed the sidewalk which will extend down to the Bonefish Grill driveway and will be incorporated into the Board's plan for walkability in that area. After some discussion, the applicant agreed to install the sidewalk, curb, handicap ramps and pedestrian crossings and the Board agreed to grant the waivers requested for fee in lieu of items.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the Board adopted Resolution #2022-05, approving the Shake Shack Land Development Plan.**

**11. Board Positions for Zoning Hearing Board Applications:** Ms. McCreary presented four applications to be considered by the Zoning Hearing Board at their February meeting. The first



application is for Caliber Capital, LLC, 739 Bethlehem Pike for a proposed car wash which requires a variance to allow a less than 25-foot wide landscaped area along the side yards of the property and a variance to allow for no loading space as a proposed car wash does not need a loading space for the operation of its business. The second application is for 700 Moons LLC / Bethlehem Pike for the construction of a two-story mixed use, retail and office building with associated parking, storm water management, and retaining walls. The applicant is seeking relief for a reduction of the rear yard setback, a reduction in height of the retaining wall and a variance for the parking ration. The third application is for TruMark Financial Credit Union / 1200 Welsh Road for an additional freestanding sign along Welsh Road. The Board declined to intervene on these applications. The fourth application is for Huang / 211 Knapp Road for the construction of a two-story structure with roof overhangs and landing with stairs, not meeting the side and rear yard setback requirements. The applicant is seeking variances for this 560-foot two-story structure. The Board authorized the Solicitor's office to oppose this application.

**12. Ordinance #22-327 – Amendment to Fire Department Ordinance – Appointment of Fire Chief:** Ms. McCreary reported that the Township Manager and Director of Fire Services have been working to eliminate any conflicting language in the fire services agreement and ordinance while the volunteers of FDMT are simultaneously updating their bylaws. This is being done to support the vision of One Department, One Mission.

**MOTION:** Upon motion by Ms. Bamford, seconded by Ms. Long and unanimously carried, the Board adopted Ordinance No. 22-327, changing the title of the Director of Fire Services to Fire Chief and reflecting this change in the duties as described.

**13. Purchase of Replacement Police Vehicles:**

**MOTION:** Upon motion by Ms. Long, seconded by Ms. Chimera and unanimously carried, the Board awarded the contract for the purchase of three 2022 Ford Police Interceptor Utility vehicles from Fred Beans Ford Lincoln, an authorized vendor under the Co-Stars Cooperative Purchase Program, at a total cost of \$108,000.00 per their quote dated August 9, 2021.

**MOTION:** Upon motion by Ms. Long, seconded by Ms. Chimera and unanimously carried, the Board awarded the contract for the purchase and installation of equipment for these vehicles from Havis, Inc., an authorized vendor under the Co-Stars Cooperative Purchase Program at a total cost of \$41,179.95 per their quote dated September 2, 2021.

**Administration & Finance:**

**14. Manager's Employment Agreement:**

**MOTION:** Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the Board approved the employment agreement for the Township Manager



**for the period of 01/01/22 to 12/31/23 and authorized the Chairwoman to execute the agreement on behalf of the Township.**

**15. Resolution 2022-03 – Board of Supervisors Public Meeting Guidelines:** Ms. McCreary reported that in preparation for the reorganization meeting and the start of 2022, staff reviewed the guidelines for the public meetings and hearings before the Board of Supervisors. The printed guidelines were available to those attending the meeting and found next to the agendas in the back of the meeting room. The guidelines were established in 1999 and revised in 2009. The Solicitor recommended that they be formalized by a resolution which would consolidate multiple documents, making it easier for the Board to refer to, and for the public to find on the Township website.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the Board adopted Resolution No. 2022-03 memorializing the guidelines established for the Board of Supervisors' public meetings.**

**16. Advisory Committee Bylaw Amendments:** Ms. McCreary reported that in preparing for the reappointment of volunteers to the various committees, she learned that each committee has a set of bylaws which appear to follow a template for consistency. Most have not been reviewed since 2009. With the formation of two new committees, it was a good time to review all bylaws and determine if any updates were needed. The proposed changes include eliminating language noting a specific day and/or time a committee must meet, the inclusion of language concerning postings made on social media or in print as a representative of the Township, and the prohibition of using the Township seal or other designation without proper consent. Additionally, it was suggested that the Board consider removing the mission statement from the Parks and Recreation Advisory Board's bylaws as it is the only committee with a separate mission statement, and its purpose is defined in the bylaws. An example set of bylaws was provided for discussion purposes.

**MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford and unanimously carried, the Board amended the Volunteer Committee/Commission/Board bylaws as described.**

**17. Reappointment of Kim Greene to the Parks & Recreation Advisory Board:** Ms. McCreary stated that Ms. Greene had not received our communications inquiring if she desired to be reappointed to the Park and Recreation Board as a result of a change in her email address. After the January Park Board meeting, Ms. Greene contacted the Township and advised that she would like to continue to serve on this committee.

**MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab and unanimously carried, the Board reappointed Kim Greene to the Park and Recreation Advisory Board with a term expiring on January 1, 2027.**



**18. Manager's Report:**

**a. Volunteer Appreciation Event** – Ms. McCreary reported in the past the Township has recognized its volunteers at a dinner or brunch. The event was discontinued and in place of it, gifts of appreciation were purchased for the volunteers. The last event was held in 2018. Staff is seeking the Board's consensus to explore options to resume holding something to thank the residents who serve on our various committees. The Board was in favor of a social gathering with outdoor patio options where volunteers could mingle together and enjoy some refreshments. Staff will report back to the Board with suggestions and cost details.

**b. Application for Disaster Assistance** – Ms. McCreary reported that the Sewer Authority Director, Shannon Drosnock, advised her about severe streambank erosion caused by significant flooding in the Little Neshaminy Creek caused by Tropical Storm Ida. The Township Engineer visited the site and photographed the area. MTMSA and the Township have sent a letter to the Natural Resources Conservation Service (NRCS) requesting Federal assistance under the provisions of the Flood Control Act to restore the damaged areas. There is no impact to the Township's budget at this time except for engineering costs. If funding is received, we cannot undertake any activities to remediate the area prior to signing an agreement with NRCS.

**c. Resolution 2022-04 Supporting the PA Commission for the US Semiquincentennial** - Ms. McCreary presented a resolution endorsing the America250PA Commission. This commission was established by the PA legislature and Governor Wolf as part of a nationwide effort to plan, encourage, develop and coordinate the commemoration of the 250<sup>th</sup> anniversary of the United States' founding.

**MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford and unanimously carried, the Board adopted Resolution 2022-04 endorsing America250PA.**

**Other Business:**

**22. Department Reports:** There were no questions for the Department Heads regarding their reports for the month of December. Derek Muller, Public Information Coordinator, presented a report on statistics for social media public outreach. Mr. Muller reported on the overall growth of social media though 2021. Tracking these insights allows the Township to determine the direction of future content, including new content designed to engage the community. The reports highlighted the growth of Facebook, Instagram and Twitter platforms. The Montgomery Township Police Department Facebook page remains the social media page with the highest public engagement.

**23. Committee Liaison Reports:** Ms. Staab reporting that the EAC would be meeting the next day.

Ms. Long reported that the Public Safety Committee discussed the new tower ladder, snow removal, vehicle accident increases, the Citizens Police Academy returning, meeting the new VMSC Chief, Shane Wheeler, and the consideration of leash laws for Township parks. The Community and Recreation Center Committee met and discussed the increase in activity at the center during the month of December and the various activities. Ms. Long also mentioned that the CRC committee would like to look at how they can help financially with ideas for the center whether its generating income or fundraising, they want to come up with some ideas.

Ms. Ware met with the Senior Committee and the existing members wanted to make sure that they were still a value add to the Township and that the Board fully supports them. The committee will be repurposing their purpose and each member has committed to soliciting two new volunteers to join the committee. The committee also changed their meetings to be held monthly this year.

Ms. Chimera reported that the Planning Commission met to reorganize. The Park and Recreation Board reviewed their membership and were excited to add two additional members to bring in some new ideas, creativity and flexibility.

Ms. Bamford attended the Shade Tree Commission meeting which was very productive. She learned some things about the Township's involvement in certain aspects of the parks. The Sewer Authority will be participating in a national study called the National Wastewater Surveillance System. A tool will be created to assist in providing an early warning system for the presence of COVID and new COVID variants across the nation.

**15. Adjournment:** Upon motion by Ms. Bamford and seconded by Ms. Chimera, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



01/24/2022 03:09 PM  
 User: msanders  
 DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP  
 CHECK DATE FROM 01/04/2022 - 01/24/2022

Page: 1/3

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 01 UNIVEST CHECKING					
01/06/2022	01	90401	MISC	A & Z GENERAL CONTRACTOR, LLC	30.00
01/06/2022	01	90402	00000006	ACME UNIFORMS FOR INDUSTRY	453.06
01/06/2022	01	90403	100000892	ADAM ZWISLEWSKI	140.00
01/06/2022	01	90404	100000876	ALEXANDER J. DEANGELIS	30.00
01/06/2022	01	90405	100000814	AMAZON.COM SERVICES, INC	111.47
01/06/2022	01	90406	100000888	ANDREW WEINER	150.00
01/06/2022	01	90407	100001244	BRANDI BLUSIEWICZ	45.00
01/06/2022	01	90408	100000979	BRANDON UZDZIENSKI	90.00
01/06/2022	01	90409	100001063	BRIAN ALLEN	15.00
01/06/2022	01	90410	100000878	CARL HERR	55.00
01/06/2022	01	90411	100001879	CARLOS GONZALEZ	150.00
01/06/2022	01	90412	100001862	CUMMINS SALES AND SERVICE	1,485.70
01/06/2022	01	90413	100000893	DONALD TUCKER	80.00
01/06/2022	01	90414	00000967	DVHT DELAWARE VALLEY HEALTH TRUST	164,984.86
01/06/2022	01	90415	100001602	FRANK BLUSIEWICZ	90.00
01/06/2022	01	90416	00001323	GLICK FIRE EQUIPMENT COMPANY INC	1,021.63
01/06/2022	01	90417	100000882	JACOB MILLEVOI	60.00
01/06/2022	01	90418	100000881	JOHN H. MOGENSEN	75.00
01/06/2022	01	90419	100001877	JULIE KAUF	30.00
01/06/2022	01	90420	100000554	KEITH GRIERSON	15.00
01/06/2022	01	90421	100001811	KEYSTONE MUNICIPAL SERVICES, INC.	7,725.00
01/06/2022	01	90422	100001661	KYLE STUMP	90.00
01/06/2022	01	90423	100001826	MAACO	794.65
01/06/2022	01	90424	100000875	MICHAEL BEAN	60.00
01/06/2022	01	90425	100000885	MICHAEL SHEARER	45.00
01/06/2022	01	90426	00002016	MICHAEL SHINTON	30.00
01/06/2022	01	90427	00000356	NORTH WALES WATER AUTHORITY	155.75
01/06/2022	01	90428	00906058	PA ASSOC. ARSON INVESTIGATORS	1,350.00
01/06/2022	01	90429	100000039	PA TURNPIKE TOLL BY PLATE	20.30
01/06/2022	01	90430	100000890	PAUL MOGENSEN	135.00
01/06/2022	01	90431	00000399	PECO ENERGY	127.65
01/06/2022	01	90432	00000447	PETTY CASH - POLICE	184.87
01/06/2022	01	90433	00001993	PORTER & CURTIS, LLC	1,000.00
01/06/2022	01	90434	00003333	PSATS	95.00
01/06/2022	01	90435	100001010	RACHEL GIBSON	180.00
01/06/2022	01	90436	00906102	READY REFRESH	44.08
01/06/2022	01	90437	100001878	ROB CARDILLO	50.00
01/06/2022	01	90438	100000884	RYAN RUDELL	30.00
01/06/2022	01	90439	100000897	TREVOR DALTON	30.00
01/06/2022	01	90440	100000854	VINAY SETTY	235.00
01/06/2022	01	90441	100000891	VINCENT ZIRPOLI	195.00
01/06/2022	01	90442	00902604	YING JI	70.00
01/06/2022	01	90443	00000031	AT&T	117.97
01/06/2022	01	90444	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	317.42
01/06/2022	01	90445	00001784	GOOGLE INC.	24.00
01/06/2022	01	90446	100001881	MONTGOMERYVILLE ASSOCIATES	148,293.79
01/06/2022	01	90447	00000040	VERIZON	269.00
01/06/2022	01	90448	00000040	VERIZON	68.18
01/06/2022	01	90449	00000040	VERIZON	38.40
01/06/2022	01	90450	00000040	VERIZON	571.19
01/24/2022	01	90451	100001623	SPARTAN EMERGENCY RESPONSE	707,038.00
01/24/2022	01	90452	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	1,518.50
01/24/2022	01	90453	100000107	4IMPRINT, INC.	1,237.74
01/24/2022	01	90454	00000842	911 SAFETY EQUIPMENT	95.00
01/24/2022	01	90455	00000006	ACME UNIFORMS FOR INDUSTRY	447.82
01/24/2022	01	90456	100000892	ADAM ZWISLEWSKI	140.00
01/24/2022	01	90457	00001202	AIRGAS, INC.	283.55
01/24/2022	01	90458	00000345	ALPHAGRAPHICS LANSDALE	599.36
01/24/2022	01	90459	100000814	AMAZON.COM SERVICES, INC	1,082.47
01/24/2022	01	90460	100001828	ARAMSCO, INC.	83.95
01/24/2022	01	90461	00001832	ASCAP	390.00
01/24/2022	01	90462	00000031	AT&T	107.73
01/24/2022	01	90463	00000340	B SAFE INC.	222.00
01/24/2022	01	90464	00000043	BERGEY'S	433.87
01/24/2022	01	90465	100001888	BILL TUTTLE	50.00
01/24/2022	01	90466	100001244	BRANDI BLUSIEWICZ	50.00
01/24/2022	01	90467	100000979	BRANDON UZDZIENSKI	50.00
01/24/2022	01	90468	100001063	BRIAN ALLEN	150.00
01/24/2022	01	90469	100001631	BRIDGE GLOBAL SERVICES	2,185.00
01/24/2022	01	90470	100000004	BUCKS COUNTY COMMUNITY COLLEGE	4,000.00
01/24/2022	01	90471	100000405	C.E.S.	118.45
01/24/2022	01	90472	100000319	CANDORIS	4,929.20
01/24/2022	01	90473	00000072	CANON FINANCIAL SERVICES, INC	1,996.30
01/24/2022	01	90474	100000878	CARL HERR	50.00
01/24/2022	01	90475	100001879	CARLOS GONZALEZ	150.00
01/24/2022	01	90476	00001765	CARRIGAN GEO SERVICES INC.	1,800.00
01/24/2022	01	90477	00001601	CDW GOVERNMENT, INC.	160.54
01/24/2022	01	90478	MISC	CENTER LINE CONTRACTING	774.00

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Check Date	Bank	Check	Vendor	Vendor Name	Amount
01/24/2022	01	90479	100001842	COLONIAL OIL INDUSTRIES, INC	4,122.27
01/24/2022	01	90480	100001843	COLONIAL OIL INDUSTRIES, INC	8,683.76
01/24/2022	01	90481	00000363	COMCAST	40.56
01/24/2022	01	90482	00000335	COMCAST CORPORATION	472.17
01/24/2022	01	90483	00000335	COMCAST CORPORATION	1,004.56
01/24/2022	01	90484	00001891	CREATIVE PRODUCT SOURCING, INC.	248.58
01/24/2022	01	90485	100001246	CWKK CRIMEDEX	158.00
01/24/2022	01	90486	100001882	CYNTHIA HAMES	190.00
01/24/2022	01	90487	00000111	DAVID H. LIGHTKEP, INC.	134.99
01/24/2022	01	90488	00000629	DAVIDHEISER'S INC.	1,485.00
01/24/2022	01	90489	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	5,088.25
01/24/2022	01	90490	100000213	DOG TOWN	221.97
01/24/2022	01	90491	100000893	DONALD TUCKER	50.00
01/24/2022	01	90492	00001332	EAGLE POWER & EQUIPMENT CORP	40.20
01/24/2022	01	90493	100000315	FBINAA	125.00
01/24/2022	01	90494	100000315	FBINAA	125.00
01/24/2022	01	90495	00001466	FEDEX OFFICE	32.68
01/24/2022	01	90496	00001663	FIRE DEPARTMENT OF MONTGOMERY	16,500.00
01/24/2022	01	90497	100001602	FRANK BLUSIEWICZ	250.00
01/24/2022	01	90498	100000408	FSSOLUTIONS	146.70
01/24/2022	01	90499	03214568	FULTON CARDMEMBER SERVICES	1,476.83
01/24/2022	01	90500	03214568	FULTON CARDMEMBER SERVICES	945.00
01/24/2022	01	90501	00000188	GALLS, AN ARAMARK CO., LLC	2,255.22
01/24/2022	01	90502	100001012	GARY DAVIS	200.00
01/24/2022	01	90503	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	138.00
01/24/2022	01	90504	00001323	GLICK FIRE EQUIPMENT COMPANY INC	1,310.45
01/24/2022	01	90505	00000219	GLOBAL EQUIPMENT COMPANY	177.54
01/24/2022	01	90506	00000608	GOOSE SQUAD L.L.C.	900.00
01/24/2022	01	90507	100000478	GRANAHAN ELECTRICAL CONTRACTORS, IN	4,585.00
01/24/2022	01	90508	00000903	HOME DEPOT CREDIT SERVICES	826.55
01/24/2022	01	90509	00441122	HORSHAM CAR WASH	84.00
01/24/2022	01	90510	00000242	HUNTER KEYSTONE PETERBILT, L.P.	71.33
01/24/2022	01	90511	00001095	IACP - INTERNATIONAL ASSOCIATION	875.00
01/24/2022	01	90512	00001729	INTERNATIONAL BRONZE, LTD	589.00
01/24/2022	01	90513	00001067	INTOXIMETERS, INC.	1,766.50
01/24/2022	01	90514	100000882	JACOB MILLEVOI	100.00
01/24/2022	01	90515	100000881	JOHN H. MOGENSEN	150.00
01/24/2022	01	90516	100000750	JOHNSON CONTROLS FIRE PROTECTION LP	3,568.00
01/24/2022	01	90517	00000148	JONATHAN S. BEER	8,700.00
01/24/2022	01	90518	00000740	K.J. DOOR SERVICES INC.	1,455.00
01/24/2022	01	90519	100001883	KATE FIRESTONE	100.00
01/24/2022	01	90520	00000264	KENCO HYDRAULICS, INC.	110.47
01/24/2022	01	90521	100001811	KEYSTONE MUNICIPAL SERVICES, INC.	10,275.00
01/24/2022	01	90522	100001254	KILCOYNE & KELM, LLC	885.00
01/24/2022	01	90523	100001815	KRISTIN MAAS	100.00
01/24/2022	01	90524	100001661	KYLE STUMP	150.00
01/24/2022	01	90525	100001887	LEE MORANO	100.00
01/24/2022	01	90526	00001706	LOWE'S COMPANIES INC.	261.33
01/24/2022	01	90527	MISC	Mary Mother of the Redeemer Church	3,980.00
01/24/2022	01	90528	00000201	MASTERTech AUTO SERVICE, LLC	2,524.16
01/24/2022	01	90529	100000875	MICHAEL BEAN	100.00
01/24/2022	01	90530	00002016	MICHAEL SHINTON	100.00
01/24/2022	01	90531	100001005	MITCHELL BARRER	50.00
01/24/2022	01	90532	100001885	MODERN GROUP LTD	93,766.80
01/24/2022	01	90533	00000355	NORTH PENN WATER AUTHORITY	207.00
01/24/2022	01	90534	00000356	NORTH WALES WATER AUTHORITY	69.97
01/24/2022	01	90535	00001400	PA CHIEFS OF POLICE ASSOCIATION	6,500.00
01/24/2022	01	90536	100000039	PA TURNPIKE TOLL BY PLATE	20.30
01/24/2022	01	90537	00000397	PECO ENERGY	14,800.89
01/24/2022	01	90538	00000399	PECO ENERGY	6,788.33
01/24/2022	01	90539	03214629	PENNSYLVANIA CHIEFS OF POLICE ASSOC	175.00
01/24/2022	01	90540	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC.	48.33
01/24/2022	01	90541	100001717	PENNSYLVANIA POLICE ACCREDITATION	100.00
01/24/2022	01	90542	100001258	PERF	600.00
01/24/2022	01	90543	100000100	PERFORMANCE TIRE INC.	99.60
01/24/2022	01	90544	00000009	PETTY CASH	31.04
01/24/2022	01	90545	00001171	PHILA OCCEALTH/DBA WORKNET OCC	80.00
01/24/2022	01	90546	100001234	PLATELOGIQ, LLC	4,631.00
01/24/2022	01	90547	100000320	POWERDMS	750.00
01/24/2022	01	90548	100001863	PRACTICAL ENERGY SOLUTIONS	2,970.00
01/24/2022	01	90549	00003333	PSATS	3,332.00
01/24/2022	01	90550	00000252	PURE CLEANERS	809.65
01/24/2022	01	90551	100001010	RACHEL GIBSON	100.00
01/24/2022	01	90552	100000886	RACHEL TROUTMAN	50.00
01/24/2022	01	90553	00002067	RAGNASOFT, INC.	1,885.00
01/24/2022	01	90554	100001886	RAMADA CONFERENCE CENTER	839.52
01/24/2022	01	90555	MISC	RUFFING CHARLES H III & BRIANNA	1,200.00
01/24/2022	01	90556	MISC	SEILER & DRURY, PC	1,679.00
01/24/2022	01	90557	00001939	SERVICE TIRE TRUCK CENTERS	1,909.95
01/24/2022	01	90558	00001910	SIGNALSCAPE, INC.	1,700.00
01/24/2022	01	90559	00001394	STANDARD INSURANCE COMPANY	8,455.40

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Check Date	Bank	Check	Vendor	Vendor Name	Amount
01/24/2022	01	90560	100000701	STAPLES BUSINESS CREDIT	753.59
01/24/2022	01	90561	00000485	SYRENA COLLISION CENTER, INC.	100.00
01/24/2022	01	90562	00661122	TEES WITH A PURPOSE	398.00
01/24/2022	01	90563	00002020	THOMSON REUTERS	247.74
01/24/2022	01	90564	00001273	TIM KUREK	439.00
01/24/2022	01	90565	100000574	TRAFFIC PRODUCTS	2,623.00
01/24/2022	01	90566	00000506	TRANS UNION LLC	80.00
01/24/2022	01	90567	100000290	TRIAD TRUCK EQUIPMENT	235.00
01/24/2022	01	90568	00000327	U.S. MUNICIPAL SUPPLY INC.	1,160.40
01/24/2022	01	90569	00000040	VERIZON	269.00
01/24/2022	01	90570	100000854	VINAY SETTY	280.00
01/24/2022	01	90571	100000891	VINCENT ZIRPOLI	70.00
01/24/2022	01	90572	100001880	WATERWAY NEW JERSEY	4,748.30
01/24/2022	01	90573	00001329	WELDON AUTO PARTS	119.27
01/24/2022	01	90574	100001658	ZACHARY ASSENMACHER	50.00
01/24/2022	01	90575	100001042	ZACHARY EIDEN	50.00

01 TOTALS:

Total of 175 Disbursements:

1,314,853.60

Check Date	Bank	Check	Vendor	Vendor Name	Amount
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01/25/2022	01	90576	00000015	SPRINT	107.73
02/02/2022	01	90577	00000009	PETTY CASH	238.68
02/10/2022	01	90578	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	423.12
02/10/2022	01	90579	00000006	ACME UNIFORMS FOR INDUSTRY	591.30
02/10/2022	01	90580	100000892	ADAM ZWISLEWSKI	630.00
02/10/2022	01	90581	100000892	ADAM ZWISLEWSKI	45.00
02/10/2022	01	90582	100000372	ADRIANNA CILIBERTO	139.95
02/10/2022	01	90583	00000075	ALDERFER GLASS COMPANY, INC.	385.00
02/10/2022	01	90584	100000876	ALEXANDER J. DEANGELIS	150.00
02/10/2022	01	90585	100000876	ALEXANDER J. DEANGELIS	135.00
02/10/2022	01	90586	100001754	ALEXANDER L. AVALLO III	250.00
02/10/2022	01	90587	100000814	AMAZON.COM SERVICES, INC	3,855.02
02/10/2022	01	90588	100000814	VOID	0.00 V
02/10/2022	01	90589	100000888	ANDREW WEINER	450.00
02/10/2022	01	90590	100000888	ANDREW WEINER	30.00
02/10/2022	01	90591	100001890	ANGEL G. MEJIAS	550.00
02/10/2022	01	90592	MISC	ANN TAYLOR #2543	1,554.17
02/10/2022	01	90593	00001151	APA- AMERICAN PLANNING ASSOCIATION	112.00
02/10/2022	01	90594	100001828	ARAMSCO, INC.	694.50
02/10/2022	01	90595	00000027	ARMOUR & SONS ELECTRIC, INC.	10,050.00
02/10/2022	01	90596	100000918	ARNOLDS FAMILY FUN CENTER	275.00
02/10/2022	01	90597	100001835	ASHEEMA GARG	64.00
02/10/2022	01	90598	00000031	AT&T	112.58
02/10/2022	01	90599	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	112.98
02/10/2022	01	90600	00000340	B SAFE INC.	879.60
02/10/2022	01	90601	100000247	BEN CROWLE SERVICES	1,425.00
02/10/2022	01	90602	00000043	BERGEY'S	244.08
02/10/2022	01	90603	100000369	BILL WILLIAMS	40.00
02/10/2022	01	90604	100001901	BOHLER ENGINEERING NJ, LLC	5,000.00
02/10/2022	01	90605	100001244	BRANDI BLUSIEWICZ	50.00
02/10/2022	01	90606	100000979	BRANDON UZDZIENSKI	100.00
02/10/2022	01	90607	00001108	BRIDGEPORT TROPHY CO.	66.90
02/10/2022	01	90608	100001401	BRIDGET DOMBROSKI	50.00
02/10/2022	01	90609	100000405	C.E.S.	661.31
02/10/2022	01	90610	00001579	CARGO TRAILER SALES, INC	7.98
02/10/2022	01	90611	100000878	CARL F. HERR	100.00
02/10/2022	01	90612	100001879	CARLOS A. GONZALEZ JR	600.00
02/10/2022	01	90613	100001842	COLONIAL OIL INDUSTRIES, INC	5,529.10
02/10/2022	01	90614	100001843	COLONIAL OIL INDUSTRIES, INC	4,738.30
02/10/2022	01	90615	00000363	COMCAST	534.84
02/10/2022	01	90616	00903100	COURIER TIMES, INC.	1,086.30
02/10/2022	01	90617	00001392	CRAFTWELD FABRICATION CO., INC.	556.50
02/10/2022	01	90618	00000111	DAVID H. LIGHTKEP, INC.	282.45
02/10/2022	01	90619	100001900	DEJANA TRUCK & UTILITY, LLC	356.00
02/10/2022	01	90620	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	2,569.10
02/10/2022	01	90621	00002030	DON DOUGHERTY	50.00
02/10/2022	01	90622	100000893	DONALD B. TUCKER III	250.00
02/10/2022	01	90623	MISC	DONG QING MEI & DONG SHENG YU	25,000.00
02/10/2022	01	90624	00000967	DVHT DELAWARE VALLEY HEALTH TRUST	168,288.72
02/10/2022	01	90625	00001520	DVPLT DELAWARE VALLEY PROPERTY &	81,756.75
02/10/2022	01	90626	00000120	DVWCT DELAWARE VALLEY WC TRUST	61,347.00
02/10/2022	01	90627	100001907	EASTERN PA - FBINAA	225.00
02/10/2022	01	90628	00000152	ECKERT SEAMANS CHERIN &	1,120.00
02/10/2022	01	90629	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	4,240.00
02/10/2022	01	90630	100001894	ELLEN LUCK	130.00
02/10/2022	01	90631	00903110	ESTABLISHED TRAFFIC CONTROL	4,240.50
02/10/2022	01	90632	100001896	FATIMA ONUS	60.00
02/10/2022	01	90633	100000906	FBI LEEDA	50.00
02/10/2022	01	90634	00000169	FEDEX	167.80
02/10/2022	01	90635	100001898	FIRE CAM	2,132.65
02/10/2022	01	90636	00002052	FOREMOST PROMOTIONS	683.37
02/10/2022	01	90637	00000180	FRANK CALLAHAN COMPANY, INC.	14.28
02/10/2022	01	90638	100001602	FRANK J. BLUSIEWICZ JR	300.00
02/10/2022	01	90639	100001744	FUNDAMENTAL TENNIS	1,680.00
02/10/2022	01	90640	00000188	GALLS, AN ARAMARK CO., LLC	60.90
02/10/2022	01	90641	100001012	GARY DAVIS	200.00
02/10/2022	01	90642	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	759.00
02/10/2022	01	90643	100000573	GILLIDSYSTEMS	420.00
02/10/2022	01	90644	00000817	GILMORE & ASSOCIATES, INC.	40,646.86
02/10/2022	01	90645	00000817	VOID	0.00 V
02/10/2022	01	90646	00000817	VOID	0.00 V
02/10/2022	01	90647	00001842	GLEN ROETMAN	150.00
02/10/2022	01	90648	00001323	GLICK FIRE EQUIPMENT COMPANY INC	1,283.83
02/10/2022	01	90649	00001784	GOOGLE INC.	24.00
02/10/2022	01	90650	00000608	GOOSE SQUAD L.L.C.	900.00
02/10/2022	01	90651	00001709	GOULDEY WELDING & FABRICATIONS, INC	124.25
02/10/2022	01	90652	00000229	GRAINGER	119.36
02/10/2022	01	90653	00000213	HAJOCA CORPORATION	45.79



Check Date	Bank	Check	Vendor	Vendor Name	Amount
02/10/2022	01	90654	MISC	HAWKE ELECTRICAL INC	4.50
02/10/2022	01	90655	00000903	HOME DEPOT CREDIT SERVICES	655.47
02/10/2022	01	90656	00000368	HOOVER STEEL INC.	62.00
02/10/2022	01	90657	00441122	HORSHAM CAR WASH	158.00
02/10/2022	01	90658	00000242	HUNTER KEYSTONE PETERBILT, L.P.	45.26
02/10/2022	01	90659	00002072	IAAI	100.00
02/10/2022	01	90660	00001095	IACP - INTERNATIONAL ASSOCIATION	380.00
02/10/2022	01	90661	00000868	ICC - INTERNATIONAL CODE COUNCIL	145.00
02/10/2022	01	90662	100000343	INTERNATIONAL CODE COUNCIL, INC.	145.00
02/10/2022	01	90663	00000102	INTERSTATE BATTERY SYSTEMS OF	396.80
02/10/2022	01	90664	100000882	JACOB MILLEVOI	300.00
02/10/2022	01	90665	100001893	JEFFERSON LANSDALE HOSPITAL	216.00
02/10/2022	01	90666	100000881	JOHN H. MOGENSEN	250.00
02/10/2022	01	90667	03214571	JOHN SCHEITER	57.16
02/10/2022	01	90668	100000554	KEITH GRIERSON	150.00
02/10/2022	01	90669	00000264	KENCO HYDRAULICS, INC.	1,388.34
02/10/2022	01	90670	100001811	KEYSTONE MUNICIPAL SERVICES, INC.	10,875.00
02/10/2022	01	90671	100001254	KILCOYNE & KELM, LLC	1,470.00
02/10/2022	01	90672	100001592	KILKENNY LAW, LLC	20,296.25
02/10/2022	01	90673	100001592	VOID	0.00 V
02/10/2022	01	90674	00905029	KUNBI RUDNICK	190.00
02/10/2022	01	90675	100001661	KYLE W. STUMP	450.00
02/10/2022	01	90676	MISC	LAKESIDE EDUCATIONAL NETWORK	530.00
02/10/2022	01	90677	00000271	LANSDALE CHRYSLER PLYMOUTH INC.	109.02
02/10/2022	01	90678	MISC	LEMUS CONSTRUCTION INC	4.50
02/10/2022	01	90679	100001887	LEO J. MORANO JR	100.00
02/10/2022	01	90680	MISC	LEWIS BROTHERS	180.00
02/10/2022	01	90681	100001231	LEXIPOL LLC	12,809.24
02/10/2022	01	90682	MISC	LOFT STORE # 873	3,539.72
02/10/2022	01	90683	00001706	LOWE'S COMPANIES INC.	138.10
02/10/2022	01	90684	100001905	MARCELLA RIDENOUR	50.00
02/10/2022	01	90685	100001765	MARVIN MOSEBY	150.00
02/10/2022	01	90686	00000201	MASTERTech AUTO SERVICE, LLC	1,507.87
02/10/2022	01	90687	100000877	MATTHEW GIORGIO	60.00
02/10/2022	01	90688	00002016	MICHAEL D. SHINTON	250.00
02/10/2022	01	90689	100000875	MICHAEL H. BEAN	400.00
02/10/2022	01	90690	100000879	MICHAEL JANSSENS	105.00
02/10/2022	01	90691	100000885	MICHAEL SHEARER	150.00
02/10/2022	01	90692	100001906	MICHELE MCKENNA	95.00
02/10/2022	01	90693	100001005	MITCHELL J. BARRER	200.00
02/10/2022	01	90694	100001885	MODERN GROUP LTD	303.60
02/10/2022	01	90695	00003087	MONTGOMERY COUNTY PUBLIC SAFETY	300.00
02/10/2022	01	90696	00002073	MORTON SALT INC	18,893.09
02/10/2022	01	90697	00000324	MOYER INDOOR / OUTDOOR	322.30
02/10/2022	01	90698	00002077	MSWAT-CR	3,500.00
02/10/2022	01	90699	100000594	NATIONWIDE	2,430.55
02/10/2022	01	90700	100001650	NEW ERA TECHNOLOGY LI	55,340.66
02/10/2022	01	90701	00905070	NORTH WALES LIBRARY	325.00
02/10/2022	01	90702	00000356	NORTH WALES WATER AUTHORITY	24.00
02/10/2022	01	90703	100000728	NORTH WALES WATER AUTHORITY	21,462.50
02/10/2022	01	90704	00001134	OFFICE DEPOT, INC	432.23
02/10/2022	01	90705	00001400	PA CHIEFS OF POLICE ASSOCIATION	1,000.00
02/10/2022	01	90706	00000424	PA STATE ASSOC. OF BOROUGHES	325.00
02/10/2022	01	90707	100000039	PA TURNPIKE TOLL BY PLATE	28.70
02/10/2022	01	90708	100001897	PALOMBO AQUATICS LLC	431.50
02/10/2022	01	90709	00000397	PECO ENERGY	16,976.58
02/10/2022	01	90710	00000399	PECO ENERGY	6,999.50
02/10/2022	01	90711	00000402	PECO ENERGY COMPANY	330.00
02/10/2022	01	90712	00000726	PENN-HOLO SALES & SERVICES	155.76
02/10/2022	01	90713	03214629	PENNSYLVANIA CHIEFS OF POLICE ASSOC	990.00
02/10/2022	01	90714	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC.	204.39
02/10/2022	01	90715	100000100	PERFORMANCE TIRE INC.	390.00
02/10/2022	01	90716	00001171	PHILA OCCHEALTH/DBA WORKNET OCC	133.30
02/10/2022	01	90717	00001880	PHILIP C. STUMP	15.00
02/10/2022	01	90718	00000412	PINECREST COUNTRY CLUB	250.00
02/10/2022	01	90719	00000945	PIPERVILLE GARDEN CENTER, INC.	2,565.70
02/10/2022	01	90720	100001908	POLICE CHIEFS ASSOCIATION OF	75.00
02/10/2022	01	90721	MISC	PRO BUILDERS GROUP LLC	905.00
02/10/2022	01	90722	00000252	PURE CLEANERS	717.45
02/10/2022	01	90723	100001010	RACHEL GIBSON	500.00
02/10/2022	01	90724	100000886	RACHEL TROUTMAN	200.00
02/10/2022	01	90725	100000886	RACHEL TROUTMAN	20.00
02/10/2022	01	90726	00906102	READY REFRESH	74.31
02/10/2022	01	90727	00000430	REM-ARK ALLOYS, INC.	249.00
02/10/2022	01	90728	00000741	ROBERT E. LITTLE, INC.	981.76
02/10/2022	01	90729	100000873	RYAN ALLISON	100.00
02/10/2022	01	90730	00906080	RYAN CROUTHAMEL	30.00
02/10/2022	01	90731	100000884	RYAN RUDELL	180.00
02/10/2022	01	90732	100000044	SAFEGUARD BUSINESS SYSTEMS	273.02
02/10/2022	01	90733	00000969	SAFETY-KLEEN SYSTEMS, INC.	2,965.23
02/10/2022	01	90734	00000653	SCATTON'S HEATING & COOLING, INC.	4,428.55



02/10/2022 02:38 PM  
User: msanders  
DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP  
CHECK DATE FROM 01/25/2022 - 02/14/2022

Page: 3/3

Check Date	Bank	Check	Vendor	Vendor Name	Amount
02/10/2022	01	90735	MISC	SCHMITZ RANDAL J & THERESA M	1,200.00
02/10/2022	01	90736	100000874	SEAN ALLISON	50.00
02/10/2022	01	90737	00001939	SERVICE TIRE TRUCK CENTERS	1,293.49
02/10/2022	01	90738	100000790	SHOEN SAFETY & TRAINING	270.00
02/10/2022	01	90739	100001242	SILENCERCO, LLC	540.60
02/10/2022	01	90740	00000059	SOCIETY OF HUMAN RESOURCE(SHRM)	219.00
02/10/2022	01	90741	100001703	SOMERVILLE MONTGOMERY LP	886.83
02/10/2022	01	90742	100000701	STAPLES BUSINESS CREDIT	540.54
02/10/2022	01	90743	100001902	SUBARU PARK	100.00
02/10/2022	01	90744	100001903	T-MOBILE USA, INC	150.00
02/10/2022	01	90745	00002020	THOMSON REUTERS	247.74
02/10/2022	01	90746	100001895	TIM HAGARTY	45.00
02/10/2022	01	90747	00001273	TIM KUREK	505.50
02/10/2022	01	90748	100000287	TRACKER PRODUCTS	3,198.00
02/10/2022	01	90749	00000506	TRANS UNION LLC	90.00
02/10/2022	01	90750	100000897	TREVOR DALTON	50.00
02/10/2022	01	90751	100000290	TRIAD TRUCK EQUIPMENT	1,018.00
02/10/2022	01	90752	03214643	UNWINED & PAINT	360.00
02/10/2022	01	90753	00000040	VERIZON	38.64
02/10/2022	01	90754	00000040	VERIZON	66.67
02/10/2022	01	90755	00000040	VERIZON	353.92
02/10/2022	01	90756	00000040	VERIZON	269.00
02/10/2022	01	90757	00000040	VERIZON	572.88
02/10/2022	01	90758	00000038	VERIZON WIRELESS SERVICES, LLC	3,551.16
02/10/2022	01	90759	100000854	VINAY P. SETTY	640.00
02/10/2022	01	90760	100000891	VINCENT ZIRPOLI	840.00
02/10/2022	01	90761	00001329	WELDON AUTO PARTS	1,066.08
02/10/2022	01	90762	100001267	WESLEY J WHITAKER	69.99
02/10/2022	01	90763	100001013	WILLIAM F. WIEGMAN III	117.24
02/10/2022	01	90764	100001888	WILLIAM TUTTLE	50.00
02/10/2022	01	90765	00906130	WISMER AUTO INTERIORS	475.00
02/10/2022	01	90766	00000760	WM CORPORATE SERVICES, INC	1,951.45
02/10/2022	01	90767	100001883	WOORI CENTER	100.00
02/10/2022	01	90768	100001042	ZACHARY M. EIDEN	50.00
02/10/2022	01	90769	100001658	ZACHARY P. ASSENMACHER	300.00

01 TOTALS:

(4 Checks Voided)

Total of 190 Disbursements:

667,522.19

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item # 7.

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SUBJECT: Black History Month  
MEETING DATE: February 14, 2022  
BOARD LIAISON: Tanya C. Bamford, Chairwoman  
INITIATED BY:

---

**BACKGROUND:**

Please see attached resolution for consideration.

**MOTION/RESOLUTION:**

**Motion** to adopt resolution No. 2022-07 recognizing February as Black History Month.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for vote.



**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MONTGOMERY  
TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA TO RECOGNIZE  
FEBRUARY AS BLACK HISTORY MONTH  
RESOLUTION 2022-07**

**WHEREAS**, Black History Month is an annual celebration of achievements by African Americans, celebrating their central role in U.S. history; and

**WHEREAS**, since 1976 every U.S. President has officially designated the month of February as Black History Month; and

**WHEREAS**, Former President Barack Obama, speaking about what it means, stated “It’s about the lived, shared experience of all African Americans, high and low, famous and obscure, and how those experiences have shaped and challenged and ultimately strengthened America. It’s about taking an unvarnished look at the past so we can create a better future. It’s a reminder of where we as a country have been so that we know where we need to go”; and

**WHEREAS**, the Board of Supervisors wishes to acknowledge the importance of this month and encourage our residents to appreciate and learn more about the contributions of African American community members;

**NOW, THEREFORE BE IT RESOLVED** by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, that we hereby recognize the month of February as Black History Month.

**AND BE IT FURTHER, RESOLVED**, that we join in paying tribute to the generations of African Americans who struggled with adversity to achieve full citizenship in American society.

**RESOLVED**, at the duly convened meeting of the Board of Supervisors of Montgomery Township conducted on this 14th day of February 2022.

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Tanya C. Bamford, Chairwoman

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Candyce Fluehr Chimera, Vice-Chairwoman

---

Annette M. Long, Member

---

Beth A. Staab, Member

---

Audrey R. Ware, Member

---

Attest: Carolyn McCreary, Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #8

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SUBJECT: Request for Land Development Waiver–The Fence Guys, 111 Domorah Drive (LDS #718W)  
MEETING DATE: February 14, 2022  
BOARD LIAISON: Tanya C. Bamford, Chairwoman  
INITIATED BY: Carolyn McCreary, Township Manager

---

BACKGROUND:

The applicant proposes to construct a 1440 square foot pole barn in the rear of the property to be attached on the north side of the existing building. The area is an existing impervious area. The property sits within the LI-Limited Industrial District and is currently improved with a one-story office/warehouse building with associated parking and outdoor storage area.

Review letters from the Township Engineer and Public Safety staff is included in the packet.

PREVIOUS BOARD ACTION:

None

BUDGET IMPACT:

None.

RECOMMENDATION:

Consider granting the waiver of land development.

MOTION/RESOLUTION:

**Motion** to approve Resolution 2022-10, granting a waiver of the requirement of a formal land development application for the Fence Guys, located at 111 Domorah Drive for a 1440 square foot pole barn. (see attached resolution)

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chairwoman will call for public comment.
- 3) Chairwoman will call for a vote.

RESOLUTION #2022-10

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

**A RESOLUTION GRANTING A WAIVER OF THE REQUIREMENT OF A FORMAL LAND DEVELOPMENT APPLICATION FOR THE FENCE GUYS AT 111 DOMORAH DRIVE FOR 1,440 SQUARE FOOT POLE BARN.**

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant a waiver of the requirement of a formal land development application to **The Fence Guys**, for an the construction of a new 1,440 square foot pole barn at **111 Domorah Drive**.

1. The Applicant shall satisfy the requirements of all the Township Consultants letters: Gilmore Associates letter dated January 26, 2022, Montgomery Township Police Department letter dated January 13, 2022, and the Montgomery Township Department of Fire Services letter dated February 9, 2022.
2. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority, *if required*.
3. The Applicant shall be responsible for payment of all Township Consultant and Solicitor fees related to this project.
4. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project, *if required*.
5. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.

This Resolution shall become null and void 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 14<sup>th</sup> day of February 2022.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by \_\_\_\_\_  
(Print Name)

representing The Fence Guys this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Applicant Signature



EXHIBIT "A"

DESCRIPTION

Pole Barn Building Application with associated documents and proposal prepared by Stoltzfus Builders, dated December 8, 2021.



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

January 26, 2022

File No. 2022-01169

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

Reference: Land Development Waiver Application – LDS#718W  
111 Domorah Drive – The Fence Guys  
Tax Map Parcel Number: 46-00-00796-77-8

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the land development waiver application referenced above and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

- A. Pole Barn Building Application – Fence Guys prepared by Stoltzfus Builders, dated December 8, 2021.

The site is within the LI – Light Industrial District. The existing use is a one-story warehouse/manufacturing use which is a permitted use.

The Applicant, The Fence Guys, proposes to add a pole barn to be attached the north side of the existing building. The area is an existing impervious area. The Applicant has requested a waiver from land development.

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). The proposed addition of a pole barn as shown on the building application appears to be consistent per the scope of our review.

**Comments**

1. Existing Conditions and Surrounding Land Uses

- a. The site currently consists of an office and maintenance facility, totaling approximately 8,535 square feet, along with areas of macadam paving.
- b. The site is located in the LI Limited Industrial District and has frontage along Domorah Drive. The site is surrounded by commercial and industrial uses.

2. Consistency with the Comprehensive Plan

As per the 2008 Comprehensive Plan Update the property is identified as Industrial. The Vision Plan identifies the property as Light Industrial. The proposed development is generally consistent with the Montgomery Township Comprehensive Plan.

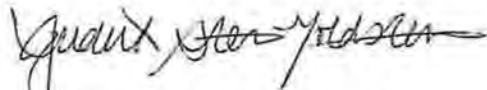
3. Traffic and Pedestrian Circulation Patterns

- a. The property will continue to utilize the existing access drives onto Domorah Drive.
- b. The plans do not propose any new pedestrian walkways and/or sidewalks. Sidewalks are not currently provided along Domorah Drive.

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

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

Sincerely,



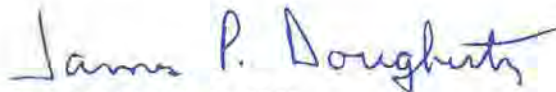
Judith Stern Goldstein, R.L.A., ASLA  
Senior Project Manager  
Gilmore & Associates, Inc.



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



Damon A. Drummond, P.E., PTOE  
Senior Transportation Engineer  
Gilmore & Associates, Inc.



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

JSG/VLL/DAD/JPD/gja

cc: Carolyn McCreary, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator – Montgomery Township  
Bill Wiegman, Director of Fire Services - Montgomery Township  
Sean Kilkenny, Esq., Solicitor – Kilkenny Law  
Tom Conwell - The Fence Guys




## 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. Shoupe  
Director of Planning and Code Enforcement

From: J. Scott Bendig, Chief of Police 

Date: January 13, 2022

Re: LD718-W  
111 Domorah Drive

---

A review of the above-referenced land development 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.





**MONTGOMERY TOWNSHIP**  
**DEPARTMENT OF FIRE SERVICES**  
1001 STUMP ROAD  
MONTGOMERYVILLE, PA 1 18936-9605  
Telephone: 215-393-6935 • Fax: 215-699-1560  
email: [wwiegman@montgomerytp.org](mailto:wwiegman@montgomerytp.org)  
[www.montgomerytp.org](http://www.montgomerytp.org)

**William Wiegman**  
DIRECTOR OF FIRE SERVICES  
FIRE MARSHAL  
EMERGENCY MANAGEMENT  
COORDINATOR

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

February 9, 2022

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

Re: The Fence Guys Pole Barn Waiver of Land Development

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the: The Fence Guys Pole Barn Waiver of Land Development

The Fire Marshal's Office recommends that the proposed development be **approved as submitted**.

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

Sincerely,

Reviewed by:  
Andrew Backlund  
Fire Fighter/Asst. Fire Marshal



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

Item #9.

---

**SUBJECT:** Consider Waiver of Land Development Application – Harbor Freight Tools,  
978 Bethlehem Pike (LDS#720W)  
**MEETING DATE:** February 14, 2022  
**BOARD LIAISON:** Tanya C. Bamford, Chairwoman  
**INITIATED BY:** Carolyn McCreary, Township Manager

---

**BACKGROUND:**

The applicant proposes to construct a new loading area and forklift ramp at the southwest corner of an existing two-tenant building. Harbor Freight Tools will occupy the 15,627 square foot space formerly occupied by Thomasville Furniture. The applicant has submitted permits and building plans for the proposed interior alterations to the building and loading area with forklift ramp. No additional exterior work is proposed. The applicant has reviewed the Consultants and Township letters and has submitted response letters complying with all comments noted.

Review letters from the Township Engineer and Public Safety staff are included in the packet.

**RECOMMENDATION:**

Consider granting the waiver of land development.

**MOTION/RESOLUTION:**

**Motion** to approve Resolution 2022-11, granting a waiver of the requirement of a formal land development application for Harbor Freight Tools at 978 Bethlehem Pike for the construction of a loading dock with forklift ramp. (see attached resolution)

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chairwoman will call for public comment.
- 3) Chairwoman will call for a vote.

**RESOLUTION #2022-11**

**MONTGOMERY TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**

**A RESOLUTION GRANTING A WAIVER OF THE REQUIREMENT OF A FORMAL LAND DEVELOPMENT APPLICATION FOR HARBOR FREIGHT TOOLS AT 978 BETHLEHEM PIKE FOR A PROPOSED LOADING DOCK WITH FORKLIFT RAMP**

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolve to grant a waiver of the requirement of a formal land development application to **Harbor Freight Tools** for the construction of a new loading dock with forklift ramp at **978 Bethlehem Pike**.

1. The Applicant shall satisfy the requirements of all the Township Consultants letters: Gilmore Associates, Inc. letters (2) dated February 9, 2022 and February 8, 2022, Montgomery Township Police Department letter dated January 31, 2022, and the Montgomery Township Department of Fire Services letter dated February 7, 2022.
2. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority, *if required*.
3. The Applicant shall be responsible for payment of all Township Consultant and Solicitor fees related to this project.
4. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project, *if required*.
5. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.

This Resolution shall become null and void 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 14<sup>th</sup> day of February 2022.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by \_\_\_\_\_  
(Print Name)

representing Harbor Freight Tools this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
(Applicant Signature)

EXHIBIT "A"

DESCRIPTION

Harbor Freight Tools plan sheets A0.0, AS1.0, A1.1, and A4.2 prepared by ADA Architects, Inc., dated December 23, 2021





**REVISED February 9, 2022**

February 8, 2022

File No. 2022-01268

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

Reference: Waiver of Land Development Request (LDS720-W)  
Harbor Freight Tools  
Tax Map Parcel Number: 46-00-00313-00-1; Block 11, Unit 9  
978 Bethlehem Pike, LLC

Dear Bruce:

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

A. Harbor Freight Tools, prepared by ADA Architects, Inc, dated December 23, 2021.

The applicant proposes a new loading dock and ramps at the southwest corner for the existing retail building at 978 Bethlehem Pike (formerly Thomasville). No other exterior improvements are presented on the plans.

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). Due to the scope of the proposed improvements, consistency with the Township Stormwater Management Ordinance (Chpt. 206), and the Township Street Lighting Requirements (Chpt. A237) are not included with this review.

### **LANDSCAPE REVIEW**

#### **Subdivision and Land Development Ordinance (Chapter 205)**

1. §205-53.C(2)(a) requires that all trees removed from the site that were originally planted as part of previous land development requirements shall be required to be replaced individually, at the rate of one (1) replacement tree for every one (1) removed tree. There is an existing parking lot shade tree in the vicinity of the proposed ramp. The plans shall be revised to demonstrate that the tree will be adequately protected in accordance with the requirements of SLDO 205-53.B, or the tree shall be replaced in accordance with the requirements of SLDO 205-53.C(2) and 205-53.C(5)..

### **ENGINEERING REVIEW**

#### **Zoning Ordinance (Chapter 230) & Subdivision and Land Development Ordinance (Chapter 205)**

2. Except as identified elsewhere in this letter or by others, the plans, as currently presented, appear to be consistent with the Township's Zoning Ordinance and Subdivision and Land Development Ordinance.

#### **General**

3. 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.

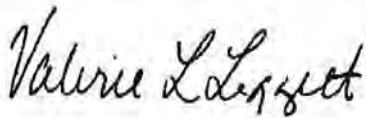
65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

4. We recommend the Fire Marshal review the plans.
5. Site Accessibility review will be provided under separate cover.

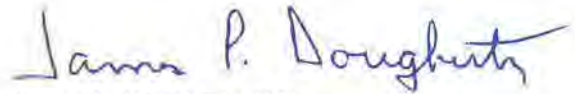
In order to help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please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



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/VLL/sl

cc: Carolyn McCreary, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator – Montgomery Township  
Bill Wiegman, Director of Fire Services - Montgomery Township  
Sean Kilkenny, Esq., Solicitor – Kilkenny Law  
Bill Gerhardt, Director of Real Estate - Harbor Freight Tolls  
Loris Memic Senior Project Manager- Permit Advisors  
Bryan Matthews, Project Manager – ADA Architects, Inc.





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

February 8, 2022

File No. 22-01268

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

Reference: Waiver of Land Development Request (LDS720-W)  
Harbor Freight Tools  
Tax Map Parcel Number: 46-00-00313-00-1; Block 11, Unit 9  
978 Bethlehem Pike, LLC

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the 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. We offer the following comments for consideration:

I. Submission

- A. Site Plan prepared for Harbor Freight Tools, prepared by ADA Architects, Inc. dated December 23, 2021, consisting of four (4) sheets.

II. Accessibility Review Comments

Based on our review, the following items do not appear to comply with the accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2021 International Building Code (IBC), 2021 International Existing Building Code (IEBC), and/or the ICC A117.1-2017 Accessible and Usable Buildings and Facilities (ICC):

1. ICC §404.2.3 – The minimum required maneuvering clearances at the receiving area doorway should be dimensioned on the plan in accordance with the requirements of this section.
2. ICC §405 – Spot elevations should be shown on the plan to confirm the requirements of this section are met. The spot elevations should be provided at the corners of the landing and ramp sections.
3. ICC §405.7 – Landings shall be provided at the tops and bottoms of the proposed ramp. Dimensions and slopes should be provided at the bottom of the pedestrian ramp to confirm the requirements of this section are met.
4. ICC §405.9.2.2 – The proposed handrail should dimension a maximum 4-inch gap between the bottom rail and finished grade, in accordance with the requirements of this section.
5. ICC §505.5 – A minimum clearance of 1.5 inches should be dimensioned on the handrail mounted to the masonry wall, as depicted within the Concrete Egress Ramp and Landing Section Detail 4 on Sheet 4, to confirm the requirements of this section are met.
6. ICC §505.10 – The minimum required one-foot handrail extensions at the top and bottom of the proposed ramp should be dimensioned on the plan to confirm the requirements of this section are met.

---

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4380 | Fax: 215-345-8606

Gilmore & Associates, Inc.  
Building on a Foundation of Excellence  
[www.gilmore-assoc.com](http://www.gilmore-assoc.com)



Please note that due to the nature of revisions that will be made to the plans, additional comments may be forthcoming during future plan reviews. Also, in order to help expedite the review process of the plan resubmission, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

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

Sincerely,



Vincent J. Esposito, P.E.  
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  
Bill Wiegman, Director of Fire Services - Montgomery Township  
Sean Kilkenny, Esq., Solicitor – Kilkenny Law  
Bill Gerhardt, Director of Real Estate - Harbor Freight Tools  
Loris Memic, Senior Project Manager - Permit Advisors  
Bryan Matthews, Project Manager – ADA Architects, Inc.  
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.  
Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist – Gilmore & Associates, Inc.



## 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. Shoupe  
Director of Planning and Code Enforcement

From: J. Scott Bendig, Chief of Police *JSB*

Date: January 31, 2022

Re: LD720-W  
Harbor Freight Tools

---

A review of the above-referenced land development 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.



**MONTGOMERY TOWNSHIP  
DEPARTMENT OF FIRE SERVICES**  
1001 STUMP ROAD  
MONTGOMERYVILLE, PA 1 18936-9605  
Telephone: 215-393-6935 • Fax: 215-699-1560  
email: [wwiegman@montgomerytp.org](mailto:wwiegman@montgomerytp.org)  
[www.montgomerytp.org](http://www.montgomerytp.org)

**William Wiegman**  
DIRECTOR OF FIRE SERVICES  
FIRE MARSHAL  
EMERGENCY MANAGEMENT  
COORDINATOR

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

February 7, 2022,

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

Re: Harbor Freight Tools

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans of the Harbor Freight Tools Waiver of Land Development.

Using the 2015 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments regarding the addition of a forklift ramp:

1. **912.0 Fire Department Connection(s).** Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. A fire hydrant shall be located within 100 feet of Fire Department connection.
  - a. **Comment:** The proposed forklift ramp will impede the department's access to the FDC at its current location on the side of the building. A Remote FDC shall be installed at a location approved by the Fire Marshal's Office.
2. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted regarding placement of truss placard.
3. A Knox Box shall be located upon all buildings with a key for entry for both sprinkled and unsprinkled buildings, upon existing, reoccupied, renovated, or new structures in accordance with Montgomery Township Knox Box Ordinance #921.4.

The Fire Marshal's Office recommends that the proposed plans need to be revised and reviewed by the Fire Marshal prior to the development being approved.

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

Sincerely,

  
William F. Wiegman

Fire Chief/Fire Marshal/Emergency Management Coordinator





17710 DETROIT AVENUE  
LAKEWOOD, OHIO 44107  
(216) 521-5134  
FAX (216) 521-4824

**ADA Project No. 21345**

**February 8, 2022**

**Regarding:**  
**Harbor Freight Tools**  
**978 Bethlehem Pike**  
**Montgomeryville, PA 18936**

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

Dear Bruce,

The following letter provides direct written response in response to the plan review letter received from Gilmore and Associates Inc. dated 01/08/22 for the referenced Harbor Freight Tools project. Numbered responses correspond directly the plan review letter.

**Landscape Review – SLDO (Chapter 205):**

1. We are aware of the deciduous tree in the vicinity of proposed concrete slab work for the forklift platform and ramp and new compliant accessibility ramp. The protection, re-location and or replacement of the tree is covered in **key note 122 on Sheet AS1.0 Site Plan**. The replacement of other plantings is also mentioned in key note 122. The note directs GC to contract with Landlord approved Landscaper. We shall provide our General Contractor with the appropriate provisions of Chapter 205 to ensure compliance.

**Engineering Review:**

2. **Zoning Ordinance** - Acknowledged acceptance of plans as consistent with Zoning Ordinances referenced in the letter.
3. **General** – Acknowledged, all approvals, permits, etc. appropriate to this project's scope of work shall be obtained.
4. We have received Fire Marshal's review and are responding accordingly in a separate letter.
5. We have received the Accessibility review and are responding accordingly in a separate letter.

Please contact me directly if you have any questions or concerns regarding these responses, or if there is any further information needed to expedite the permitting process. Thank you.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Dan Van Luvender', is written over a light blue circular stamp.

Dan Van Luvender  
Project Manager  
ADA Architects, Inc.



17710 DETROIT AVENUE  
LAKEWOOD, OHIO 44107  
(216) 521-5134  
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**Regarding:**  
**Harbor Freight Tools**  
**978 Bethlehem Pike**  
**Montgomeryville, PA 18936**

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

Dear Bruce,

The following letter provides direct written response in response to the plan review letter received from Gilmore and Associates Inc. dated 01/08/22 for the referenced Harbor Freight Tools project. Numbered responses correspond directly the plan review letter.

**II. Accessibility Review:**

**1. ICC 404.2.3**

All egress doors comply with ICC – ANSI 177.1 egress clearances. **We shall provide clearance diagrams on Sheet A1.1 Floor Plan and Sheet A1.2 Fixture Plan** as requested to demonstrate compliance.

**2. ICC 405**

Ramp and Landing **Sections 3 and 4 on Sheet 4.2 Misc. Details**, demonstrate ramp landing and run compliance with ICC sections 405. Ramp run is labeled with max. slope 1:12 and landings labeled with a max slope of 2%, (1:48). Due to the nature of the existing landscape island that is being modified to provide the new accessible ramp, spot elevations would not be accurate in this application. **We will provide additional information on the sections and plans to clarify, ensure compliance with ICC 405.**

**3. ICC 405.7**

Landings are provided at the top and bottom of the proposed ramp. **We shall provide additional information on the sections and plans to clarify, ensure compliance with ICC 405.**

**4. ICC 405.9.2.2**

Handrail details demonstrating compliance are located on **Sheet A3.1. Exterior Elevations and Details**. Landing and Ramp Section details on **Sheet A4.2 Misc. Details** reference the appropriate details on **Sheet A3.1. Detail A** indicates 4" dimension to the centerline of the rail which provides the 4" max. requirements. However, we will modify the detail to indicate 4" MAX. to ensure compliance.

**5. ICC 505.5**

Handrail details demonstrating compliance are located on **Sheet A3.1. Exterior Elevations and Details**. Landing and Ramp Section details on **Sheet A4.2 Misc. Details** reference the appropriate details on **Sheet A3.1. Detail D** indicates 1 ½" gap between the wall and the handrail.

**6. ICC 505.10**

Acknowledged. We will add dimensions to the floor plan indicating 1'-0" handrail extensions to ensure compliance.

Please contact me directly if you have any questions or concerns regarding these responses, or if there is any further information needed to expedite the permitting process. Thank you.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Dan Van Luvender". The signature is fluid and cursive, with the first name "Dan" being the most prominent.

Dan Van Luvender  
Project Manager  
ADA Architects, Inc.



ARCHITECTS, INC.

17710 DETROIT AVENUE  
LAKEWOOD, OHIO 44107  
(216) 521-5134  
FAX (216) 521-4824

**ADA Project No. 21345**

**February 11, 2022**

***Regarding:***

**Harbor Freight Tools  
978 Bethlehem Pike  
Montgomeryville, PA 18936**

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

Dear Bruce,

Please note that we have received a plan review letter from the Montgomery Township Police Department and acknowledge that the dept. indicates they have no areas of concern for this project.

Please contact me directly if you have any further concerns on this matter.  
Thank you.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Dan Van Luvender'. The signature is fluid and cursive, with the first name 'Dan' being the most prominent part.

Dan Van Luvender  
Project Manager  
ADA Architects, Inc.





17710 DETROIT AVENUE  
LAKEWOOD, OHIO 44107  
(216) 521-5134  
FAX (216) 521-4824

**ADA Project No. 21345**

**February 11, 2022**

**Regarding:**  
**Harbor Freight Tools**  
**978 Bethlehem Pike**  
**Montgomeryville, PA 18936**

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

Dear Bruce,

The following letter provides direct written response in response to the plan review letter received from Montgomery Township Dept. of Fire Services, dated 01/07/22 for the referenced Harbor Freight Tools project. Numbered responses correspond directly the plan review letter.

**Fire Marshal Review**

1. Acknowledged. Fire Marshal has already been at the site and has reviewed and provided an acceptable location for the new remote Fire Dept. connection location. This work is being added to the sprinkler system modification drawings to be submitted under separate permit.
2. Acknowledged regarding Montgomeryville Township Truss ordinance #04-188. We are notifying the General Contractor of the provision and will direct to contact Fire Marshal for locations. We will also add a directive note to **Sheet A1.1 Floor Plan** – to ensure compliance.
3. Acknowledged regarding Knox box requirement. We will add a directive note to **Sheet A3.0** and **Sheet A3.1 Exterior Elevations** indicating a Knox Box will be required and that the location needs to be coordinated with the Fire Marshal.

Please contact me directly if you have any questions or concerns regarding these responses, or if there is any further information needed to expedite the permitting process. Thank you.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Dan Van Luvender', is written over a light blue circular stamp.

Dan Van Luvender  
Project Manager  
ADA Architects, Inc.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #10

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SUBJECT: Consider Construction Escrow Release 14 – Firefox Phase 1  
(LDS 630)and Start of 18-month Maintenance Period  
MEETING DATE: February 14, 2022  
BOARD LIAISON Tanya C. Bamford, Chairwoman  
INITIATED BY: Carolyn McCreary, Township Manager

---

BACKGROUND:

Attached is a construction escrow release requested by Crystal Road Enterprise, LLC for Firefox Phase 1 as recommended by the Township Engineer.

The original amount of the escrow for Phase 1 was \$2,627,817.72, held by Univest Bank. This release for is in the amount of \$358,344.84. The new balance would be \$0.00.

BUDGET IMPACT: None

RECOMMENDATION: That this construction escrow be released

MOTION/RESOLUTION:

**Motion** to authorize the construction escrow release in the amount of \$358,344.84 as recommended by the Township Engineer for Crystal Road Enterprise, LLC contingent upon payment of all outstanding bills and the submission of an 18-month Financial Maintenance Surety approved by the Township Solicitor.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for vote.



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

**VIA EMAIL**

February 8, 2022

File No. 2012-09009

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

Reference: Firefox Phase 1 (Southern Village) – LD/S #630  
Financial Security Release 14 – Start of Maintenance

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$358,344.84 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

We recommend start of the 18-month maintenance period for Phase 1 contingent upon Township receipt of maintenance security in an amount of \$358,344.84.

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

Sincerely,

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

JPD/GJA/si

Enclosures: Release of Escrow Form (2/8/22), Escrow Status Report (2/8/22), Developer's Request (1/13/22)

cc: Bruce S. Shoupe, Director of Planning and Zoning  
Brian C. Grant - Select Properties  
Valerie Liggett, R.L.A., Senior Landscape Architect – Gilmore & Associates, Inc.  
Damon A. Drummond, P.E., PTOE, Senior Transportation Engineer – Gilmore & Associates, Inc.

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

Gilmore & Associates, Inc.  
Building on a Foundation of Excellence  
[www.gilmore-assoc.com](http://www.gilmore-assoc.com)



PROJECT NAME: Firefox - Ph. 1 (Southern)	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Crystal Road Enterprises, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-630
ESCROW AGENT: Uninvest		G&A PROJECT NO.: 2012-09009
TYPE OF SECURITY: Loan	MAINTENANCE BOND AMOUNT (15%): \$ 358,338.78	AGREEMENT DATE: 10-Oct-2014

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 2,354,542.45	\$ 108,659.52	\$ 2,245,972.93	\$ 2,354,542.45	\$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of 3/31/19 - \$342,827.51)	\$ 34,282.75	\$ 10,782.80	\$ 23,499.95	\$ 34,282.75	\$ -
CONTINGENCY (10%)	\$ 238,892.52	\$ 238,892.52	\$ -	\$ 238,892.52	\$ -
<b>TOTAL</b>	<b>\$2,627,817.72</b>	<b>\$ 358,344.84</b>	<b>\$ 2,269,472.88</b>	<b>\$ 2,627,817.72</b>	<b>\$ -</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
<b>PHASE I (SOUTHERN VILLAGE)</b>												
<b>1.A. MOBILIZATION</b>	LS	1	\$ 73,227.00	\$ 73,227.00		\$ -	1.00	\$ 73,227.00	1.00	\$ 73,227.00		\$ -
<b>1.B. EARTHWORK</b>												
1. Clearing & Grubbing	LS	1	\$ 52,482.00	\$ 52,482.00		\$ -	1.00	\$ 52,482.00	1.00	\$ 52,482.00		\$ -
2. Strip Topsoil	CY	11,338	\$ 2.47	\$ 28,004.86		\$ -	11,338.00	\$ 28,004.86	11,338.00	\$ 28,004.86		\$ -
3. Cut Fill & Compact	CY	16,335	\$ 2.50	\$ 40,837.50		\$ -	16,335.00	\$ 40,837.50	16,335.00	\$ 40,837.50		\$ -
4. Grade	SY	35,597	\$ 0.28	\$ 9,967.16		\$ -	35,597.00	\$ 9,967.16	35,597.00	\$ 9,967.16		\$ -
<b>1.C. RETAINING WALL</b>												
1. Excavate Retaining Wall	LF	321	\$ 6.40	\$ 2,054.40		\$ -	321.00	\$ 2,054.40	321.00	\$ 2,054.40		\$ -
2. Retaining Wall	SF	1,250	\$ 40.00	\$ 50,000.00		\$ -	1,250.00	\$ 50,000.00	1,250.00	\$ 50,000.00		\$ -
3. Sleeves for Guide Rail behind Wall #1	LS	1	\$ 1,785.00	\$ 1,785.00		\$ -	1.00	\$ 1,785.00	1.00	\$ 1,785.00		\$ -
<b>1.D. EROSION CONTROL</b>												
<b>Erosion &amp; Sediment Controls</b>												
1. Construction Entrance	EA	1	\$ 3,392.00	\$ 3,392.00		\$ -	1.00	\$ 3,392.00	1.00	\$ 3,392.00		\$ -
2. 12" Weighted Sediment Tube	LF	31	\$ 10.35	\$ 320.65		\$ -	31.00	\$ 320.65	31.00	\$ 320.65		\$ -
3. 12" Filtrex Sock	LF	138	\$ 3.81	\$ 525.78		\$ -	138.00	\$ 525.78	138.00	\$ 525.78		\$ -
4. 18" Silt Fence - Stockpiles	LF	350	\$ 1.56	\$ 546.00		\$ -	350.00	\$ 546.00	350.00	\$ 546.00		\$ -
5. 30" Silt Fence	LF	646	\$ 1.91	\$ 1,233.86		\$ -	646.00	\$ 1,233.86	646.00	\$ 1,233.86		\$ -
6. Super Silt Fence	LF	687	\$ 6.45	\$ 4,431.15		\$ -	687.00	\$ 4,431.15	687.00	\$ 4,431.15		\$ -
7. Super Silt Fence w/ Tree Protection Fence	LF	3,000	\$ 6.45	\$ 19,350.00		\$ -	3,000.00	\$ 19,350.00	3,000.00	\$ 19,350.00		\$ -
8. Orange Construction Fence	LF	1,520	\$ 1.54	\$ 2,340.80		\$ -	1,520.00	\$ 2,340.80	1,520.00	\$ 2,340.80		\$ -
9. Tree Protection Fence	LF	3,753	\$ 1.54	\$ 5,779.62		\$ -	3,753.00	\$ 5,779.62	3,753.00	\$ 5,779.62		\$ -
10. Temporary Vegetation - Excess Fill Piles	SY	19,360	\$ 0.29	\$ 5,614.40		\$ -	19,360.00	\$ 5,614.40	19,360.00	\$ 5,614.40		\$ -
11. Slope Matting (North American Green S-75)	SY	3,059	\$ 1.50	\$ 4,588.50		\$ -	3,059.00	\$ 4,588.50	3,059.00	\$ 4,588.50		\$ -
12. Grade Swales #A, A1, 5, B12, 2, B6, B13	SY	2,471	\$ 0.55	\$ 1,359.05		\$ -	2,471.00	\$ 1,359.05	2,471.00	\$ 1,359.05		\$ -
13. Swale Matting (North American Green S-75)	SY	2,471	\$ 1.50	\$ 3,706.50		\$ -	2,471.00	\$ 3,706.50	2,471.00	\$ 3,706.50		\$ -
14. Rock Fillers	EA	8	\$ 132.00	\$ 792.00		\$ -	6.00	\$ 792.00	6.00	\$ 792.00		\$ -
15. Inlet Protection Silt Sack	EA	29	\$ 134.00	\$ 3,886.00		\$ -	29.00	\$ 3,886.00	29.00	\$ 3,886.00		\$ -
16. Pumped Water Filter Bag, Pump, Clean Water Pump Bypass, Sandbag Cofferdam	LS	1	\$ 12,000.00	\$ 12,000.00		\$ -	1.00	\$ 12,000.00	1.00	\$ 12,000.00		\$ -
<b>Sediment Basin B</b>												
20. Strip Topsoil	CY	1,058	\$ 2.47	\$ 2,613.26		\$ -	1,058.00	\$ 2,613.26	1,058.00	\$ 2,613.26		\$ -
21. Cut Fill & Compact	CY	3,683	\$ 2.50	\$ 9,207.50		\$ -	3,683.00	\$ 9,207.50	3,683.00	\$ 9,207.50		\$ -
22. Grade	CY	4,737	\$ 0.28	\$ 1,326.36		\$ -	4,737.00	\$ 1,326.36	4,737.00	\$ 1,326.36		\$ -
23. Core Cut & Fill Keyway	LF	275	\$ 10.08	\$ 2,772.00		\$ -	275.00	\$ 2,772.00	275.00	\$ 2,772.00		\$ -
24. Respread Topsoil	CY	1,058	\$ 2.97	\$ 3,142.26		\$ -	1,058.00	\$ 3,142.26	1,058.00	\$ 3,142.26		\$ -
25. Grade Spillway	SY	132	\$ 0.48	\$ 63.36		\$ -	132.00	\$ 63.36	132.00	\$ 63.36		\$ -
26. Spillway Matting (North American Green P-300)	SY	132	\$ 5.66	\$ 747.12		\$ -	132.00	\$ 747.12	132.00	\$ 747.12		\$ -
27. Permanent Rake & Vegetation	SF	42,675	\$ 0.29	\$ 12,375.75		\$ -	42,675.00	\$ 12,375.75	42,675.00	\$ 12,375.75		\$ -
28. Super Silt Fence Baffle Wall, 3.05' hgt.	LF	255	\$ 6.45	\$ 1,644.75		\$ -	255.00	\$ 1,644.75	255.00	\$ 1,644.75		\$ -





# ESCROW RELEASE NO. 14

DATE PREPARED: 8-Feb-2022

PROJECT NAME: Firefox - Ph. 1 (Southern)	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Crystal Road Enterprises, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-630
ESCROW AGENT: Univest		G&A PROJECT NO.: 2012-09009
TYPE OF SECURITY: Loan	MAINTENANCE BOND AMOUNT (15%): \$ 358,338.78	AGREEMENT DATE: 10-Oct-2014

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 2,354,642.45	\$ 108,689.52	\$ 2,245,972.93	\$ 2,354,642.45	\$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of 3/31/19 - \$342,827.51)	\$ 34,282.75	\$ 10,782.80	\$ 23,499.95	\$ 34,282.75	\$ -
CONTINGENCY (10%)	\$ 238,892.52	\$ 238,892.52	\$ -	\$ 238,892.52	\$ -
<b>TOTAL</b>	<b>\$2,627,817.72</b>	<b>\$ 358,344.84</b>	<b>\$ 2,269,472.88</b>	<b>\$ 2,627,817.72</b>	<b>\$ -</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (Incl. current release)		AVAILABLE FOR RELEASE (Incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
29. 24" x 38" Elliptical RCP (Dual Runs)	LF	88	\$ 143.00	\$ 12,584.00	\$ -	-	88.00	\$ 12,584.00	88.00	\$ 12,584.00	\$ -	-
30. Outlet Structure (#B3.3) w/Wingwalls and Trash Rack	EA	1	\$ 10,505.00	\$ 10,505.00	\$ -	-	1.00	\$ 10,505.00	1.00	\$ 10,505.00	\$ -	-
31. 30" x 120" Modified Type C Inlets (#B02, B03)	EA	2	\$ 5,087.00	\$ 10,174.00	\$ -	-	2.00	\$ 10,174.00	2.00	\$ 10,174.00	\$ -	-
32. Antiseep Collars	EA	2	\$ 1,809.00	\$ 3,618.00	\$ -	-	2.00	\$ 3,618.00	2.00	\$ 3,618.00	\$ -	-
33. 24" x 38" Elliptical Endwall (#B1) w/Concrete Apron	EA	1	\$ 11,715.00	\$ 11,715.00	\$ -	-	1.00	\$ 11,715.00	1.00	\$ 11,715.00	\$ -	-
34. 36" CMP Temporary Riser	EA	1	\$ 1,900.00	\$ 1,900.00	\$ -	-	1.00	\$ 1,900.00	1.00	\$ 1,900.00	\$ -	-
35. R-5 Rip Rap Dissipator	TON	80	\$ 54.00	\$ 4,320.00	\$ -	-	80.00	\$ 4,320.00	80.00	\$ 4,320.00	\$ -	-
<b>1.E. STORM SEWER</b>												
1. 18" RCP	LF	762	\$ 35.00	\$ 26,670.00	\$ -	-	762.00	\$ 26,670.00	762.00	\$ 26,670.00	\$ -	-
2. 24" RCP	LF	410	\$ 45.00	\$ 18,450.00	\$ -	-	410.00	\$ 18,450.00	410.00	\$ 18,450.00	\$ -	-
3. 36" RCP	LF	112	\$ 80.00	\$ 8,960.00	\$ -	-	112.00	\$ 8,960.00	112.00	\$ 8,960.00	\$ -	-
4. 34" x 53" Elliptical RCP	LF	73	\$ 162.00	\$ 11,826.00	\$ -	-	73.00	\$ 11,826.00	73.00	\$ 11,826.00	\$ -	-
5. Type C Inlet (#A01.3, A01.4, A03, A04, A05, A06, B02.1, B03.1,	EA	26	\$ 2,700.00	\$ 70,200.00	\$ -	-	26.00	\$ 70,200.00	26.00	\$ 70,200.00	\$ -	-
6. Type C Inlet Mod, 42"x48", (#B03.4, B04)	EA	2	\$ 3,400.00	\$ 6,800.00	\$ -	-	2.00	\$ 6,800.00	2.00	\$ 6,800.00	\$ -	-
7. Type C Inlet Mod 8' x 8' (Outlet Structure #A02)	EA	1	\$ 12,608.00	\$ 12,608.00	\$ -	-	1.00	\$ 12,608.00	1.00	\$ 12,608.00	\$ -	-
8. 18" DW Endwalls (#A01.2, A01.5)	EA	2	\$ 1,200.00	\$ 2,400.00	\$ -	-	2.00	\$ 2,400.00	2.00	\$ 2,400.00	\$ -	-
9. 36" DW Endwalls (#B10)	EA	1	\$ 1,850.00	\$ 1,850.00	\$ -	-	1.00	\$ 1,850.00	1.00	\$ 1,850.00	\$ -	-
10. R-5 Rip Rap Dissipator	TON	191	\$ 54.00	\$ 10,314.00	\$ -	-	191.00	\$ 10,314.00	191.00	\$ 10,314.00	\$ -	-
<b>1.F. DETENTION FACILITIES #A, B1, B2</b>												
1. Facility A, Systems #1 and 2, w/ Structure #A7, w/ #57 Stone to Springline of Pipe and On-site Backfill (No Fabric)	LS	1	\$ 48,161.00	\$ 48,161.00	\$ -	-	1.00	\$ 48,161.00	1.00	\$ 48,161.00	\$ -	-
2. Facility B1, Systems #1,2 and 3, w/ Structures #B5, B6, and B7, w/ #57 Stone to Springline of Pipe and On-Site Backfill (No Fabric)	LS	1	\$ 117,195.00	\$ 117,195.00	\$ -	-	1.00	\$ 117,195.00	1.00	\$ 117,195.00	\$ -	-
3. Facility B2, Systems #1 through 8, w/ Structures #B10.1, B11, B12, B12.1, B12.2, B14, B15, and B16, w/ #57 Stone to Springline of Pipe and On-Site Backfill (No Fabric)	LS	1	\$ 313,500.00	\$ 313,500.00	\$ -	-	1.00	\$ 313,500.00	1.00	\$ 313,500.00	\$ -	-
<b>1.G. ROADWAY (Interior)</b>												
1. Excavate & Backfill Curb	LF	6,117	\$ 3.19	\$ 19,513.23	\$ -	-	6,117.00	\$ 19,513.23	6,117.00	\$ 19,513.23	\$ -	-
2. Belgian Block Curb	LF	6,117	\$ 14.00	\$ 85,638.00	\$ -	-	6,117.00	\$ 85,638.00	6,117.00	\$ 85,638.00	\$ -	-
3. Fine Grade and Compact Subgrade	SY	9,489	\$ 1.12	\$ 10,627.68	\$ -	-	9,489.00	\$ 10,627.68	9,489.00	\$ 10,627.68	\$ -	-
4. 3" 2a Modified	SY	9,489	\$ 3.01	\$ 28,561.89	\$ -	-	9,489.00	\$ 28,561.89	9,489.00	\$ 28,561.89	\$ -	-
5. 5" (25MM) Base Course	SY	9,489	\$ 19.00	\$ 180,291.00	\$ -	-	9,489.00	\$ 180,291.00	9,489.00	\$ 180,291.00	\$ -	-
6. 1.5" (9.5MM) Wearing Paving (Note 5)	SY	6,204	\$ 7.12	\$ 44,172.48	6,204.00	\$ 44,172.48	\$ -	\$ -	6,204.00	\$ 44,172.48	\$ -	-
7. Speed Bump	LS	1	\$ 1,200.00	\$ 1,200.00	\$ -	-	1.00	\$ 1,200.00	1.00	\$ 1,200.00	\$ -	-
8. Street Sweeping (Note 5)	SY	6,204	\$ 0.12	\$ 744.48	\$ -	-	6,204.00	\$ 744.48	6,204.00	\$ 744.48	\$ -	-
9. Tack Coat (Note 5)	SY	6,204	\$ 0.19	\$ 1,178.76	\$ -	-	6,204.00	\$ 1,178.76	6,204.00	\$ 1,178.76	\$ -	-
10. Curb & Joint Seal (Note 5)	LF	3,883	\$ 0.63	\$ 2,446.29	2,233.00	\$ 1,406.79	1,650.00	\$ 1,039.50	3,883.00	\$ 2,446.29	\$ -	-
11. Line Painting	LS	1	\$ 1,750.00	\$ 1,750.00	1.00	\$ 1,750.00	\$ -	\$ -	1.00	\$ 1,750.00	\$ -	-
12. Site Signage	LS	1	\$ 2,307.00	\$ 2,307.00	0.50	\$ 1,153.50	0.50	\$ 1,153.50	1.00	\$ 2,307.00	\$ -	-

PROJECT NAME: Firefox - Ph. 1 (Southern)	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Crystal Road Enterprises, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-630
ESCROW AGENT: Uninvest		G&A PROJECT NO.: 2012-09009
TYPE OF SECURITY: Loan	MAINTENANCE BOND AMOUNT (15%): \$ 358,338.78	AGREEMENT DATE: 10-Oct-2014

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 2,354,642.45	\$ 108,669.52	\$ 2,245,972.93	\$ 2,354,642.45	\$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of 3/31/19 - \$342,827.51)	\$ 34,282.75	\$ 10,782.80	\$ 23,499.95	\$ 34,282.75	\$ -
CONTINGENCY (10%)	\$ 238,892.52	\$ 238,892.52	\$ -	\$ 238,892.52	\$ -
<b>TOTAL</b>	<b>\$2,627,817.72</b>	<b>\$ 358,344.84</b>	<b>\$ 2,269,472.88</b>	<b>\$ 2,627,817.72</b>	<b>\$ -</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
13. Type 2S Guide Rail (Includes 3 Terminal Sections)	LF	760	\$ 20.71	\$ 15,739.60		\$ -	760.00	\$ 15,739.60	760.00	\$ 15,739.60		\$ -
<b>1.H. ROADWAY (Bethlehem Pike)</b>												
1. Excavate & Backfill, Concrete Curb	LF	360	\$ 5.29	\$ 1,904.40		\$ -	360.00	\$ 1,904.40	360.00	\$ 1,904.40		\$ -
2. 18" Concrete Curb	LF	360	\$ 13.35	\$ 4,806.00		\$ -	360.00	\$ 4,806.00	360.00	\$ 4,806.00		\$ -
3. Saw Cut	LF	450	\$ 3.17	\$ 1,426.50		\$ -	450.00	\$ 1,426.50	450.00	\$ 1,426.50		\$ -
4. Excavate for Widening	SY	500	\$ 8.44	\$ 4,220.00		\$ -	500.00	\$ 4,220.00	500.00	\$ 4,220.00		\$ -
5. 6" Pavement Base Drain	LF	261	\$ 18.93	\$ 4,940.73		\$ -	261.00	\$ 4,940.73	261.00	\$ 4,940.73		\$ -
6. 18" RCP	LF	65	\$ 55.38	\$ 3,599.70		\$ -	65.00	\$ 3,599.70	65.00	\$ 3,599.70		\$ -
7. Tie-In to Existing Inlets	EA	2	\$ 1,725.00	\$ 3,450.00		\$ -	2.00	\$ 3,450.00	2.00	\$ 3,450.00		\$ -
8. Type C Inlets (#B1, B2)	EA	2	\$ 3,187.00	\$ 6,374.00		\$ -	2.00	\$ 6,374.00	2.00	\$ 6,374.00		\$ -
9. Fine Grade and Compact Subgrade	SY	520	\$ 1.12	\$ 582.40		\$ -	520.00	\$ 582.40	520.00	\$ 582.40		\$ -
10. 8" 2a Modified	SY	500	\$ 11.93	\$ 5,965.00		\$ -	500.00	\$ 5,965.00	500.00	\$ 5,965.00		\$ -
11. 8" (25MM) Base Course	SY	500	\$ 35.38	\$ 17,690.00		\$ -	500.00	\$ 17,690.00	500.00	\$ 17,690.00		\$ -
12. 2.5" (19MM) Base Course	SY	500	\$ 14.58	\$ 7,290.00		\$ -	500.00	\$ 7,290.00	500.00	\$ 7,290.00		\$ -
13. 1.5" (12MM) Wearing Paving	SY	1,133	\$ 9.59	\$ 10,865.47		\$ -	1,133.00	\$ 10,865.47	1,133.00	\$ 10,865.47		\$ -
14. Street Sweeping	SY	1,133	\$ 0.16	\$ 181.28		\$ -	1,133.00	\$ 181.28	1,133.00	\$ 181.28		\$ -
15. Curb & Joint Seal	LF	1,200	\$ 0.63	\$ 756.00		\$ -	1,200.00	\$ 756.00	1,200.00	\$ 756.00		\$ -
16. Tack Coat	SY	1,133	\$ 0.19	\$ 215.27		\$ -	1,133.00	\$ 215.27	1,133.00	\$ 215.27		\$ -
17. Milling for Overlay	LS	1	\$ 7,645.00	\$ 7,645.00		\$ -	1.00	\$ 7,645.00	1.00	\$ 7,645.00		\$ -
18. Line Painting	LS	1	\$ 6,540.00	\$ 6,540.00		\$ -	1.00	\$ 6,540.00	1.00	\$ 6,540.00		\$ -
19. Signalization	LS	1	\$ 215,889.00	\$ 215,889.00		\$ -	1.00	\$ 215,889.00	1.00	\$ 215,889.00		\$ -
20. Type 2S Guide Rail, Remove & Replace	LS	1	\$ 8,350.00	\$ 8,350.00		\$ -	1.00	\$ 8,350.00	1.00	\$ 8,350.00		\$ -
21. Figure 24 Signage	LS	1	\$ 2,725.00	\$ 2,725.00		\$ -	1.00	\$ 2,725.00	1.00	\$ 2,725.00		\$ -
22. Traffic Control	DY	8	\$ 900.00	\$ 7,200.00		\$ -	8.00	\$ 7,200.00	8.00	\$ 7,200.00		\$ -
23. Excavate & Backfill, Place 4" 2A Mod. Stone for Sidewalk	SF	1,400	\$ 1.66	\$ 2,184.00		\$ -	1,400.00	\$ 2,184.00	1,400.00	\$ 2,184.00		\$ -
24. Sidewalk (4")	SF	1,400	\$ 8.00	\$ 11,200.00		\$ -	1,400.00	\$ 11,200.00	1,400.00	\$ 11,200.00		\$ -
25. Handicap Ramps (incl. DWS)	EA	4	\$ 500.00	\$ 2,000.00		\$ -	4.00	\$ 2,000.00	4.00	\$ 2,000.00		\$ -
<b>1.I. ONSITE SIDEWALKS</b>												
1. Sidewalk (4")	SF	8,700	\$ 8.00	\$ 69,600.00		\$ -	8,700.00	\$ 69,600.00	8,700.00	\$ 69,600.00		\$ -
2. Driveway Apron (8" w/ wire mesh)	EA	57	\$ 1,100.00	\$ 62,700.00		\$ -	57.00	\$ 62,700.00	57.00	\$ 62,700.00		\$ -
3. Handicap Ramps (incl. DWS)	EA	12	\$ 500.00	\$ 6,000.00	2.00	\$ 1,000.00	10.00	\$ 5,000.00	12.00	\$ 6,000.00		\$ -
<b>1.J. BIOSWALE CONVERSION</b>												
1. Convert bioswales A1.5 and B12.2 to permanent infiltration	LS	1	\$ 23,202.00	\$ 23,202.00		\$ -	1.00	\$ 23,202.00	1.00	\$ 23,202.00		\$ -
<b>1.K. SEDIMENT BASIN B CONVERSION</b>												
1. Earthwork	LS	1	\$ 43,918.00	\$ 43,918.00	1.00	\$ 43,918.00		\$ -	1.00	\$ 43,918.00		\$ -
2. Post and rail fencing	LF	462	\$ 15.00	\$ 6,930.00		\$ -	462.00	\$ 6,930.00	462.00	\$ 6,930.00		\$ -
<b>1.L. STREET LIGHTS</b>												
1. Street Lights	EA	16	\$ 2,700.00	\$ 43,200.00		\$ -	16.00	\$ 43,200.00	16.00	\$ 43,200.00		\$ -



PROJECT NAME: Firefox - Ph. 1 (Southern)	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Crystal Road Enterprises, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-630
ESCROW AGENT: Uninvest		G&A PROJECT NO.: 2012-09009
TYPE OF SECURITY: Loan	MAINTENANCE BOND AMOUNT (15%): \$ 358,338.78	AGREEMENT DATE: 10-Oct-2014

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 2,354,642.45	\$ 108,659.52	\$ 2,245,972.93	\$ 2,354,642.45	\$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of 3/31/19 - \$342,827.51)	\$ 34,282.75	\$ 10,782.80	\$ 23,499.95	\$ 34,282.75	\$ -
CONTINGENCY (10%)	\$ 238,892.52	\$ 238,892.52	\$ -	\$ 238,892.52	\$ -
<b>TOTAL</b>	<b>\$2,627,817.72</b>	<b>\$ 358,344.84</b>	<b>\$ 2,269,472.88</b>	<b>\$ 2,627,817.72</b>	<b>\$ -</b>

CONSTRUCTION ITEMS					UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)			
									QTY	COST	QTY	COST	QTY	COST	QTY	COST		
<b>1.M. LANDSCAPING</b>																		
<i>Shade Trees</i>																		
1.	Acer rubrum	EA	31	\$	350.00	\$	10,850.00		\$	-	31.00	\$	10,850.00	31.00	\$	10,850.00	\$	-
2.	Acer saccharum	EA	19	\$	350.00	\$	6,650.00		\$	-	19.00	\$	6,650.00	19.00	\$	6,650.00	\$	-
3.	Cercidiphyllum Japonica	EA	16	\$	380.00	\$	6,080.00		\$	-	16.00	\$	6,080.00	16.00	\$	6,080.00	\$	-
4.	Gleditsia T. Shademaster	EA	27	\$	350.00	\$	9,450.00	1.00	\$	350.00	26.00	\$	9,100.00	27.00	\$	9,450.00	\$	-
5.	Liquidambar styraciflua	EA	23	\$	350.00	\$	8,050.00		\$	-	23.00	\$	8,050.00	23.00	\$	8,050.00	\$	-
6.	Liriodendron tulipifera	EA	21	\$	350.00	\$	7,350.00		\$	-	21.00	\$	7,350.00	21.00	\$	7,350.00	\$	-
7.	Platanus x acenfolia	EA	13	\$	350.00	\$	4,550.00		\$	-	13.00	\$	4,550.00	13.00	\$	4,550.00	\$	-
8.	Pyrus C. Chanticleer	EA	16	\$	350.00	\$	5,600.00		\$	-	16.00	\$	5,600.00	16.00	\$	5,600.00	\$	-
9.	Quercus borealis	EA	13	\$	360.00	\$	4,680.00		\$	-	13.00	\$	4,680.00	13.00	\$	4,680.00	\$	-
10.	Quercus palustris	EA	9	\$	350.00	\$	3,150.00		\$	-	9.00	\$	3,150.00	9.00	\$	3,150.00	\$	-
11.	Quercus phellos	EA	22	\$	360.00	\$	7,920.00		\$	-	22.00	\$	7,920.00	22.00	\$	7,920.00	\$	-
12.	Tilia cordata	EA	18	\$	350.00	\$	6,300.00		\$	-	18.00	\$	6,300.00	18.00	\$	6,300.00	\$	-
13.	Zelkova serrata	EA	26	\$	350.00	\$	9,100.00		\$	-	26.00	\$	9,100.00	26.00	\$	9,100.00	\$	-
<i>Evergreen Trees</i>																		
17.	Juniperus virginiana	EA	26	\$	250.00	\$	6,500.00	11.00	\$	2,750.00	15.00	\$	3,750.00	26.00	\$	6,500.00	\$	-
16.	Picea abies	EA	34	\$	250.00	\$	8,500.00	11.00	\$	2,750.00	23.00	\$	5,750.00	34.00	\$	8,500.00	\$	-
14.	Pinus strobus	EA	43	\$	250.00	\$	10,750.00	11.00	\$	2,750.00	32.00	\$	8,000.00	43.00	\$	10,750.00	\$	-
15.	Pseudotsuga menziesii	EA	29	\$	250.00	\$	7,250.00	11.00	\$	2,750.00	18.00	\$	4,500.00	29.00	\$	7,250.00	\$	-
<i>Shrubs</i>																		
18.	Euonymous A. Compacta	EA	10	\$	65.00	\$	650.00		\$	-	10.00	\$	650.00	10.00	\$	650.00	\$	-
19.	Forsythia Lynwood Gold	EA	10	\$	65.00	\$	650.00		\$	-	10.00	\$	650.00	10.00	\$	650.00	\$	-
20.	Ilex verticillata	EA	17	\$	65.00	\$	1,105.00		\$	-	17.00	\$	1,105.00	17.00	\$	1,105.00	\$	-
22.	Taxus Densiformis	EA	11	\$	65.00	\$	715.00		\$	-	11.00	\$	715.00	11.00	\$	715.00	\$	-
21.	Virburnum Plicatum	EA	9	\$	65.00	\$	585.00		\$	-	9.00	\$	585.00	9.00	\$	585.00	\$	-
<i>Miscellaneous</i>																		
23.	Seed Mix "A" for Basin (ERNMX 126)	SF	14,190	\$	0.12	\$	1,702.80		\$	-	14,190.00	\$	1,702.80	14,190.00	\$	1,702.80	\$	-
24.	Seed Mix "B" for Basin (ERNMX 127)	SF	12,960	\$	0.12	\$	1,555.20		\$	-	12,960.00	\$	1,555.20	12,960.00	\$	1,555.20	\$	-
<b>1.N. BITUMINOUS PATHWAYS</b>																		
		SY	1,645	\$	35.00	\$	57,575.00		\$	-	1,645.00	\$	57,575.00	1,645.00	\$	57,575.00	\$	-
<b>1.O. 6-FT-HIGH OPAQUE (BUFFER) FENCING</b>																		
		LS	1	\$	10,000.00	\$	10,000.00		\$	-	1.00	\$	10,000.00	1.00	\$	10,000.00	\$	-
<b>1.P. RESPREAD TOPSOIL (8")</b>																		
		LS	1	\$	30,000.00	\$	30,000.00		\$	-	1.00	\$	30,000.00	1.00	\$	30,000.00	\$	-
<b>1.Q. MONOSLAB PAVERS (access to sanitary easement)</b>																		
		SF	1,310	\$	8.65	\$	11,331.50		\$	-	1,310.00	\$	11,331.50	1,310.00	\$	11,331.50	\$	-
<b>1.R. OTHER</b>																		
1.	Construction Stakeout	LS	1	\$	46,781.00	\$	46,781.00		\$	-	1.00	\$	46,781.00	1.00	\$	46,781.00	\$	-
2.	Pins and Monuments and As-Builts	LS	1	\$	15,675.00	\$	15,675.00	0.25	\$	3,918.75	0.75	\$	11,756.25	1.00	\$	15,675.00	\$	-



# ESCROW RELEASE NO. 14

DATE PREPARED: 8-Feb-2022

PROJECT NAME: Firefox - Ph. 1 (Southern)	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Crystal Road Enterprises, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-630
ESCROW AGENT: Univest		G&A PROJECT NO.: 2012-09009
TYPE OF SECURITY: Loan	MAINTENANCE BOND AMOUNT (15%): \$ 358,338.78	AGREEMENT DATE: 10-Oct-2014

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 2,354,642.45	\$ 108,669.52	\$ 2,245,972.93	\$ 2,354,642.45	\$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of 3/31/19 - \$342,827.51)	\$ 34,282.75	\$ 10,782.80	\$ 23,499.95	\$ 34,282.75	\$ -
CONTINGENCY (10%)	\$ 238,892.52	\$ 238,892.52	\$ -	\$ 238,892.52	\$ -
<b>TOTAL</b>	<b>\$2,627,817.72</b>	<b>\$ 358,344.84</b>	<b>\$ 2,269,472.88</b>	<b>\$ 2,627,817.72</b>	<b>\$ -</b>

CONSTRUCTION ITEMS					UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)			
									QTY	COST	QTY	COST	QTY	COST	QTY	COST		
1.S. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)																		
Construction Cost Subtotal							\$ 2,354,642.45											
Released as of December 2017 (Release #11)							\$ 2,011,814.94											
Balance as of December 2017 (Release #11)							\$ 342,827.51											
1.	10% Annual Construction Cost Increase (Balance as of 3/31/19 - \$342,827.51)	LS	1	\$ 34,282.75	\$	34,282.75		0.31	\$ 10,782.80		0.69	\$ 23,499.95		1.00	\$ 34,282.75	\$	-	
1.T. CONTINGENCY																		
1.	10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 238,892.52	\$	238,892.52		1.00	\$ 238,892.52			\$ -		1.00	\$ 238,892.52	\$	-	

## NOTES:

- 2014-09-24. Initial construction cost issued for Phase I Land Development Agreement.
- 2016-08-04. Phase II costs updated prior to recording of Phase II Land Development Agreement. Net change to construction cost = \$0.00.
- 2018-04-04. Phase I and Phase II spreadsheets separated for release purposes.
- 2018-04-04. Engineering/Legal & Administration cash escrow amounts based upon Phases I and II.
- 2019-05-13. Moved Fox Meadow wearing course from Phase 1 to Phase 2 (line items 1.G, 6, 8, 9 (3,286 SY), & 10 (2,234 LF)).
- 2019-05-13. Added 10% annual increase per PA MPC §509(h) (line item 1.S.1).



**RELEASE OF ESCROW FORM**

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901  
215-345-4330

Date: 01/13/2022

**Development** Firefox - Ph. 1 (Southern) - LDS-630

**G&A Project #:** 2012-09009

**Release #:** 14

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$358,344.84. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

**ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.**

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

Date: 02/08/2022

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$358,344.84 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 2/8/22  
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from Crystal Road Enterprises, LLC for Firefox - Ph. 1 (Southern) - LDS-630, in the amount of \$358,344.84, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$358,344.84; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$358,344.84; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum contingent upon payment of any and all outstanding bills. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Loan with Montgomery Township in total sum of \$2,627,817.72 pursuant to a signed Land Development Agreement and that \$2,269,472.88 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$0.00 in escrow.

MOTION BY \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY \_\_\_\_\_

DATED: \_\_\_\_\_

RELEASED BY: \_\_\_\_\_

Department Director



January 13, 2022

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

Re: Firefox Phase 1 (Southern Village)  
Request for Final Release and Dedication

Dear Ms. McCreary:

Crystal Road Enterprises, LLC (a.k.a. Select Properties) has completed the bonded site improvements at our Firefox Phase 1 (Southern Village) project. Therefore, in accordance with Section 509 of the Municipalities Planning Code, I am formally requesting Montgomery Township acknowledge completion of the public improvements and release the remaining escrow security upon Crystal Road Enterprises, LLC posting the required 18-month maintenance bond.

If you require any additional information, please feel free to contact me at either 215-651-1603 or [bgrant@selectpropertiesinc.com](mailto:bgrant@selectpropertiesinc.com).

Sincerely,

Brian C. Grant  
Vice-President

Cc: James P. Dougherty, P.E. – Gilmore & Associates via email only  
Bruce Shoupe, Director-Planning & Zoning via email only

***Sent Certified Mail #7020 2450 0002 2843 2094.....Return Receipt Requested***

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #11

---

**SUBJECT:** Resolution Establishing Authorized Signatures with Banking Depository  
**MEETING DATE:** February 14, 2022  
**BOARD LIAISON:** Tanya C. Bamford, Chair  
**INITIATED BY:** Carolyn McCreary, Township Manager

---

**BACKGROUND:**

The Township's main operating and savings accounts are with Univest Bank and Trust Co. They require a yearly resolution establishing authorized signers for all accounts. The positions identified in the resolution as authorized signers are: Board of Supervisor Chairperson, Vice Chairperson, Township Manager and Director of Finance

**PREVIOUS BOARD ACTION:**

None.

**BUDGET IMPACT:**

None.

**RECOMMENDATION:**

To approve the attached Resolution establishing bank signatories with Univest Bank.

**MOTION/RESOLUTION:**

Motion to approve Resolution 2022-08, establishing authorized signers for all accounts at Univest Bank and Trust Co.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for vote.





## **RESOLUTION 2022-08**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA**

#### **CORPORATE AUTHORIZATION RESOLUTION – UNIVEST BANK AND TRUST CO.**

I, Carolyn McCreary, certify that I am Secretary (clerk) of Montgomery Township, Federal Employer I.D. number 23-6005687 (a non-profit corporation), engaged in business under the trade name of Montgomery Township, and that the resolutions on this document are a correct copy of the resolutions adopted at a meeting of the Board of Supervisors of Montgomery Township duly and properly called and held on February 14, 2022. These resolutions appear in the minutes of this meeting and have been rescinded or modified.

**Agents:** The following agents, subject to any written limitations, is authorized to exercise the powers granted as indicated below: Board of Supervisor Chairperson, Vice Chairperson, Township Manager and Director of Finance.

**Powers Granted:** All agents can exercise all the powers listed in this resolution. Two (2) signatures are required.

#### **The Montgomery Township Board of Supervisors named on this resolution resolves that:**

1. Univest Bank and Trust Co. is designated as a depository for the funds of Montgomery Township and to provide other financial accommodations indicated in this resolution.
2. This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by Univest Bank and Trust Co. Any and all prior resolutions adopted by the Board of Supervisors of Montgomery Township and certified to Univest Bank and Trust Co. as governing the operation of Montgomery Township's account(s), are in full force and effect, until Univest Bank and Trust Co. receives and acknowledges an express written notice of its revocation, modifications or replacement. Any revocation, modification or replacement of a resolution must be accompanied by documentation, satisfactory to Univest Bank and Trust Co., establishing the authority for the changes.
3. The signature of an Agent on this resolution is conclusive evidence of their authority to act on behalf of Montgomery Township. Any Agent, so long as they act in a representative capacity as an Agent of Montgomery Township, is authorized to make



any and all other contracts, agreement, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated in this resolution, from time to time with Univest Bank and Trust Co., subject to any restrictions on this resolution or other wise agreed to in writing.

4. All transactions, if any, with respects to any deposits, withdrawals, rediscounts and borrowings by or on behalf of Montgomery Township with Univest Bank and Trust Co. prior to the adoption of this resolution are hereby ratified, approved and confirmed.
5. Montgomery Township agrees to the terms and conditions of any account agreement, properly opened by any Agent of Montgomery Township. Montgomery Township authorizes Univest Bank and Trust Co., at any time, to charge Montgomery Township for all checks, drafts, or other orders, for the payment of money, that are drawn on Univest Bank and Trust Co., so long as they contain the required number of signatures for this purpose.
6. Montgomery Township acknowledges and agrees that Univest Bank and Trust Co. may furnish at its discretion automated access devices to Agents of Montgomery Township to facilitate those powers authorized by this resolution or other resolutions in effect at the time of issuance. The term "automated access device" includes, but is not limited to, credit cards, automated teller machines (ATM), and debit cards.
7. Montgomery Township acknowledges and agrees that Univest Bank and Trust Co. may rely on alternative signature and verification codes issues to or obtained from the Agent named on this resolution. The term "alternative signature and verification codes" includes, but is not limited to, facsimile signatures on file with Univest Bank and Trust Co., personal identification numbers (PIN), and digital signatures. If a facsimile signature specimen has been provided on this resolution, (or that are filed separately by Montgomery Township with Univest Bank and Trust Co. from time to time) Univest Bank and Trust Co. is authorized to treat the facsimile signature as the signature of the Agent(s) regardless of by whom or by what means the facsimile signature may have been affixed so long as it resembles the facsimile signature specimen on file. Montgomery Township authorizes each Agent to have custody of Montgomery Township's private key used to create a digital signature and to request issuance of a certificate listing the corresponding public key. Univest Bank and Trust Co. shall have no responsibility or liability for unauthorized use of alternative signature and verification code unless otherwise agreed in writing.

**Effect on Previous Resolutions:** This resolution supersedes any prior resolutions adopted by the Montgomery Township Board of Supervisors.

**Be it resolved** that the Board of Supervisors of Montgomery Township, and at the time of adoption of this resolution had, full power and lawful authority to adopt the resolutions stated

above and to confer the powers granted above to the persons named who have full power and lawful authority to exercise the same.

\_\_\_\_\_  
Tanya C. Bamford

\_\_\_\_\_  
Candyce Fluehr Chimera

\_\_\_\_\_  
Annette M. Long

\_\_\_\_\_  
Beth A. Staab

\_\_\_\_\_  
Audrey R. Ware

\_\_\_\_\_  
Attest: Carolyn McCreary, Township Manager

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #12

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SUBJECT: TD Bank – Credit Card Application  
MEETING DATE: February 14, 2022  
BOARD LIAISON: Tanya C. Bamford, Chair  
INITIATED BY: Carolyn McCreary, Township Manager

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**BACKGROUND:**

The Township currently utilizes Fulton Bank business credit cards for certain purchases of the Township. The credit cards are a secondary purchasing source and only to be used on a limited basis to facility certain purchases.

Due to the current business account set up with Fulton Bank, the Finance Department has limited control to help assist the cardholders. Each card is issued to a department head and only that department head may contact Fulton Bank to resolve issues and make other necessary adjustments.

The Finance Department is recommending canceling the business account with Fulton Bank and establish a corporate account with T.D. Bank. A corporate account allows the Finance Department to assist department heads with any issues and provide on-line access to manage each cardholder's account.

The Township did discuss a corporate account with Fulton Bank and they do not provide that service.

**RECOMMENDATION:**

To approve the attached Resolution establishing a corporate credit card application with T.D. Bank.

**MOTION/RESOLUTION:**

Motion to approve Resolution 2022-09, establishing a corporate business credit card account with T.D. Bank.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for vote.



**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MONTGOMERY TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA**

**CERTIFICATE OF RESOLUTION REGARDING BUSINESS CREDIT CARD ACCOUNT**

The undersigned certifies that he/she is the Township Manager of Montgomery Township, and that the following is a true copy of a Resolution duly and regular adopted on February 14, 2022 by the Board of Supervisors of Montgomery Township in full compliance with applicable law, to-wit:

**WHEREAS**, Montgomery Township desires financial accommodation from TD Bank, N.A. ("Lender") through use of credit cards by designated person for and in connection with the business of Montgomery Township.

It is therefore **RESOLVED** by the Board of Supervisors of Montgomery Township:

1. That the Township Manager of Montgomery Township be, and hereby is, authorized and empowered to execute and deliver, for and in the name of and with binding effect upon Montgomery Township, a business credit card account agreement ("Account Agreement") with TD Bank, N.A. in the form of such agreement regularly used by said Lender; and
2. That Lender is and shall be fully authorized to rely and act upon said Account Agreement, and upon directions from time to time given by the Township Manager of Montgomery Township in all matter relating to issuance of business credit cards for the account of Montgomery Township and receive and use same, and any changes of personnel among those thus designated.

**Be it resolved** that the aforementioned shall be in effect this 14<sup>th</sup> day of February 2022 until amended or repealed by the Montgomery Township Board of Supervisors.

\_\_\_\_\_  
Tanya C. Bamford

\_\_\_\_\_  
Candyce Fluehr Chimera

\_\_\_\_\_  
Annette M. Long

\_\_\_\_\_  
Beth A. Staab

\_\_\_\_\_  
Audrey R. Ware

\_\_\_\_\_  
Attest: Carolyn McCreary, Township Manager



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD INFORMATION SUMMARY**  
Item #13

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SUBJECT: Montgomery Township 401(a) Money Purchase Pension Plan – IRS updates  
MEETING DATE: February 14, 2022  
BOARD LIAISON: Tanya C. Bamford, Chair  
INITIATED BY: Carolyn McCreary, Township Manager

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**BACKGROUND:**

At the August 9, 2021 Board of Supervisors meeting, the board approved changes to the Township's 401a Pension Plan. The township submitted those changes to the plan administrator, Empower. Any plan change prompts a review of the entire plan. During that review, Empower identified a regulatory item, IRS Notice 2017-37, that should be incorporated into the plan documents. This establishes a six-year review cycle in which the IRS publishes Cumulative Lists to identify changes in the qualification requirements that will be considered by the IRS in its review of pre-approved plan documents for purposes of issuing opinion letters. A change in the qualification requirements includes a statutory change or a change in the requirement provided in regulations or other guidance published in the Internal Revenue Bulletin.

The plan documents allow for the Township Manager to execute the changes to the plan.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #14

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SUBJECT:	Pennsylvania Office of the State Fire Commissioner Grant Awards
MEETING DATE:	February 14, 2022
BOARD LIAISON:	Annette M. Long, Supervisor
INITIATED BY:	William Wiegman, Fire Chief

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BACKGROUND:

The DFS and FDMT applied for the 2021-2022 PA Office of State Fire Commissioner Grant in the Fall of 2021. The DFS and FDMT were notified on January 31, 2022 that both agencies were awarded the full grant amount of \$15,000.00. The DFS and FDMT will utilize the grant money to purchase new rope and confined space rescue equipment that will replace the department's aging technical rescue equipment.

BUDGET IMPACT:

The grants will have a positive impact on the DFS and FDMT budgets in the amount of \$15,000.00 for each organization. The total amount of both grants is \$30,000.00.

RECOMMENDATION:

It is the recommendation of Staff that the Board of Supervisors approve the PA Office of State Fire Commissioner Grant Awards of \$15,000.00 for the DFS and FDMT.

MOTION/RESOLUTION:

- 1) **Motion** to approve the PA Office of State Fire Commissioner Grant Awards of \$15,000.00 for the DFS and \$15,000.00 for the FDMT.
- 2) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 3) Chairwoman will ask for public comment.
- 4) Chairwoman will call for a vote.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #15 .

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SUBJECT:	Tower 18 Mounting of Equipment by Campbell Supply Company
MEETING DATE:	February 14, 2022
BOARD LIAISON:	Annette M. Long, Supervisor
INITIATED BY:	William Wiegman, Fire Chief

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**BACKGROUND:**

The Department accepted the new Spartan-Smeal 100ft Mid-Mount Platform Tower Ladder on Wednesday January 26, 2022. The Tower will need to have the equipment and tools mounted on the apparatus prior to the Tower being placed into service with the Township and the County. The Department requested three bids for the mounting of equipment on Tower 18. Campbell Supply Company, which is the dealer of Tower 18, provided a service estimate of \$21,495.10. Campbell Supply stated that they can begin the work within three to four weeks of receiving authorization.

The Department attempted to solicit bids from ESI Equipment Inc. located in Montgomery Township and Glick Fire Equipment located in Hatfield Township. ESI and Glick stated that they were at least three months out from being able to perform the work. ESI was 4-5 months out and Glick was 3 months out from being able to install the equipment. The timeframe from ESI and Glick was not realistic due to the need to place the Tower in service for emergency responses.

**BUDGET IMPACT:**

The impact on the capital budget is \$21,495.10. The Department budgeted \$30,000.00 from the capital budget for the mounting and installation of equipment on Tower 18.

**RECOMMENDATION:**

It is the recommendation of Staff that the Board of Supervisors approve the service estimate for mounting of the tools and equipment on Tower 18 by Campbell Supply Company in the amount of \$21,495.10.

**MOTION/RESOLUTION:**

- 1) **Motion** to approve the service estimate for the mounting of tools and equipment on Tower 18 by Campbell Supply Company in the amount of \$21,495.10.
- 2) Motion by:\_\_\_\_\_ Second by:\_\_\_\_\_
- 3) Chairwoman will ask for public comment.
- 4) Chairwoman will call for a vote.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #16

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SUBJECT: Fire Services Agreement – Proposed Amendments  
MEETING DATE: January 24, 2022  
BOARD LIAISON: Annette M. Long, Supervisor  
INITIATED BY: Carolyn McCreary, Township Manager  
Bill Wiegman, Director of Fire Services

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**BACKGROUND:**

The Township Manager and Director of Fire Services have been working to eliminate any conflicting language in the fire services agreement and ordinance while the volunteers of FDMT are simultaneously updating their bylaws. This is being done to support the vision of One Department, One Mission.

**PREVIOUS BOARD ACTION:**

The Board adopted the ordinance changing the title of Director of Fire Services to Fire Chief.

**BUDGET IMPACT:** None

**RECOMMENDATION:**

Staff recommends the Board review the proposed changes, and if there are no issues or concerns consider adopting the agreement.

**MOTION/RESOLUTION:**

**Motion** to approve and execute the amended Fire Services Agreement.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for vote.



## AMENDED & RESTATED FIRE SERVICES AGREEMENT

This Amended and Restated Fire Services Agreement ("Agreement"), made this \_\_\_\_ day of \_\_\_\_\_, ~~2009~~ 2022, by and between MONTGOMERY TOWNSHIP, a municipal corporation of the Commonwealth of Pennsylvania, having an office at 1001 Stump Road, Montgomeryville, PA 18936-9605 (the "Township") and FIRE DEPARTMENT OF MONTGOMERY TOWNSHIP INC., a Pennsylvania non-profit corporation, having a mailing address of PO Box 18, Montgomeryville, PA 18936-0018 ("FDMT"), and FIRE DEPARTMENT OF MONTGOMERY TOWNSHIP RELIEF ASSOCIATION, with a mailing address of P. O. Box 18, Montgomeryville, PA 18936-0018 ("Relief Association").

### Basis of Amended & Restated Agreement

Township, FDMT, and FDMT Relief Association entered into a Fire Services Agreement dated December 12, 2003 (the "Fire Services Agreement"); and entered into an Amendment to Fire Services Agreement dated July 14, 2008 (the "Amended Fire Services Agreement"); and May 11, 2009 (the "Amended Fire Services Agreement").

Whereas the Township, FDMT, and Relief Association desire to make additional amendments to the Fire Services Agreement;

Therefore, this Amended and Restated Agreement will incorporate all revisions to the above listed agreements and this agreement will override all previous agreements and amendments.

The Board of Supervisors of Montgomery Township is charged with providing fire protection and related services for the protection of the residents, businesses and guests of Montgomery Township, as well as their property; and

A. The FDMT is a non-profit corporation created for the purpose of providing fire protection and related services to Montgomery Township; and

B. The Township has created a Department of Fire Services headed by a ~~Director of Fire Services~~ Fire Chief; and

C. The Township has recognized FDMT as the official fire company of the Township pursuant to Ordinance No. 02-163; and

D. Pursuant to Ordinance No. 02-165, FDMT, as an official fire company of the Township, is part of the Montgomery Township Department of Fire (sometimes also referred to as ~~the Montgomery Township Department of Fire Services~~ (the "Department"); and

E. The Township and FDMT wish to further detail the terms and conditions of their agreement relative to fire services, as set forth hereinbelow; and

F. FDMT is a component unit of Montgomery Township under Gov't Accounting Standard Board #11.

NOW THEREFORE, in consideration of the mutual covenants and promises set forth herein, and intending to be legally hereby, the parties hereto agree as follows:

1. Scope of Services. FDMT agrees to provide fire protection and related services to the Township<sup>1</sup> at all times during the term of this Agreement. FDMT shall be responsible for recruiting qualified volunteers in numbers necessary for the adequate protection of the people and property within the Township. The scope of firefighting services shall include, but not be limited to, response to fire calls originated directly from individuals within the Township or through the Montgomery County Emergency-Dispatch-Office Communications Division, response where necessary and appropriate to fires, fire alarms, hazardous materials incidents, all types of rescue calls, structural collapse situations, undertaking Med-Evac helicopter landings, assisting in the response to flood situations, and other emergencies in which the firefighting personnel and equipment are called upon or may be helpful. In addition to its mutual aid services to other townships, FDMT is encouraged to develop and maintain good relationships with other local fire companies and emergency support personnel in order to put in place mutual assistance in the event it is needed in responding to emergencies in the Township.

2. Standards of Operation.

(a) FDMT shall act in accordance with the highest standards of professional conduct and operation of fire companies and shall strive to conduct itself at all times substantially in accordance with accepted industry practices (e.g., the National Fire Protection Association ("NFPA") codes and standards). FDMT shall specifically comply with NFPA 1720. This is to ensure the safety of the fire company personnel and the people and property that FDMT seeks to serve.

(b) All members of FDMT shall be subject to the By-Laws of FDMT and the jurisdiction and immediate control of the ~~Director of Fire Services~~ Fire Chief pursuant to the authority granted by the Board of Supervisors, the orders and daily assignments and oversight of the Deputy Fire Chief of the FDMT, and overall management of the Township Manager and shall at all times conform to any and all rules and regulations adopted by or on behalf of the Board of Supervisors of the Township. FDMT shall be provided with a full and complete copy of any and all rules, regulations, policies, codes and procedures adopted by the Board of Supervisors, Township government, ~~Director of Fire Services~~ Fire Chief or others relating to matters on which FDMT will be expected to be in compliance with or follow in respect of its operations. The By-Laws of FDMT shall not be inconsistent with any Township ordinance.

<sup>1</sup> In accordance with mutual aid agreements and other fire service mutual aid alarm responsibilities, FDMT also provides fire protection and other related services, as may be required from time to time, to other townships and jurisdictions as a complement to the fire departments in those jurisdictions.



(c) The operational and financial aspects of the FDMT shall be coordinated between the ~~Director of Fire Services~~ Fire Chief and representatives of FDMT. In cooperation with the ~~Director of Fire Services~~ Fire Chief, FDMT shall establish a chain of command for the efficient functioning of FDMT. On the operations side, it shall be headed by the Deputy Fire Chief. On the financial and administrative side, there shall be a ~~Board of Directors~~ Executive Board, headed by a President. With the exception of workers' compensation insurance, the President and/or Deputy Fire Chief of FDMT shall be informed and consulted on contractual, lease and related matters, in order to properly plan for implementation and execution of the FDMT strategic plan to serve the Township and the expenditure of budgetary funds.

(d) Neither FDMT nor any of its members are authorized to utilize the Township's Tax I.D. Number. Further, the FDMT Tax I.D. Number shall only be used for purchases where the prior approval has been given by the Deputy Fire Chief or President within the budget, or by the ~~Director of Fire Services~~ Fire Chief following prior notice to and approval by either the Deputy Fire Chief or President of FDMT.

(e) The ~~Director~~ Fire Chief will be notified as soon as possible but no later than the start of the next business day when an issue affects the health, safety and/or welfare of any member of the Department and/or the public. The Fire Chief will also be notified as soon as possible but no later than the start of the next business day when a report is made to the department's workman/workers' compensation provider. (i.e. emergency department visit.)

(f) Before disciplinary action is taken with regard to any volunteer of FDMT by the ~~Director of Fire Services~~ Fire Chief, the ~~Director of Fire Services~~ Fire Chief shall communicate and consult with the Deputy Fire Chief of the FDMT or, in the event of the Deputy Fire Chief's unavailability, with the President of FDMT prior to taking such disciplinary action. If the disciplined volunteer does not agree with the disciplinary action, the volunteer shall present the matter to the ~~Board of Directors~~ Executive Board of FDMT in accordance with the Bylaws of the FDMT. If the ~~Board of Directors~~ Executive Board of FDMT shall so decide, the ~~Board of Directors~~ Executive Board shall appeal the matter to the Montgomery Township Board of Supervisors whose decision shall be conclusive. If the Deputy Fire Chief or President of FDMT believe discipline of a paid employee of the Department is advisable, they shall bring it to the attention of the ~~Director of Fire Services~~ Fire Chief for his their determination.

### 3. Funding, Budget and Expenditures.

(a) Funding for the operations and activities of the Department and FDMT shall come from a variety of sources. These include contributions from community members, interest income, grants, direct Township funding through real estate taxes identified for fire protection, Township general and capital reserve funds, and funding received from the State pursuant to the Foreign Fire Insurance Premium Tax.

(b) FDMT and Relief Association shall annually provide a budget for its operations and equipment needs in coordination with the Presidents and Deputy Fire Chief of the FDMT and the ~~Township~~ Director of Fire Services Fire Chief. Specifically, this budget should

include operations, capital campaigns, apparatus and equipment replacement, fund-raising, debt service and a strategic operational and financial plan. During the months of August and September of each year, the Presidents and Deputy Fire Chief, FDMT and Relief Association Treasurers, as well as other representatives of FDMT deemed appropriate, shall meet with the Director of Fire Services Fire Chief, the Director of Finance and the Township Manager to begin the annual budget process, and examine the progress being made in the implementation of the long term strategic plan. The proposed annual budget for funds from the various sources described in 3(a) above shall be presented to the Director of Fire Services Fire Chief on or before October 1<sup>st</sup> of each year.

(c) There shall be a budget prepared for items to be funded from Township monies and there shall be a budget prepared for items to be paid from other funds received by FDMT and FDMT RA.

(d) During the Township budget workshops presentations regularly held during the month of October of each year, the President, Deputy Fire Chief, Director of Fire Services Fire Chief, and the Township Manager shall formally and jointly present an annual budget to the Board of Supervisors for consideration and approval. This budget will be considered for preliminary approval in November and final approval in December of each year.

(e) All expenditures shall be made in accordance with the combined approved annual budgets of FDMT, FDMT Relief Association, and the Department, unless extraordinary circumstances arise which demand immediate purchases. Any costs, purchases or expenditures in excess of \$1,000 \$3,000 (One Three Thousand Dollars) must be made by written request, which will contain an estimate or quote from the vendor, to the Director of Fire Services Fire Chief in advance of the expenditure. Within fourteen (14) calendar days, the Director of Fire Services Fire Chief shall approve or disapprove the request. All receipts The FDMT Treasurer's Report and the FDMT RA Treasurer's Report including all receipts shall be forwarded to the Director of Fire Services Fire Chief no later than seven (7) calendar days following the FDMT or Relief Association business meeting at which the expenditure was paid.

(f) The financial reporting aspects of FDMT & FDMT RA shall be coordinated by FDMT Treasurer and FDMT RA Treasurer with the Director of Finance in collaboration with the Director of Fire Services Fire Chief.

(g) All grant applications shall be coordinated with and approved by the Director of Fire Services Fire Chief prior to submission. The President of FDMT shall designate an officer to coordinate the submission of grant applications.

(h) FDMT shall be responsible for promptly paying all FDMT telephone charges at the Fire Stations. Through the relief association, FDMT shall also promptly pay for all Nextel or other cell phone charges utilized in the operational affairs and emergency communications of the FDMT officers of the fire department. Such invoices shall be paid when due, but in any event not later than thirty (30) days after the date of the invoice. FDMT shall also establish telephone and cell phone policies for their proper use. Township administrative telephone and data lines shall be paid for by the Township. Township administrative telephone and data lines including phone lines dedicated for the FDMT shall be paid for by the township.



(i) The Township shall pay all utilities for the Fire Stations, including, but not limited to, water, sewer, electric, and gas, when due.

(j) Any cable services, ~~including any DSL or internet lines~~, obtained by FDMT shall be paid by FDMT when due. Any cable services, including any ~~DSL or internet lines~~, obtained by the Township, will be paid by the Township when due. Township shall pay any and all maintenance fees for NFIRS software.

(k) FDMT & ~~FDMT RA~~ shall be responsible for the cost of any and all maintenance and repairs necessary for vehicles titled in the name of FDMT & ~~FDMT RA~~ respectfully, equipment and property (not including the physical plant, property and structure of the fire stations). All vehicles, equipment and property owned by the Township shall be maintained by the Township, at its sole cost and expense. Maintenance of Township trucks, equipment and property shall be under the management and supervision of the ~~Director of Fire Services~~ Fire Chief in consultation with the ~~Chief Engineer~~ Department's Engineering Staff.

(l) Within seven (7) calendar days of the monthly business meetings of the FDMT (generally the 1<sup>st</sup> business Monday of each month) the Treasurer will provide the Township Finance Director with electronic copies (Accountant's Review Copy) of the current accounting program files for all transactions up to and including the business meeting date. Additionally, the Treasurer will provide electronic copies of the FDMT Year to Date Budget v. Actual to the ~~Director of Fire Services~~ Fire Chief & Township Finance Director, along with photocopies of the monthly bank statements for each organization. The ~~Director of Fire Services~~ Fire Chief and Township Finance Director will provide FDMT with monthly Budget v. Actual figures for the Department of Fire Services. All original source documents, including copies of bank statements, deposits, invoices, and balance sheets for FDMT will be maintained in appropriate storage cabinets in a designated location (Battalion 1 or Battalion 2) and these will be made available to the Township Finance Director upon request.

4. Relief Association. FDMT shall establish a non-profit corporation as the firemen's relief association affiliated with FDMT. This association shall receive the funds to be remitted by the Township from the State pursuant to the Foreign Fire Insurance Premium Tax statute. These funds shall be utilized only in accordance with State law and the approved budget of the Relief Association. These funds shall be subject to annual audits by the Auditor General's Office of the Commonwealth of Pennsylvania and by the Township's independent certified public accounting firm. Within seven (7) calendar days of the monthly business meetings of the Relief Association (generally the 1<sup>st</sup> business Monday of each month) the Treasurer will provide the Township Finance Director with electronic copies (Accountant's Review Copy) of the current accounting program files for all transactions up to and including the business meeting date. Additionally, the Treasurer will provide electronic copies of the Relief Association Year to Date Budget v. Actual to the ~~Director of Fire Services~~ Fire Chief & Township Finance Director, along with photocopies of the monthly bank statements for each organization. The ~~Director of Fire Services~~ Fire Chief and Township Finance Director will provide the Relief Association with monthly Budget v. Actual figures for the Department of Fire Services. All original source documents, including bank statements, deposits, invoices and balance sheets for FDMT will be

maintained in appropriate storage cabinets in a designated location (Battalion 1 or Battalion 2) and these will be made available to the Township Finance Director upon request.

5. ~~Standard Operating~~ Chief's Orders and Directives. ~~Chief's Orders~~. Directives, rules and regulations will be written and approved by the ~~Director~~ Fire Chief. The ~~Director~~ Fire Chief will submit a draft to the President and ~~Deputy~~ Fire Chief for review and comment. If consensus cannot be reached the decision of the ~~Director~~ Fire Chief will stand.

6. Standard Operating Guidelines. Standard operating guidelines shall be developed by the ~~Fire Chief~~ Deputy Fire Chief, and officers of FDMT in conjunction with, and approved and issued by the ~~Director~~ Fire Chief consistent with NFPA standards. In the event no consensus is reached, the final decisions shall be made by the ~~Director of Fire Services~~ Fire Chief. Members of FDMT shall conduct themselves in accordance with the adopted Standard Operating guidelines.

7. Fire Stations.

(a) The Township shall make available the Fire Station located at 325 Stump Road and Route 309 411 Dovlestown Road, and any other buildings as may be deemed prudent and necessary by the Township to house fire fighting equipment, for the meetings and general operations of FDMT. The Fire Stations shall remain public buildings and be used for no other purpose than fire fighting and emergency response activities and activities related to the administrative, community and operational support of FDMT. Community and other uses shall require notice to and the advance approval of the ~~Director of Fire Services~~ Fire Chief, which approval shall not be unreasonably withheld. The Fire Station located at ~~Route 309 and 325~~ Stump Road shall also be utilized as a voting facility for residents to cast ballots. No structural alterations ~~costing in excess of \$250.00~~ shall be made to the Fire Station prior to advance approval from the ~~Director of Fire Services~~ Fire Chief, the Director of Public Works and the Township Manager. Other than its use as a polling place, the Fire Station shall not be used for political activity or fund-raising, other than the volunteer fund-raising activities of FDMT. This political activity is prohibited in order that paid and volunteer firefighters can perform their duties for FDMT as a ~~tax exempt~~ tax-exempt organization with the highest degree of professionalism and without undue distraction.

(b) The Township may also make available fire stations at other locations to supplement the primary station. These stations will be subject to the same rules and regulations as set forth herein.

(c) The Township and members of FDMT shall share the ongoing maintenance of the fire station(s). All improvements will be coordinated through the ~~Director of Fire Services~~ Fire Chief and the Director of Public Works. Improvement recommendations will be made to the Township Manager and the Board of Supervisors as part of the formal annual budget process.



8. Equipment. Any equipment purchased through funds of the Township shall be inventoried and insured by the Township and shall remain the property of the Township. Volunteers, as well as employees of the Township who are properly trained and/or approved by the Chief Engineer Deputy Chief of FDMT and approved by the Director of Fire Services Fire Chief and Department employees of the Township who are approved by the Director of Fire Services Fire Chief may utilize such equipment, as necessary, for response to fires and other emergency situations. All fire trucks purchased through funds of the Township shall be titled to the Township. Any funds received from the Foreign Fire Insurance Premium Tax shall be expended in accordance with the approved FDMT RA budget. In the event of termination of this Agreement, the Township, at the Township's sole option, shall have the right to purchase, for fair market value, all firefighting equipment which has been paid for by the Relief Association on fire apparatus owned by the Township. At the annual budget preparation meetings, as noted in Section 3(b) above, FDMT, FDMT RA, and the Township will discuss titling of all equipment to be purchased in the upcoming year. It is the intent of the parties to this Agreement that equipment shall be in the name of the Township, to the extent permitted by law. All fire trucks purchased through funds of FDMT or Relief Association shall be titled to FDMT or Relief Association as appropriate.

FDMT and the Relief Association shall comply with all laws, rules and regulations related to the use of the Foreign Fire Insurance Premium Tax funds. They shall present the reports, forms and records required by the State to be submitted to the Director of Fire Services Fire Chief on or before September 1<sup>st</sup> of each year. They shall also provide the Director of Fire Services Fire Chief with an inventory of equipment and tools purchased with funds from the Foreign Fire Insurance Premium Tax no less frequently than annually or as otherwise warranted. A physical inventory of equipment will be performed on an annual basis to ensure the adequacy of the equipment and accuracy of these records. The NFPA annual certification of all fire trucks, ground ladders, SCBA cylinders and the SCBA refill station, and other equipment requiring certification shall be paid for by the Township and/or the FDMT RA. The Director of Fire Services Fire Chief shall be provided with copies of all certifications within two (2) weeks of receipt by the FDMT.

9. Training. FDMT shall be responsible for training its volunteers to respond to emergency calls in an efficient and professional manner. The Township shall be responsible for the cost and training of the paid firefighters and the fire marshals. By December 15<sup>th</sup> of each year, FDMT shall submit a conceptual plan of training for all firefighters of all ranks and the Board of Directors Executive Board of FDMT shall certify to the Board of Supervisors of the Township, in writing, that all the volunteer firefighters and fire police responding to calls for emergency assistance have received appropriate training and certifications for the duties which will be undertaken. Training records shall be maintained at the Stump Road Fire Station for review by the Director of Fire Services Fire Chief. The Director Fire Chief shall be provided with copies of monthly updates of the training records and an annual report of training.

10. County Dispatch, Mutual Aid and Box Response System. FDMT shall participate in the County Dispatch System and shall take all steps necessary to remain in good standing to participate in the County Dispatch System. FDMT shall develop professional relationships with surrounding fire companies, as well as emergency response companies (i.e.,

ambulance corps), to enhance response to emergency situations in the Township and, as need be, to provide assistance to neighboring communities.

11. Insurance. During the term of this Agreement, the Township shall provide insurance coverage only for the general liability for the Township and property exposures directly related to the use of the Fire Station building. The Township shall further provide vehicle insurance coverage related to the operation and ownership of the fire trucks in which it is the holder of record title. FDMT/FDMT RA will title all other vehicles to the FDMT/FDMT RA and will maintain insurance coverage in an amount mutually agreed upon between the Director of Fire Services Fire Chief and FDMT, related to the operation and ownership of these other vehicles. FDMT/FDMT RA will also establish policies for the proper use of these vehicles. The Township shall provide statutorily required workers' compensation coverage for the volunteers of FDMT. FDMT shall on a quarterly basis provide a current list of volunteer firefighters to be covered by workers' compensation insurance. Annually, during the budget process, it shall be determined if the Relief Association shall reimburse the Township for the annual premium for workers' compensation insurance. Such premium shall be forwarded to the Township within fifteen (15) days of presentation of an invoice. FDMT shall be required, during the term of this Agreement, to provide professional liability insurance, and automobile insurance for any vehicles titled to FDMT or FDMT Relief Association. Any insurance necessary or desirable for the Relief Association of FDMT shall be carried at its election. FDMT shall, on an annual basis, provide certificates of insurance evidencing the insurance coverages required under this Agreement, or more frequently upon request of the Township.

12. Reports of Operating Activities.

(a) FDMT shall provide reports of operational activities as may be requested on a reasonable basis from time to time by the Township in a professional, accurate manner in a form requested by the Director of Fire Services Fire Chief. At a minimum, this shall include a monthly report of calls or incidents responded to, the outcome of such responses, any loss of life, injury or property damage resulting from such incidents, a summary of monthly training, notice of any injuries to volunteers, and any workers' compensation claims. On a quarterly basis, FDMT shall submit to the Director a Personnel Activity Report in a spreadsheet format providing a current list of active firefighters and fire police including their operational status, station assignment, NIMS course certifications, annual harassment awareness compliances, Directive #17 SOG 101 Training Requirements Compliance, number of emergency call responses year-to-date and probationary status. Copies of all operational reports and all reports submitted by the Director of Fire Services Fire Chief to the Township shall be maintained at the Stump Road Fire Station. All calls to which the FDMT responds shall be reported through the National Fire Incident Reporting System ("NFIRS"). Appropriate representatives of FDMT (i.e., President, Deputy Fire Chief or a designated officer) shall attend monthly Township Public Safety Committee meetings and monthly Board of Supervisors meetings.

(b) FDMT, FDMT RA, and the Department of Fire Services shall submit to an initial and once every three-year period operational audit by an independent fire services consultant selected, following input from FDMT and FDMT RA, and paid for by the Township. The timing and conduct of each audit shall be agreed upon between FDMT, FDMT



~~RA, the Director of Fire Services Fire Chief~~ and the Township Manager subject to a ninety (90) day advance notification. FDMT and the ~~Director of Fire Services Fire Chief~~ shall fully cooperate and provide all documentation necessary to facilitate such audit. Specifically, FDMT and the ~~Director of Fire Services Fire Chief~~ will be required to meet reasonable deadlines for fieldwork, as well as report issuance. The Township requires a "clean" or unqualified opinion, as well as adequate responses to recommendations, to sustain funding of FDMT, ~~FDMT RA~~, and the Department of Fire Services. In the event a "qualified" audit report is issued, FDMT, ~~FDMT RA~~, and/or the ~~Director of Fire Services Fire Chief~~ shall submit a plan within ninety (90) days to address and/or cure the noted deficiencies and recommended changes.

(c) ~~FDMT The Department~~ shall submit an annual report by March 31<sup>st</sup> of each year. ~~The Deputy Fire Chief, President of FDMT, and President of the FDMT RA shall assist the Fire Chief with the completion of the annual report.~~

13. Reports of Administrative and Financial Activities.

(a) On a monthly basis, FDMT and ~~FDMT RA~~ shall provide an update of its budget status and financial condition in electronic format as outlined in paragraph (I) Section 3 in such detail as shall be directed by the Township. Such information shall be provided monthly to the ~~Director of Fire Services Fire Chief~~. Minutes of FDMT Board meetings, executive committee meetings, general membership meetings, and Relief Association Board meetings shall be maintained by FDMT and the Relief Association, respectively, and shall be submitted to the Township within thirty (30) days after the date of such meetings.

(b) FDMT, ~~FDMT RA~~, and the Department of Fire Services shall submit to an annual audit by an independent certified public accounting firm selected and paid for by the Township. FDMT, ~~FDMT RA~~, and the ~~Director of Fire Services Fire Chief~~ shall fully cooperate and provide all documentation necessary to facilitate such audit. Specifically, FDMT, ~~FDMT RA~~, and the ~~Director of Fire Services Fire Chief~~, in conjunction with the Township Director of Finances will be required to meet reasonable deadlines for fieldwork, as well as financial statement and management letter issuance. The Township requires a "clean" or unqualified opinion, as well as adequate responses to management letter recommendations, to sustain funding of FDMT, ~~FDMT RA~~, and the Department of Fire Services. In the event a "qualified" audit report is issued and/or the Board of Supervisors makes recommendations on matters affecting the financial activities, FDMT, ~~FDMT RA~~, and/or the ~~Director of Fire Services Fire Chief~~ shall submit a plan within ninety (90) days to address and/or cure the noted deficiencies and recommended changes.

(c) The ~~Director of Fire Services Fire Chief~~ shall be notified of all Relief Association meetings. The Treasurer of the Relief Association shall prepare financial statements on a monthly basis and provide a copy of those reports to the ~~Director Fire Chief~~ as outlined in paragraph (I) Section 3.

14. Articles of Incorporation and Bylaws: Good Standing. Contemporaneous with execution of this Agreement, FDMT and the Relief Association shall each provide copies of their presently in force Articles of Incorporation and Bylaws to the Township, and shall be required

to provide certified copies of all amendments to the Township within fifteen (15) days of their adoption. The Secretary or other duly appointed officer of FDMT and of the Relief Association shall provide written representation that they have provided true and correct Articles and Bylaws.

15. Fundraising. FDMT shall advise the Board of Supervisors on an annual basis in advance of planned fund-raising activities. Expenditures of monies obtained through fund-raising or from non-Township tax revenues shall be in accordance with the approved budget or any budgetary amendments made by FDMT or represent a reasonable expenditure necessary to conduct or provide fire protection services. Individual and aggregate contribution records shall be reported monthly to the ~~Director of Fire Services~~ Fire Chief. All contribution records will be kept in strict confidence.

16. Notices. Any notice required or desired to be given relative to this Agreement shall be sent by certified or registered mail, postage pre-paid, as follows:

If to the Township:	Montgomery Township 1001 Stump Road Montgomeryville, Pa 18936-9605 Attention: Township Manager
with a copy to:	The Solicitor of Montgomery Township
If to FDMT or Relief Association:	Fire Department of Montgomery Township PO Box 18 Montgomeryville, PA 18936-0018 Attention: President

17. Term. This Agreement shall be effective on the date it is executed by the last party hereto. It shall continue on a year-to-year basis, unless terminated by either party as set forth herein.

18. Termination. This Agreement may be terminated by the Township upon one hundred twenty (120) days' advance written notice to FDMT, at the address set forth herein, without cause. This Agreement may be terminated immediately upon written notice by the Township in the event of unlawful activity by FDMT or if the Township shall find that operations are conducted in a manner that jeopardizes life and property in the Township. FDMT may terminate this Agreement upon one hundred eighty (180) days' advance written notice to the Township as set forth hereinabove.

19. Incorporation of Ordinances. Ordinance No. 02-163 and Ordinance No. 02-165, as they may be amended from time to time, are hereby incorporated herein by reference as though set forth herein in full. An Organizational Chart per these ordinances is attached hereto and made a part hereof as Exhibit "A".

20. Indemnification. FDMT shall indemnify and hold the Township, the Board of Supervisors, its employees and consultants, harmless and defend them from any costs, suits, actions, damages, including, but not limited to, attorneys' fees and costs, relating to any lawsuits arising from claims of harassment which may be made by members of FDMT or third party claims of harassment related to the activities of members of FDMT. The Township shall indemnify and hold the FDMT, its officers, ~~directors~~, executive board members, and members, harmless and defend them from any claims, costs, suits, actions, damages, including, but not limited to, attorneys' fees and costs, relating to any lawsuits or claims of harassment which may be made by members of the Department of Fire Services or third party claims of harassment related to the activities of members of Department of Fire Services.

21. Miscellaneous.

A. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns.

B. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.

IN WITNESS WHEREOF, the parties hereto, have caused their hands and seals to be affixed the date and year first above-written.

MONTGOMERY TOWNSHIP

Attest: \_\_\_\_\_  
Carolyn McCreary  
Secretary

By: \_\_\_\_\_  
Tanya C. Bamford,  
Chairwoman

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]



[SIGNATURES CONTINUED FROM THE PREVIOUS PAGE]

By: \_\_\_\_\_  
Candyce F. Chimera  
Vice-Chairwoman

By: \_\_\_\_\_  
Annette M. Long  
Supervisor

By: \_\_\_\_\_  
Beth A. Staab  
Supervisor

By: \_\_\_\_\_  
Audrey R. Ware  
Supervisor

FIRE DEPARTMENT OF  
MONTGOMERY TOWNSHIP

Attest: \_\_\_\_\_  
Sherry DiCicco  
Secretary

By: \_\_\_\_\_  
David Wolfe  
President

By: \_\_\_\_\_  
Glen Roetmen  
Vice President

By: \_\_\_\_\_  
Melanie Vasconez  
Treasurer

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM THE PREVIOUS PAGE]

By: \_\_\_\_\_  
William Fluck  
Financial Secretary

FIRE DEPARTMENT OF  
MONTGOMERY TOWNSHIP  
RELIEF ASSOCIATION

Attest: \_\_\_\_\_  
Melanie Vasquez  
Secretary

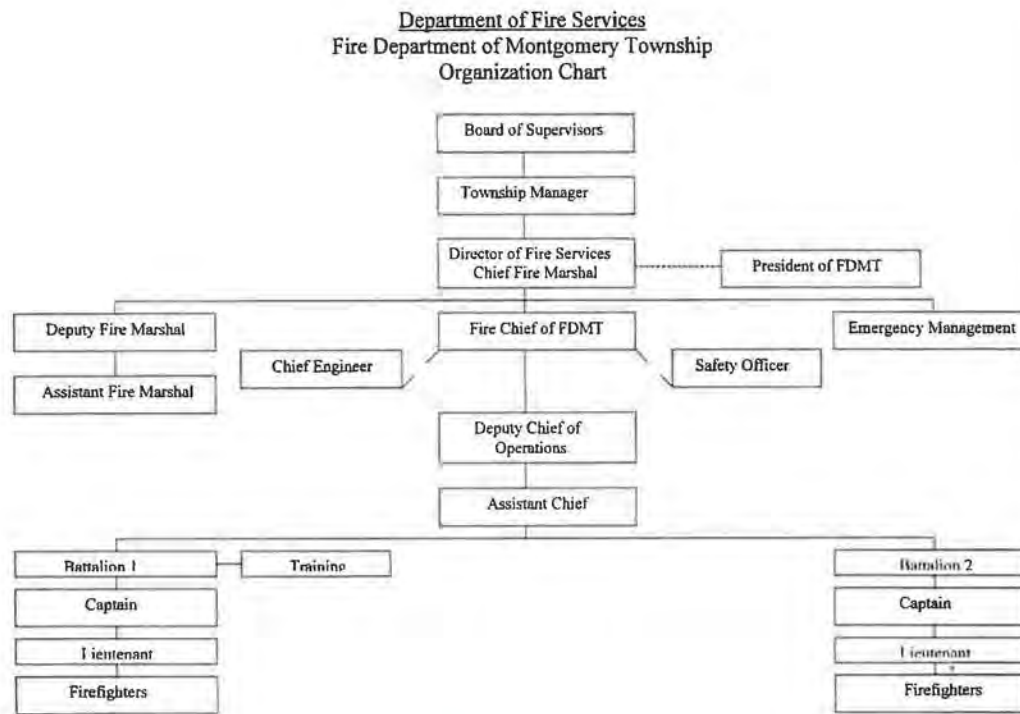
By: \_\_\_\_\_  
David Wolfe  
President

By: \_\_\_\_\_  
Michael Bean  
Vice President

By: \_\_\_\_\_  
Melanie Vasquez  
Treasurer

Commented [WW1]: We will need to update the org chart as well

Exhibit "A"  
(Organizational Chart)



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #17

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SUBJECT: Discussion-Proposed Ordinance Regarding Dogs in Township Parks  
MEETING DATE: February 14, 2022  
BOARD LIAISON: Supervisor Annette M. Long, Public Safety Committee Liaison  
INITIATED BY: J. Scott Bendig, Chief of Police

---

BACKGROUND:

On January 19, 2022, the Public Safety Committee addressed recent correspondence received from a Montgomery Township resident regarding dogs running at large in Montgomery Township Parks. At present, the Township has no mechanisms in place requiring dogs to be on a leash within Township Parks. Currently, the Police Department utilizes a provision under the Pennsylvania Dog Law that does not require dogs to be on a leash, only *under the reasonable control of some person*. After discussion, the Committee unanimously recommended that an ordinance requiring dogs be leashed in Montgomery Township Parks be considered by the Board of Supervisors.

Staff reviewed ordained municipal park regulations in surrounding communities, many of whom require dogs to be on a leash while in municipality-owned parks. Further research on parks' regulations revealed that many municipalities also restrict the parking of vehicles, trailers, or recreational equipment in municipality-owned parks when the park is closed.

RECOMMENDATION:

This evening, the staff is requesting direction from the Board of Supervisors regarding an amendment to our park regulations requiring dogs to be on leashes within the Township's Parks and restricting the parking of vehicles, trailers, or recreational equipment in municipality-owned parks when the parks are closed.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #18

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SUBJECT:	Authorization to Bid 2022 Annual Road Paving Project
MEETING DATE:	February 14, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

---

BACKGROUND:

Staff and engineers from Gilmore & Associates met to discuss the paving projects for 2022. During that discussion it was the consensus of the group to remove Stump Road because of PennDOT's bridge replacement project, and the proposed W.B. Homes subdivision. The former has a six-month window for completion, and the latter will result in heavy trucks utilizing Stump Road once site work commences.

In its place we are proposing to pave the roads within Montgomery Village which upon closer inspection by the Roads Foreman should be done this year.

The entirety of Stump Road will be included in the paving projects for 2023.

BUDGET IMPACT:

Road paving is included in the adopted budget with details identified in the Capital Investment Plan.

RECOMMENDATION:

Staff recommends the Board of Supervisors authorize the advertisement of the bid as soon as the bid specifications are completed by Gilmore & Associates and reviewed by the Public Works Director.

MOTION/RESOLUTION:

**Motion** to authorize the advertisement of the bid for the 2022 road paving projects.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for vote.

# Capital Investment Plan

## Road Paving Projects

2022						
Development Name	Street Name	Beginning	End	Square Yds	Total	Last Paved
Clearview Estates	Forest Trail Drive	Grays Lane	Cul-de-sac	3,274	\$ 37,511	2005
Forest Trail	Forest Trail Drive	Grays Lane	Grays Lane	8,115	92,975	2001
Ridings of Montgomery	Steeplechase Drive	Stump Road	End	4,224	48,395	2005
Montgomery Greene	Steeplechase Drive	Stump Road	End	3,400	38,954	2005
Ridings of Montgomery	Chaps Way	Steeplechase Dr	Cul-de-sac	2,370	27,153	2005
Ridings of Montgomery	Colt Circle	Steeplechase Dr	Cul-de-sac	2,452	28,093	2005
Clearview Estates	Pauline Circle	Forest Trail Dr	Cul-de-sac	1,684	19,294	2005
Montgomery Ind Ctr	Domorah Drive	Hartman Rd	End	6,217	71,229	2008
Montgomery Village	Acorn Place	Hemlock Dr	Cul-de-sac	1,608	18,423	2004
Montgomery Village	Aspen Place	Winter Dr	Cul-de-sac	2,065	23,659	2004
Montgomery Village	Azalea Place	Hawthorne Dr	Cul-de-sac	1,760	20,165	2004
Montgomery Village	Harbob Ln	N. Wales Rd	Hawthorne Dr	1,545	17,701	2004
Montgomery Village	Hawthorne Circle	Hawthorne Dr	Hawthorne Dr	780	8,937	2004
Montgomery Village	Hawthorne Dr	Winter Dr	Hawthorne Cr	8,237	94,372	2004
Montgomery Village	Hedgerow Place	Hemlock Dr	Cul-de-sac	1,608	18,423	2004
Montgomery Village	Hemlock Dr	Sassafras Dr	Cul-de-sac	7,862	90,076	2004
Montgomery Village	Jason Place	Winter Dr	Cul-de-sac	2,065	23,659	2004
Montgomery Village	Magnolia Place	Rose Ln	Cul-de-sac	1,760	20,165	2004
Montgomery Village	Narcissus Place	Hemlock Dr	Cul-de-sac	1,455	16,670	2004
Montgomery Village	Rose Ln	N. Wales Rd	Hawthorne Dr	1,930	22,112	2004
Montgomery Village	Sassafras Dr	Hawthorne Dr	Cul-de-sac	3,133	35,895	2004
Montgomery Village	Village Dr	N. Wales Rd	Hawthorne Dr	1,930	22,112	2004
Montgomery Village	Winter Dr	End	Cul-de-sac	4,811	55,120	2004
The Present	Gift Circle	Lower State Rd	Cul-de-sac	2,054	23,533	N/A
Curb					<u>48,000</u>	
Total Road Paving:					\$ 922,627	
Engineering					\$ 92,263	
Total Road Paving Costs:					<u>\$ 1,014,889</u>	

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item # 19

---

SUBJECT:	Authorization to Bid Sassafras Stormwater Pipe Replacement Project
MEETING DATE:	February 14, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

---

**BACKGROUND:**

This pipe runs from the cul-de-sac at Sassafras Drive between 113 and 115 to just inside the rear property lines. From there the pipe runs parallel to and just inside of the rear property lines on Aspen Place from 113-123. It continues under the dead end of Winter Drive and through the side yard of 139 Winter Drive where it outlets into the creek. The pipe is corroded and resides within existing 20' and 30' wide drainage easements.

The Township Manager, Public Works Director and Roads Foreman, and engineers from Gilmore & Associates met with residents in September, advising the Township intends to hire a contractor to remove and replace the entire length of storm drainpipe, remove, and reset fence sections (as needed) and restore yard grading and stabilization during the 2022 construction season. Any sheds that are located within the easement will need to be relocated by the property owners.

**BUDGET IMPACT:**

The project's cost is estimated to be \$340,000 and was included in the 2022 budget.

**RECOMMENDATION:**

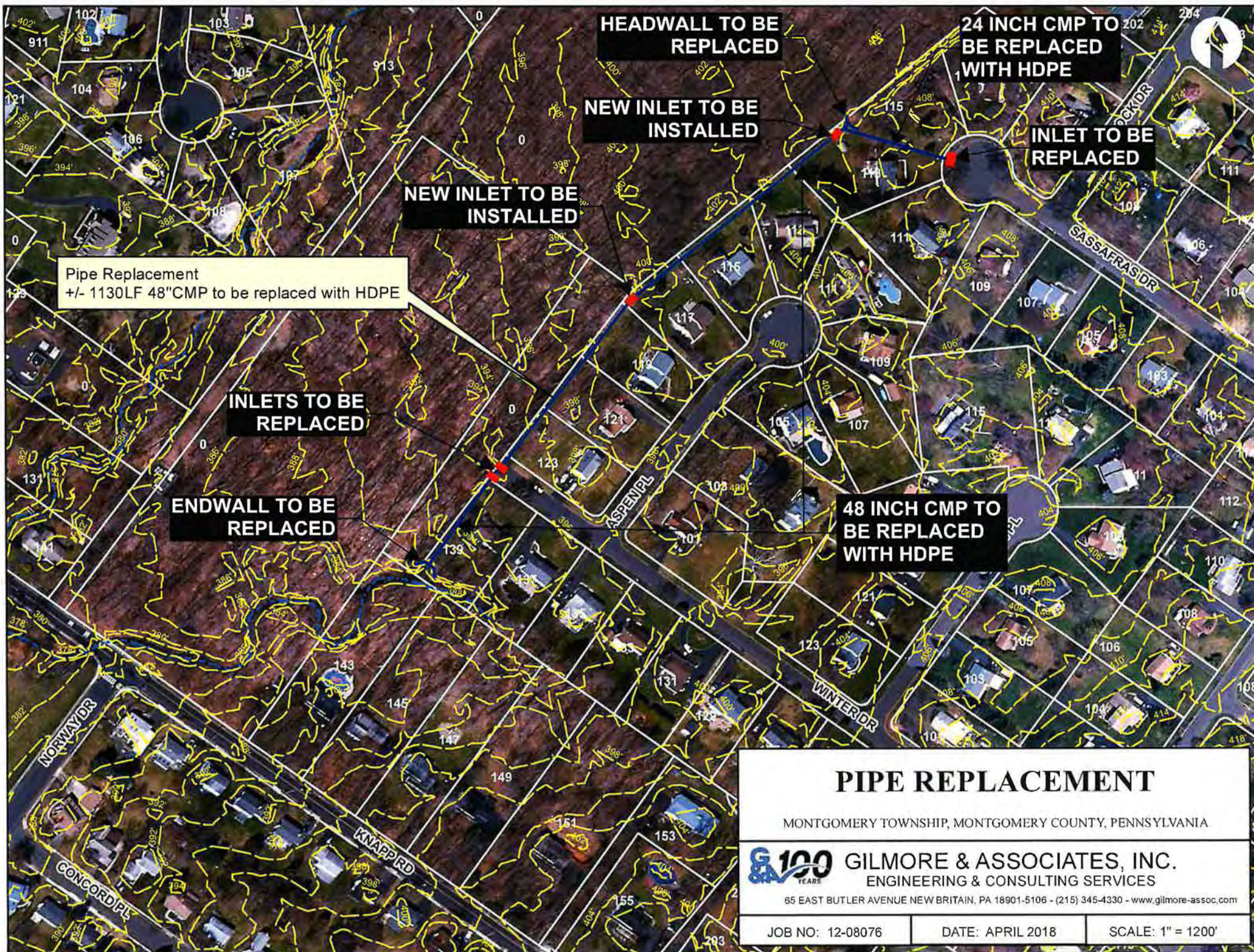
Staff recommends the Board of Supervisors authorize the advertisement of the bid.

**MOTION/RESOLUTION:**

**Motion** to authorize the advertisement of the bid for the Sassafras Stormwater Pipe Replacement project.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for vote.







MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #20

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SUBJECT: Request Authorization to Purchase a Zero-Turn Mower  
MEETING DATE: February 14, 2022  
BOARD LIAISON: Tanya C. Bamford, Chairwoman  
INITIATED BY: Greg Reiff, Public Works Director

---

BACKGROUND:

In 2022, the Public Works Department is scheduled to purchase a new Zero-Turn Mower. At this time, staff is proposing to purchase one Toro Z Master 7500D Series (Model #72076) Zero-Turn Mower as approved in the 2022 Final Budget.

Attached is a quote dated January 26, 2022, from Turf Equipment and Supply Company, an authorized vendor under the Co-Stars Cooperative Purchase Program (Contract #4400020108), to provide the requested equipment at a total cost of \$23,576.35. The equipment meets the specifications prepared by the department.

BUDGET IMPACT:

A total of \$29,000 was included in the 2022 adopted budget for the purchase of the Zero Turn Mower.

RECOMMENDATION:

Staff recommends the Board of Supervisors approves the awarding of the contract for the mower.

MOTION/RESOLUTION:

**Motion** to award the contract for the purchase of one 2022 Toro Z Master 7500D Series (Model #72076) Zero-Turn Mower from Turf Equipment and Supply Company, an authorized vendor under the Co-Stars Cooperative Purchase Program, at a total cost of \$23,576.35 per their quote dated January 26, 2022.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for a vote.



## BID QUOTE

DATE : January 26, 2022

TO : Montgomery Township  
Scitt Deiley  
1001 Stump Road  
Montgomeryville, PA 18936  
[greiff@montgomerytwp.org](mailto:greiff@montgomerytwp.org)

FROM : Chrissy Hale on behalf of Sean Cullen  
Turf Equipment and Supply Co.  
[chrissyhale@turf-equipment.com](mailto:chrissyhale@turf-equipment.com)  
(866) 641-8686 Office Toll Free

F.O.B : Destination/Delivery

CONTRACT: PA 4400020108

TERMS: Net 30

TORO Model	Description	MSRP	Contract Price
72076	TORO 7500D Z Master, 72" TURBO FORCE Deck, 37HP Yanmar diesel	\$33,777	\$23,576.35

Thank you for your interest in Toro products. Quote valid for 30 days. 2.5% fee will be added for any credit card payments.

*With the impact of inflation and worldwide supply chain issues, we have experienced volatility in pricing and availability due to factors beyond our control. These adjustments may even occur from the time the order is entered in our system through the expected equipment delivery date. Any adjustments will be communicated as soon as possible on orders in our system. In the event equipment ordered becomes unavailable, we will try to secure an acceptable alternative. Pricing includes delivery.*

Participating Vendor



PA State Contract # 4400020108  
Contract Period - January 1, 2019 to December 31, 2022  
Vendor #417322  
Federal I.D. #52-1164738

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #21

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SUBJECT: Authorization to Purchase a Backhoe  
MEETING DATE: February 14, 2022  
BOARD LIAISON: Tanya C. Bamford, Chairwoman  
INITIATED BY: Greg Reiff, Public Works Director

---

**BACKGROUND:**

In 2022, the Public Works Department is scheduled to purchase a new Backhoe. At this time, staff is proposing to purchase one Case 590SN T4 Backhoe as approved in the 2022 Final Budget.

Attached is a quote dated January 24, 2022, from Eagle Power and Equipment, an authorized vendor under the Co-Stars Cooperative Purchase Program (Contract #4400019956), to provide the requested equipment at a total cost of \$152,243.00. The equipment meets the specifications prepared by the department.

**BUDGET IMPACT:**

A total of \$150,000 was included in the 2022 adopted budget for the purchase.

**RECOMMENDATION:**

It is recommended the Board of Supervisors approves the awarding of the contract for the purchase.

**MOTION/RESOLUTION:**

**Motion** to award the contract for the purchase of one Case 590SN T4 Backhoe from Eagle Power and Equipment, an authorized vendor under the Co-Stars Cooperative Purchase Program, at a total cost of \$152,243.00 per their quote dated January 24, 2022.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_  
2) Chairwoman will ask for public comment.  
3) Chairwoman will call for a vote.

# Quote

**Eagle Power and Equipment  
Inc.**  
953 Bethlehem Pike  
Montgomeryville, PA 18936  
215-699-5871

**Date**  
**Valid through**  
**Reference #**  
**Salesperson**

1/24/2022  
2/24/2022  
FB000560  
Frank Beck  
fbeck@eaglepe.com  
Phone: 215-870-4546  
Fax: 215-699-6416

## Billing Information

MONTGOMERY TOWNSHIP  
1001 STUMP ROAD  
MONTGOMERYVILLE, PA 18936  
MONTGOMERYVILLE  
215-260-1202 (Phone)  
sstutzman@montgomerytwp.org

## Shipping Information

MONTGOMERY TOWNSHIP  
1001 STUMP ROAD  
MONTGOMERYVILLE, PA 18936  
MONTGOMERYVILLE  
215-260-1202 (Phone)  
sstutzman@montgomerytwp.org

Qty	Description	TAG#	SERIAL#	Unit Price	Line Total
1	New Case 590SN T4 Final Loader/Backhoe			\$152,243.00	\$152,243.00
1	H-Type Transmission			\$0.00	\$0.00
1	Cab, Left door, Heat, Air			\$0.00	\$0.00
1	Air Ride Heated Seat			\$0.00	\$0.00
1	Blue Tooth Radio			\$0.00	\$0.00
1	Ride Control, & Comfort Steer			\$0.00	\$0.00
1	LED Lights (4 Front, 4 Rear) & 2 side			\$0.00	\$0.00
1	4 Corner Strobe Light Kit			\$0.00	\$0.00
1	Cold Weather Package			\$0.00	\$0.00
1	14X17.5 10PR FRONT			\$0.00	\$0.00
1	21LX24 10 PR Rear			\$0.00	\$0.00
1	Extendahoe w/ Pilot Controls & Power Lift			\$0.00	\$0.00
1	1 Way or 2 Way Backhoe Hydraulics			\$0.00	\$0.00
1	Backhoe HydraulicThumb			\$0.00	\$0.00
1	Stablizer Flip Pads			\$0.00	\$0.00
1	24" High Capacity Bucket			\$0.00	\$0.00
1	1000 Lb. Front Cwt.			\$0.00	\$0.00
1	Parts & Service CD			\$0.00	\$0.00
1	48 Forks, 4 Brackets mounted on Loader Bucket			\$0.00	\$0.00
1	on Loader Bucket			\$0.00	\$0.00



Year	Hours	Make	Model	Description	Serial Number	Trade Amount
					Total Trade	\$0.00
					Outstanding Balance Owed	\$0.00

Terms			
X	Cash		On Account
	Insurance		Yes
		X	Finance
			No
Comments			
Co Stars #4400019956 Per F. Beck 2/10/22			

@11:12am

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #22

---

SUBJECT:	Request Authorization to Purchase a Vibratory Roller
MEETING DATE:	February 14, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Greg Reiff, Public Works Director

---

**BACKGROUND:**

In 2022, the Public Works Department is scheduled to purchase a new Vibratory Roller. At this time, staff is proposing to purchase one Case DV36E T4 Vibratory Roller as approved in the 2022 Final Budget.

Attached is a quote dated January 25, 2022, from Eagle Power and Equipment, an authorized vendor under the Co-Stars Cooperative Purchase Program (Contract #4400019956), to provide the requested equipment at a total cost of \$65,643.00. The equipment meets the specifications prepared by the department.

**BUDGET IMPACT:**

A total of \$65,000 was included in the 2022 adopted budget for the purchase.

**RECOMMENDATION:**

Staff recommends the Board of Supervisors approves the awarding of the contract for the purchase.

**MOTION/RESOLUTION:**

**Motion** to award the contract for the purchase of one Case DV36E T4 Vibratory Roller from Eagle Power and Equipment, an authorized vendor under the Co-Stars Cooperative Purchase Program, at a total cost of \$65,643.00 per their quote dated January 25, 2022.

- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for a vote.

## Quote

**Eagle Power and Equipment  
Inc.**  
953 Bethlehem Pike  
Montgomeryville, PA 18936  
215-699-5871

**Date**  
**Valid through**  
**Reference #**  
**Salesperson**

1/25/2022  
3/5/2022  
FB000628  
Frank Beck  
fbeck@eaglepe.com  
Phone: 215-870-4546  
Fax: 215-699-6416

Billing Information

**MONTGOMERY TOWNSHIP**  
1001 STUMP ROAD  
MONTGOMERYVILLE, PA 18936  
MONTGOMERYVILLE  
215-260-1202 (Phone)  
sstutzman@montgomerytwp.org

## Shipping Information

**MONTGOMERY TOWNSHIP**  
1001 STUMP ROAD  
MONTGOMERYVILLE, PA 18936  
MONTGOMERYVILLE  
215-260-1202 (Phone)  
[ssstulzman@montgomerytpw.org](mailto:ssstulzman@montgomerytpw.org)

Qty	Description	TAG#	SERIAL#	Unit Price	Line Total
1	Case DV36E T4 Vibratory Roller			\$65,643.00	\$65,643.00
1	Rotating Beacon			\$0.00	\$0.00
1	FOLDABLE ROPS			\$0.00	\$0.00
1	Tiltable Drum Scraper			\$0.00	\$0.00
1	Infrared Thermometer			\$0.00	\$0.00
1	Road Lights / Signals / Flashers			\$0.00	\$0.00
1	Traction Assist			\$0.00	\$0.00
1	Standard Seat w/ arm rest			\$0.00	\$0.00
1	Lockable Water Tank Cap			\$0.00	\$0.00
1				\$0.00	\$0.00
1	CoStars # 4400019956			\$0.00	\$0.00

Trade-Ins Purchaser hereby bargains, sells, and conveys unto Seller the following described Trade-In Equipment and warrants and certifies it to be free and clear of liens, encumbrance, and security interests, except to the extent shown below.

Year	Hours	Make	Model	Description	Serial Number	Trade Amount
					Total Trade	\$0.00
					Outstanding Balance Owed	\$0.00

<b>Sale Price</b>	<b>\$65,643.00</b>
<b>Less Trade</b>	<b>\$0.00</b>
<b>Rental Recap</b>	<b>\$0.00</b>
<b>Adjusted Price</b>	<b>\$65,643.00</b>
<b>Sales Tax (0.00%)</b>	<b>\$0.00</b>
<b>Total Cost</b>	<b>\$65,643.00</b>
<b>FET</b>	<b>\$0.00</b>
<b>Cash Down Payment</b>	<b>\$0.00</b>
<b>Balance</b>	<b>\$65,643.00</b>
<b>Outstanding Balance of Trade</b>	<b>\$0.00</b>
<b>Total Unpaid Balance</b>	<b>\$65,643.00</b>

		Terms			
X	Cash		On Account		Finance
	Insurance		Yes	X	No
Comments					

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item # 23.

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SUBJECT: Consider Proposed Property Dimensions to Accommodate Request for Backyard Chickens  
MEETING DATE: February 14, 2022  
BOARD LIAISON: Tanya C. Bamford, Chairwoman  
INITIATED BY: Carolyn McCreary, Township Manager

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BACKGROUND:

This matter was previously brought before the Board to obtain consensus about the proposed use on residential properties, and the recommended size of the property.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

Presently this use is only permitted in the Limited Industrial (LI) Zoning District.

RECOMMENDATION:

Based on the consensus of the majority of the past Board, Township staff prepared language for an ordinance that would permit the keeping of backyard chickens on residential properties 20,000 SF or greater. It should be noted this would not apply to properties where an HOA is in place that prohibits this.

Additionally, if property owners cannot meet the setback requirements for an accessory structure or other requirements noted in the ordinance, they will need to seek relief from the Zoning Hearing Board in the form of a variance.

If the Board wishes to move forward with this, we will need authorization to have the Solicitor's office prepare and advertise the proposed ordinance.

MOTION/RESOLUTION:

**Motion** to authorize the preparation and advertisement permitting the keeping of backyard chickens on residential properties.

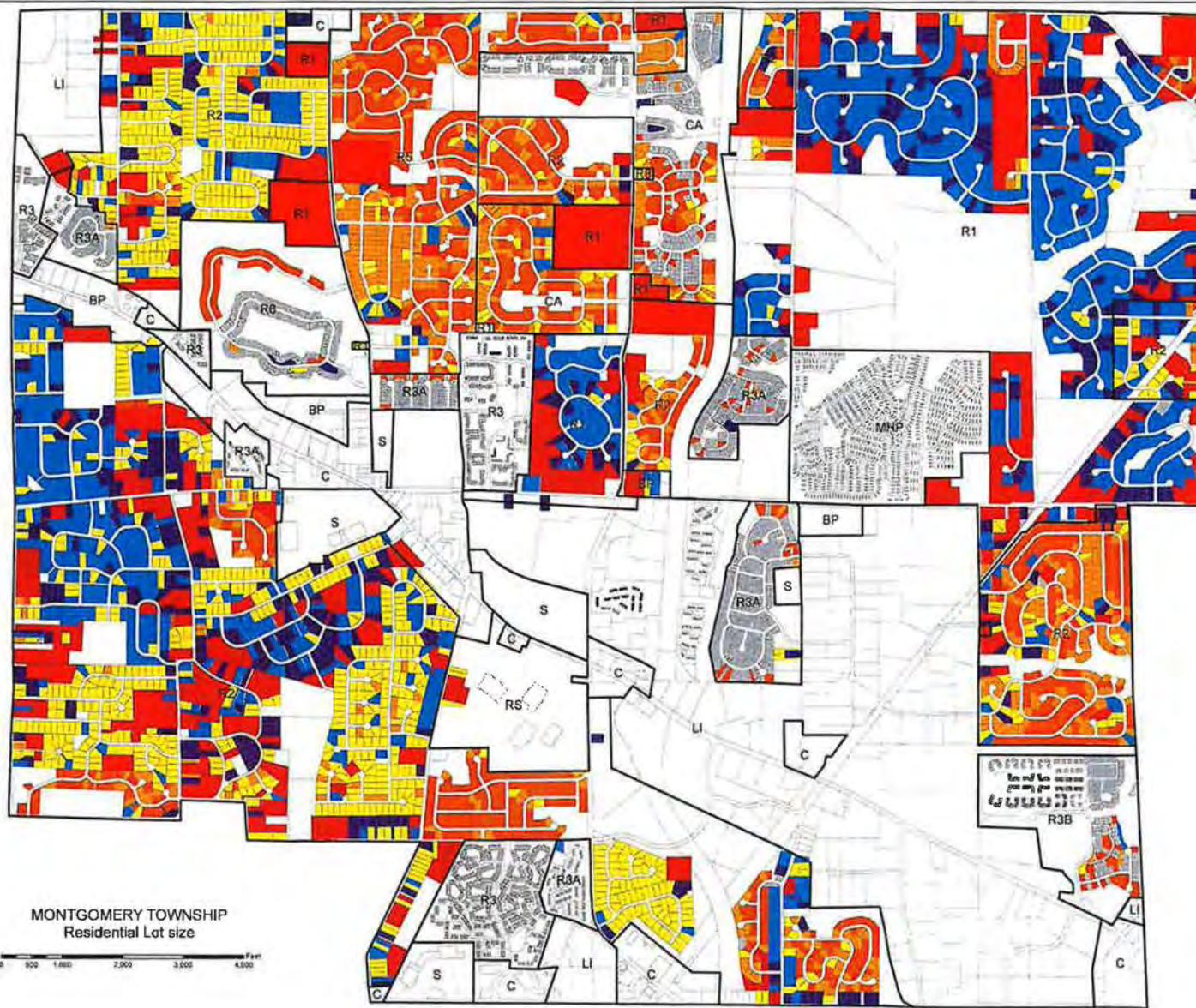
- 1) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 2) Chair will ask for public comment.
- 3) Chair will call for vote.





- Legend**
- Zoning
  - Residential Lot size  
LAND SQFT
  - 0 - 9,999 SF
  - 10,000 - 14,999 SF
  - 15,000 - 19,999 SF
  - 20,000 - 24,999 SF
  - 25,000 - 29,999 SF
  - 30,000 - 39,999 SF
  - 40,000 SF and ABOVE

**MONTGOMERY TOWNSHIP**  
Residential Lot size



*Section 230-??? the keeping of chickens is permitted as an accessory use to a dwelling, subject to the following requirements:*

- [1] Type and Number of Chickens.
  - a. Roosters are prohibited.
  - b. A minimum net lot area of 20,000 square feet is required to keep chickens.
  - c. No more than four (4) female chickens shall be permitted on properties with a net lot area of less than 40,000 square feet.
  - d. No more than six (6) chickens shall be permitted on properties with a net lot area between 40,000 square feet and three (3) acres.
- [2] Permitting and Inspection.
  - a. Chicken coops, chicken runs, and fences are not permitted to be installed before submitting a complete permit application to the Township and receiving approval from the Township Zoning Officer.
  - b. If a tenant should wish to keep chickens on rented property, then the tenant must secure written authorization from the owner as well as conform to all other requirements as enumerated in this section, and both tenant and landowner shall be liable for compliance with the provisions of this section.
  - c. The Zoning Officer shall have the right to inspect any chicken coop, chicken run, and fencing between 8 a.m. and 5 p.m (M-F). The inspector shall issue any order deemed necessary to comply with any and all federal, state, county, and municipal codes. Twenty-four hours' notice shall be given to the property owner where practicable.
- [3] Chicken Coop, Chicken Run, and Fencing.
  - a. All chickens shall be housed within a secure, fully enclosed, chicken coop which is contained within a

fenced chicken run which both areas do not exceed 100 square feet total.

- b. There shall be at least four (4) square feet of space for each chicken within the coop and an additional ten (10) square feet of space per chicken within the chicken run.
- c. The chicken run fence shall be made of durable materials, such as wood and wire mesh, extending underground for at least one (1) foot and have an above ground height of at least four (4) feet. The chicken run shall also have a roof made of wire mesh or aviary netting to protect against predators. The height of the chicken coop and chicken run shall not exceed six (6) feet maximum height accessory structures applicable to the property.
- d. It shall be unlawful to let any chicken roam freely outside of the areas of the chicken coop and chicken run, unless the chickens are kept in a fully enclosed area at least **six (6)** feet in height. Any fencing shall be extended underground for at least one (1) foot and have an above ground height of at least six (6) feet.
- e. Chicken coops, chicken runs, and fencing shall be located in the rear yard and shall be no closer than twenty (20) feet to any property line and no closer than twenty-five (25) feet to any residential structure. Must be shielded from the view of adjacent properties with fence or shrubbery with a minimum height of 4 feet.

[4] Slaughter.

- a. Public slaughter is prohibited.
- b. Commercial slaughter is prohibited.

[5] The sale of chickens or chicken eggs for commercial purposes is prohibited.

[6] All chicken related materials and feed must be kept in a secure enclosed structure on the premises so as to prevent vermin and any nuisance to surrounding neighbors.

[7] All chicken waste must be stored in a insect-proof container and disposed of regularly in a sanitary way acceptable to the Township.

[8] It shall be unlawful and shall constitute a nuisance if any chicken, chicken coop/run, or fenced area produces odors, excessive noise, at and beyond the property lines or attracts vermin, or is kept in an unsanitary condition and/or is otherwise a concern to public health in the discretion of the Zoning Officer.

[9] The keeping of chickens shall not be permitted as an accessory use on a property where such use is prohibited by a covenant, restriction, rule or regulation of a homeowners' or other association which includes the property.



# BACKYARD CHICKENS

- Zoning Permit Application - \$75 fee
- Chicken coops, chicken runs, and fences are not permitted to be installed before submitting a complete permit application to the Township and receiving approval from the Township Zoning Officer.
- Use is only for personal use of the residents(s) of the active residential zoned lot which the chickens are kept. Tenants must secure written authorization from the property owner. HOA members must receive written permission from their Association.
- Roosters are PROHIBITED. Slaughtering is PROHIBITED. No waterfowls or other game birds may be harbored or maintained.
- Minimum Lot Size is 20,000 square feet.
- Copy of Plot Plan showing Setbacks to be submitted with Permit Application.
- Chickens shall not roam freely outside of coop and chicken run.
- Minimum lot size 20,000 square feet - 4 chickens allowed maximum.
- Lots 40,000 square feet or larger - 6 chickens allowed maximum.
- Shelter & Pen Regulations
  - o Structure/Shelter (Chicken Coop) must be provided and not be placed in the front yard.
  - o All chickens shall be housed within a secure, fully enclosed, chicken coop which is contained within a fenced chicken run which both areas do not exceed 100 square feet total.
  - o There shall be at least four (4) square feet of space for each chicken within the coop and an additional ten (10) square feet of space per chicken with the run.
  - o The chicken run fence shall be made of durable materials, such as wood and wire mesh, extending underground for at least one (1) foot and have an above ground height of at least four (4) feet. The chicken run shall also have a roof made of wire mesh or aviary netting to protect against predators. The height of the chicken coop and chicken run shall not exceed six (6) feet maximum height accessory structures applicable to the property.
  - o Must be totally shielded from view of the street, adjacent properties or neighbors with fence or shrubbery with a minimum height of four (4) feet.
- Setbacks - Pen and Coop are prohibited in the front yard.
  - o Chicken coops, chicken runs, and fencing shall be located in the rear yard and shall be no closer than twenty (20) feet to any property line and no closer than twenty-five (25) feet to any residential structure. Must be shielded from the view of adjacent properties with fence or shrubbery with a minimum height of 4 feet.
- Feed
  - o Feed to be stored in rodent and insect-proof container or receptacle.
- Manure/ Odors
  - o Insect-proof container for manure must be emptied often.
  - o Shelter and pen shall be devoid of rodents and insects and free from questionable odors at and beyond property lines.