

**AGENDA**  
**MONTGOMERY TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**JULY 25, 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 July 11, 2022 Meeting
  - Payment of the July 25, 2022 Bills
  - Escrow Release #4 – 740 Bethlehem Pike
  - Escrow Release #3 – 944 Lansdale Avenue and End of Maintenance Period

**Recognition:**

7. Dr. Mitch Barrer, Public Safety Committee Member

**Public Hearing:**

8. Liquor License Transfer – Harvest Restaurant, 1110 Bethlehem Pike

**Planning and Zoning:**

9. Village of Windsor – Seeking Preliminary/Final Land Development Approval

**Old Business:**

**New Business:**

10. Department Reports
11. Committee Liaison Reports
12. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #03

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SUBJECT:                   Announcements  
MEETING DATE:       July 25, 2022  
BOARD LIAISON:  
INITIATED BY:           Tanya C. Bamford, Chairwoman

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- The Montgomery Township Police Department invites you to this year's National Night Out at William F. Maule Park at Windlestrae on August 2<sup>nd</sup> from 6:00 p.m. to 9:00 p.m. This annual event promotes police-community partnerships and neighborhood camaraderie. Come out and enjoy a hot dog and water ice, playing games, and live music. Emergency vehicle displays from the Police Department, Fire Department and Public Works Department will be there!
- In partnership with the North Penn School District, the Township is collecting backpacks and school supplies for North Penn students in need. Donations can be dropped off through August 11<sup>th</sup> at the Township building lobby from 8:30 a.m. to 4:30 p.m. on weekdays. Donations will also be accepted through the Police Department. Please review our social media posts for the supply list of items needed.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY  
Item #04

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SUBJECT: Public Comment  
MEETING DATE: July 25, 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 #05

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SUBJECT:                   Announcement of Executive Session  
MEETING DATE:         July 25, 2022  
BOARD LIAISON:         Tanya C. Bamford, Chairwoman  
INITIATED BY:           Sean Kilkenny, Esq.

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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 6:30 PM to discuss one litigation matter.**

**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 #06

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SUBJECT: Consent Agenda  
MEETING DATE: July 25, 2022  
BOARD LIAISON:  
INITIATED BY:

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BACKGROUND:

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

- Minutes of the July 11, 2022 Board meeting
- Payment of Bills for July 25, 2022
- Escrow Release #4 – 740 Bethlehem Pike
- Escrow Release #3 and End of Maintenance Period – 944 Lansdale Avenue

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

**MINUTES OF MEETING  
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
JULY 11, 2022**

**1. Call to Order:** The July 11, 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:**

Chairwoman Tanya C. Bamford  
Vice Chairwoman Candyce Fluehr Chimera  
Supervisor Annette M. Long  
Supervisor Audrey R. Ware  
Township Manager Carolyn McCreary  
Township Solicitor Sean Kilkenny, Esq.

**ALSO, IN ATTENDANCE:**

Police Chief J. Scott Bendig  
Fire Chief William F. Wiegman  
Director of Public Works, Greg Reiff  
Director of Planning, Bruce Shoupe  
Director of Information Technology, Rich Grier  
Recording Secretary, Deborah Rivas

**ABSENT:**

Supervisor Beth A. Staab

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

- July is National Parks & Recreation Month. The Township is bringing attention to how important it is to rise up and support the field of parks and recreation and inviting residents to share what they love about our parks, playgrounds, and recreation offerings via the survey link on our social media channels and Parks & Recreation section of the website.
- We have an open call for vendors, food vendors, and sponsors for the 20<sup>th</sup> Annual Autumn Festival, which will be held on October 15<sup>th</sup>. More information and applications are available on our website. Search "Autumn Festival" to be taken to the main event page.

**4. Public Comment** – There was no public comment.

**5. Announcement of Executive Session** – Township Solicitor Sean Kilkenny, Esquire, announced that the Board of Supervisors met in an Executive Session earlier this evening at 6:30 p.m. to discuss one personnel and one litigation matter. Mr. Kilkenny stated that the topics discussed are legitimate subjects 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. Ware and unanimously carried (4-0), the minutes of the June 27, 2022 meeting, the payment of bills for July 11, 2022 were approved as presented.

**Recognition:**

**7. Proclamation for Park and Recreation Professionals Day** – Ms. McCreary reported that the Township is very proud of its beautiful parks and recreational opportunities for our residents, visitors, and guests to enjoy. The hard work that goes into providing these amenities which enhance our community can often go unnoticed. We are fortunate to have a group of dedicated employees working diligently to bring recreational activities for all ages including those held at the CRC, Kids University and Autumn Festival. Montgomery Township is pleased to recognize and celebrate Park and Recreation Professionals Day on July 15, 2022.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Long and unanimously carried (4-0), the Board adopted Resolution No. 2022-27 Proclaiming July 15, 2022 as Pennsylvania Park and Recreation Professionals Day.**

**8. Roy Rodriguez, Township Volunteer** – Ms. McCreary reported that longtime resident and volunteer, Roy Rodriguez is stepping down as the Chair of the Township’s Shade Tree Commission. Mr. Rodriguez has served on the Shade Tree Commission for 26 years and on the Open Space Committee for 18 years. Roy was intimately involved with the planning, design and development of Memorial Grove, a place of quiet contemplation and remembrance. Roy also served on the Korean War Memorial America-Korea Alliance Peace Park Committee which established a memorial to honor the veterans who served in the Korean War and provide a site for reflection. Montgomery Township is better because of Roy’s long-standing commitment and efforts. In honor of Roy’s service to the Township, the Board of Supervisors announced that they have officially renamed the annual Arbor Day tree giveaway to the Roy Rodriguez Annual Tree Giveaway.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (4-0), the Board adopted Resolution No. 2022-28, recognizing Roy Rodriguez for his commitment to volunteer service to the Township and officially renaming the Arbor Day Annual Tree Giveaway to the annual Roy Rodriguez Annual Tree Giveaway.**

**Public Hearing:**

**9. Liquor License Transfer – Strong Crab, LLC, 650 Cowpath Road** - Ms. Bamford called for a motion to open the public hearing for the consideration of the Liquor License Transfer at 7:08 p.m. Motion by Ms. Bamford, second by Ms. Chimera, unanimously carried (4-0). Notes of testimony were taken by Court Reporter Tim Kurek. Mr. Kilkenny presented the application for a liquor license transfer for Strong Crab LLC for their restaurant at 650 Cowpath Road. This is an inter-municipal transfer of a type “R” Restaurant liquor license, which is normally associated with an establishment that will have a minimum of 400 square feet, equipped with table and seating, and sufficient food, to accommodate at least 30 patrons at once. The property is the former Ruby Tuesday’s property. Ms. Bamford closed the public hearing at 7:09 p.m.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (4-0), the Board approved Resolution 2022-29, granting approval of the transfer of Restaurant Liquor License No. R-17869 into the Township of Montgomery from Limerick Township, PA.**

**Public Works:**

**10. Review Bid for Traffic Signals Modernization on Route 309 and the Montgomery Mall Access Drives** – Ms. McCreary reported that the Township solicited for bids for the traffic signal modernization at Bethlehem Pike (SR 0309) and the Montgomery Mall Access Drives (North and South). Bids were due on June 24<sup>th</sup> and one bid was received from Armour and Sons Electric, Inc. in the amount of \$1,545,963.55. The bid tabulation was reviewed by the Township’s traffic engineer and staff. Significant pricing difference was found in the excavation, installation of concrete and the maintenance/protection of traffic. Staff and consultants are recommending that the Board reject the bid and authorize its readvertisement for rebid.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (4-0), the Board rejected the bid from Armour and Sons Electric, Inc. in the amount of \$1,545,963.55 for the traffic signal modernization at Bethlehem Pike (SR 0309) and the Montgomery Mall Access Drives North and South, and authorized the project to be rebid.**

**11. Change Order for Traffic Signal Controller Boxes** – Mr. Reiff reported that the Board reviewed the details of the traffic signal upgrades proposed for several intersections in the Township and approved the contracts at their meeting on March 14, 2022. Due to the age of the traffic signal and its equipment, the conduit at Horsham and Hartman Roads are 2’ and filled to capacity. In order to install the preemption system, new 3’ conduit must be installed.

**MOTION: Upon motion by Ms. Chimera, seconded by Ms. Ware and unanimously carried (4-0), the Board approved the change order from Armour and Sons Electric Inc. in the amount of \$19,522.00 and an additional amount of \$3,600.00 to replace the loop sensors, if necessary.**

**Public Safety:**

**12. Fire Department of Montgomery Township 2022 Fundraising Efforts:** Chief Wiegman reported that the FDMT is required to advise the Board of Supervisors on an annual basis in advance of planned fundraising activities in accordance with the Fire Services Agreement dated February 14, 2022. The FDMT is seeking the Board’s approval of its fundraising activities for 2022. The activities proposed include a residential fundraising mailer in Winter 2022, business fundraising mailer in Summer 2022, car washes in Fall 2022, Coin toss in Fall 2022 and Dine and Donate events throughout 2022.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Long, and unanimously carried (4-0), the Board approved the 2022 planned fundraising activities of the FDMT and the transfer of \$10,000.00 to the FDMT to assist with fundraising activities for 2022.**

**New Business:**

**13. Grant Application to the Montgomery County Transportation Program:** Ms. McCreary reported that a new round of applications for the Montgomery County Transportation Program is

open with applications due by July 29, 2022. The Township was asked by a resident to review the possibility of installing a pedestrian crossing at Spring Valley Drive and Upper State Road, noting the speed of motorists and the concern it brings for pedestrians attempting to cross Upper State Road to go to the park. Another resident inquired about safer pedestrian access into Windlestrae Park. A joint meeting with staff, Township Traffic Engineers and a PennDOT representative concluded that improvements could be made with the installation of Rectangular Rapid Flashing Beacons (RRFBs) and the necessary striping and concrete work. This would be a marked improvement for residents. The estimated cost of the project is \$492,144. If the grant is awarded, the Township's share of the project will be included in the 2023 budget.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (4-0), the Board adopted Resolution No. 2022-30 supporting the grant application to the Montgomery County Transportation Program for the installation of Rectangular Rapid Flashing Beacons and pedestrian improvements at the entrance to Spring Valley and Windlestrae Parks.**

**14. Public Hearing for Comcast Franchise Cable Franchise Renewal:** Ms. McCreary stated that at the January 3 public meeting, the Board of Supervisors approved the proposal from the Cohen Law Group to represent the Township along with 14 other municipalities in the franchise renewal negotiations with Comcast. This hearing has been advertised independently as a Public Notice and Comment Hearing. It is for intake purposes only, soliciting public comment, and does not require a court reporter to be in attendance. The minutes once adopted will satisfy the legal requirement. Ms. Bamford opened the hearing at 7:23 p.m. and read the opening remarks. Ms. Bamford asked for any public comments and there were none. The opening remarks are attached and included as part of these minutes.

**15. Approval of Estimated Just Compensation for 1216 Stump Road –** Ms. McCreary reported that on October 28, 2010, and November 24, 2014, the Township acted on a property located at 1216 Stump Road. An updated appraisal for this property indicates an additional payment of \$1,136,042 for estimated just compensation. The Township has a committed fund balance in the Capital Fund for this matter.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (4-0), the Board approved the estimated just compensation for 1216 Stump Road in the amount of \$1,136,042, subject to the resolution of the evidentiary issues being satisfied between the parties before trial.**

**16. Adjournment:** Upon motion by Ms. Bamford and seconded by Ms. Chimera, the meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary

Check Date	Bank	Check	Vendor	Vendor Name	Amount	Status
Bank 01 UNIVEST CHECKING						
07/11/2022	01	92119	00092345	BETH LEPOLD	370.00	Open
07/11/2022	01	92120	100002015	ZEHR FAMILY LIMITED PARTNERSH NO	1,136,042.00	Open
07/13/2022	01	92121	00001166	DRUMHELLER CONSTRUCTION, INC.	78,375.00	Cleared
07/13/2022	01	92122	100001650	NEW ERA TECHNOLOGY LI	55,304.67	Open
07/18/2022	01	92123	100001910	PHILADELPHIA ZOO	1,656.00	Open
07/18/2022	01	92124	100002017	TD CARD SERVICES	2,142.84	Open
07/18/2022	01	92125	100001966	TIM PERKS	800.00	Open
07/21/2022	01	92126	00000496	21ST CENTURY MEDIA NEWSPAPERS LL	2,214.17	Open
07/21/2022	01	92127	00000842	911 SAFETY EQUIPMENT	7,176.37	Open
07/21/2022	01	92128	00000006	ACME UNIFORMS FOR INDUSTRY	680.03	Open
07/21/2022	01	92129	100000892	ADAM ZWISLEWSKI	420.00	Open
07/21/2022	01	92130	00001202	AIRGAS, INC.	302.45	Open
07/21/2022	01	92131	100000876	ALEXANDER J. DEANGELIS	50.00	Open
07/21/2022	01	92132	100001754	ALEXANDER L. AVALLON III	100.00	Open
07/21/2022	01	92133	00000345	ALPHAGRAPHICS LANSDALE	366.34	Open
07/21/2022	01	92134	100000814	AMAZON.COM SERVICES, INC	1,227.12	Open
07/21/2022	01	92135	100000888	ANDREW WEINER	300.00	Open
07/21/2022	01	92136	100001890	ANGEL G. MEJIAS	650.00	Open
07/21/2022	01	92137	100001828	ARAMSCO, INC.	825.16	Open
07/21/2022	01	92138	MISC	Arya International Inc.	3,000.00	Open
07/21/2022	01	92139	00000561	ATLANTIC TACTICAL	35.81	Open
07/21/2022	01	92140	100000870	AXON ENTERPRISE, INC	3,516.28	Open
07/21/2022	01	92141	00000043	BERGEY'S	35.32	Open
07/21/2022	01	92142	00092345	BETH LEPOLD	780.00	Open
07/21/2022	01	92143	100001244	BRANDI BLUSIEWICZ	200.00	Open
07/21/2022	01	92144	100000979	BRANDON UZDZIENSKI	100.00	Open
07/21/2022	01	92145	00905000	BS&A SOFTWARE	34,119.00	Open
07/21/2022	01	92146	00000069	C L WEBER CO INC.	13.50	Open
07/21/2022	01	92147	100000405	C.E.S.	400.29	Open
07/21/2022	01	92148	100001974	CAMPBELL SUPPLY COMPANY	270.54	Open
07/21/2022	01	92149	100002028	CANDACE CANNON	370.00	Open
07/21/2022	01	92150	00000072	CANON FINANCIAL SERVICES, INC	1,998.23	Open
07/21/2022	01	92151	100000878	CARL F. HERR	100.00	Open
07/21/2022	01	92152	100001879	CARLOS A. GONZALEZ JR	500.00	Open
07/21/2022	01	92153	00001601	CDW GOVERNMENT, INC.	345.51	Open
07/21/2022	01	92154	00906081	CELEBRATION FIREWORKS, INC.	10,000.00	Open
07/21/2022	01	92155	00091234	CENERO, LLC	9,733.00	Open
07/21/2022	01	92156	100001842	COLONIAL OIL INDUSTRIES, INC	4,786.99	Open
07/21/2022	01	92157	100001843	COLONIAL OIL INDUSTRIES, INC	8,446.94	Open
07/21/2022	01	92158	00000363	COMCAST	761.66	Open
07/21/2022	01	92159	00000363	COMCAST	40.56	Open
07/21/2022	01	92160	00000335	COMCAST CORPORATION	1,488.31	Open
07/21/2022	01	92161	100001086	COMMONWEALTH OF PENNSYLVANIA	500.00	Open
07/21/2022	01	92162	00000222	COMMONWEALTH PRECAST, INC.	1,440.00	Open
07/21/2022	01	92163	00001460	D.J.B. SPECIALTIES, INC.	539.00	Open
07/21/2022	01	92164	00000125	DISCHELL, BARTLE DOOLEY PC	560.00	Open
07/21/2022	01	92165	00000612	DVMMA DELAWARE VALLEY MUNICIPAL	247.00	Open
07/21/2022	01	92166	100001112	DYAN KRAJNIKOVICH	315.00	Open
07/21/2022	01	92167	100000473	EAGLE POWER TURF & TRACTOR, INC	31.60	Open
07/21/2022	01	92168	100001079	EDWARD MCKENNA	490.00	Open
07/21/2022	01	92169	03214663	ELITE 3 FACILITIES MAINTNEANCE, L	4,240.00	Open
07/21/2022	01	92170	100002023	ERICA CIBOROWSKI	85.00	Open
07/21/2022	01	92171	00903110	ESTABLISHED TRAFFIC CONTROL	123.48	Open
07/21/2022	01	92172	00000161	EUREKA STONE QUARRY, INC.	318.22	Open
07/21/2022	01	92173	100001991	EUROFINS ENVIRONMENTAL TESTING	310.00	Open
07/21/2022	01	92174	00000171	FAST SIGNS	90.00	Open
07/21/2022	01	92175	100000906	FBI LEEDA	1,390.00	Open
07/21/2022	01	92176	00000169	FEDEX	129.48	Open
07/21/2022	01	92177	00001663	FIRE DEPARTMENT OF MONTGOMERY	10,000.00	Open
07/21/2022	01	92178	100001047	FIRST STUDENT, INC	2,590.00	Open
07/21/2022	01	92179	100001588	FOLASHADE SHOLOLA	1,187.00	Open
07/21/2022	01	92180	100001602	FRANK J. BLUSIEWICZ JR	150.00	Open
07/21/2022	01	92181	03214568	FULTON CARDMEMBER SERVICES	3,176.94	Open
07/21/2022	01	92182	100001744	FUNDAMENTAL TENNIS	2,035.00	Open
07/21/2022	01	92183	00000193	GEORGE ALLEN PORTABLE TOILETS, IN	833.00	Open
07/21/2022	01	92184	100000573	GILLIDSYSTEMS	472.00	Open
07/21/2022	01	92185	00000198	GLASGOW, INC.	262.50	Open
07/21/2022	01	92186	100002020	GLEN GOTTENBERG	400.00	Open
07/21/2022	01	92187	00001323	GLICK FIRE EQUIPMENT COMPANY INC	1,892.82	Open
07/21/2022	01	92188	00000219	GLOBAL EQUIPMENT COMPANY	229.18	Open
07/21/2022	01	92189	00000229	GRAINGER	365.40	Open
07/21/2022	01	92190	00000213	HAJOCA CORPORATION	705.00	Open
07/21/2022	01	92191	00001793	HILLTOWN TOWNSHIP	3,940.79	Open
07/21/2022	01	92192	00000903	HOME DEPOT CREDIT SERVICES	338.39	Open
07/21/2022	01	92193	00441122	HORSHAM CAR WASH	205.00	Open
07/21/2022	01	92194	00001729	INTERNATIONAL BRONZE, LTD	477.00	Open
07/21/2022	01	92195	00000102	INTERSTATE BATTERY SYSTEMS OF	249.90	Open
07/21/2022	01	92196	100002024	INTERSTATE BUILDING MAINTENANCE	3,488.79	Open

Check Date	Bank	Check	Vendor	Vendor Name	Amount	Status
07/21/2022	01	92197	00001067	INTOXIMETERS, INC.	250.00	Open
07/21/2022	01	92198	100000882	JACOB MILLEVOI	50.00	Open
07/21/2022	01	92199	100001924	JEFFSTAT EMS EDUCATION CENTER	1,000.00	Open
07/21/2022	01	92200	100002026	JENNIFER SULLIVAN	115.00	Open
07/21/2022	01	92201	100002018	JOAN HILL MORK	640.00	Open
07/21/2022	01	92202	100001994	JOHN BERESCHAK	50.00	Open
07/21/2022	01	92203	100000881	JOHN H. MOGENSEN	100.00	Open
07/21/2022	01	92204	100000554	KEITH GRIERSON	50.00	Open
07/21/2022	01	92205	00000261	KERSHAW & FRITZ TIRE SERVICE, INC	1,620.00	Open
07/21/2022	01	92206	100001811	KEYSTONE MUNICIPAL SERVICES, INC.	6,900.00	Open
07/21/2022	01	92207	100001592	KILKENNY LAW, LLC	13,917.50	Open
07/21/2022	01	92208	100001661	KYLE W. STUMP	100.00	Open
07/21/2022	01	92209	100001444	LARRY KOLONGOWSKI	175.00	Open
07/21/2022	01	92210	100002025	LARRY LONDON	24.00	Open
07/21/2022	01	92211	00001706	LOWE'S COMPANIES INC.	160.55	Open
07/21/2022	01	92212	100000332	MARCY LYNCH FITNESS	2,580.00	Open
07/21/2022	01	92213	00002021	MARRIOTT'S EMERGENCY EQUIPMENT	1,230.00	Open
07/21/2022	01	92214	00000201	MASTERTECH AUTO SERVICE, LLC	46.52	Open
07/21/2022	01	92215	100002022	MATHEW SAJI	350.00	Open
07/21/2022	01	92216	00001330	MCCALLION STAFFING SPECIALISTS	4,257.24	Open
07/21/2022	01	92217	100002019	MEE RA HEO	83.00	Open
07/21/2022	01	92218	00002016	MICHAEL D. SHINTON	100.00	Open
07/21/2022	01	92219	100000875	MICHAEL H. BEAN	150.00	Open
07/21/2022	01	92220	100001926	MICHAEL J. KUNZIG	150.00	Open
07/21/2022	01	92221	100000885	MICHAEL SHEARER	100.00	Open
07/21/2022	01	92222	100000188	MJ EARL	309.90	Open
07/21/2022	01	92223	00000323	MOTOROLA	300.00	Open
07/21/2022	01	92224	00001054	NEW BRITAIN TOWNSHIP	2,424.80	Open
07/21/2022	01	92225	00000356	NORTH WALES WATER AUTHORITY	99.04	Open
07/21/2022	01	92226	00000270	NYCE CRETE AND LANDIS CONCRETE	756.56	Open
07/21/2022	01	92227	100001567	OMEGA SYSTEMS CONSULTANTS, INC.	185.00	Open
07/21/2022	01	92228	100000039	PA TURNPIKE TOLL BY PLATE	167.40	Open
07/21/2022	01	92229	00000397	PECO ENERGY	5,834.01	Open
07/21/2022	01	92230	00000399	PECO ENERGY	31.01	Open
07/21/2022	01	92231	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC	195.18	Open
07/21/2022	01	92232	00000009	PETTY CASH	132.61	Open
07/21/2022	01	92233	00000657	PUBLIC AGENCY TRAINING COUNCIL, I	1,050.00	Open
07/21/2022	01	92234	100001010	RACHEL GIBSON	350.00	Open
07/21/2022	01	92235	00906102	READY REFRESH	180.35	Open
07/21/2022	01	92236	MISC	Redner's Markets, Inc.	287,357.95	Open
07/21/2022	01	92237	00000741	ROBERT E. LITTLE, INC.	54.06	Open
07/21/2022	01	92238	100000873	RYAN ALLISON	50.00	Open
07/21/2022	01	92239	00000653	SCATTON'S HEATING & COOLING, INC.	453.50	Open
07/21/2022	01	92240	00001212	SCIENCE EXPLORERS, INC.	3,225.00	Open
07/21/2022	01	92241	100000874	SEAN ALLISON	100.00	Open
07/21/2022	01	92242	00000833	SHERWIN WILLIAMS COMPANY	32.25	Open
07/21/2022	01	92243	100000790	SHOEN SAFETY & TRAINING	450.00	Open
07/21/2022	01	92244	00001394	STANDARD INSURANCE COMPANY	8,386.56	Open
07/21/2022	01	92245	100000701	STAPLES BUSINESS CREDIT	510.87	Open
07/21/2022	01	92246	100002021	SUNIE EOM	185.00	Open
07/21/2022	01	92247	00661122	TEES WITH A PURPOSE	153.00	Open
07/21/2022	01	92248	00001666	THE FENCE GUYS	597.06	Open
07/21/2022	01	92249	00001783	THE HOMER GROUP	1,735.00	Open
07/21/2022	01	92250	00000506	TRANS UNION LLC	90.00	Open
07/21/2022	01	92251	100000290	TRIAD TRUCK EQUIPMENT	223.00	Open
07/21/2022	01	92252	00000077	TRISTATE ENVIRONMENTAL	291.12	Open
07/21/2022	01	92253	100001962	UNITED RENTALS (NORTH AMERICA) IN	886.37	Open
07/21/2022	01	92254	398	UNITED STATES TREASURY	803.52	Open
07/21/2022	01	92255	00000040	VERIZON	289.00	Open
07/21/2022	01	92256	100000854	VINAY P. SETTY	210.00	Open
07/21/2022	01	92257	100000891	VINCENT ZIRPOLI	350.00	Open
07/21/2022	01	92258	00001329	WELDON AUTO PARTS	377.90	Open

01 TOTALS:

Total of 140 Checks:	1,766,877.41
Less 0 Void Checks:	0.00
Total of 140 Disbursements:	1,766,877.41

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

Item #06

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**SUBJECT:** Construction Escrow Release 4 for 740 Bethlehem Pike  
Montgomeryville Realty Associates, LLC (LDS 701)  
**MEETING DATE:** July 25, 2022  
**BOARD LIAISON:** Tanya C. Bamford, Chairwoman  
**INITIATED BY:** Bruce Shoupe, Director of Planning and Zoning

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**BACKGROUND:**

Attached is a construction escrow release requested by Montgomeryville Realty Associates, LLC for 740 Bethlehem Pike as recommended by the Township Engineer.

The original amount of the escrow was \$750,643.58, held as cash. After the first release, the escrow was converted to a Letter of Credit in the amount of \$735,341.08 on February 8, 2022. This is the third release for this project and is in the amount of \$139,680.00.

The new balance of the Letter of Credit will be \$416,107.08.

**BUDGET IMPACT:** None

**RECOMMENDATION:** That this construction escrow be released.

**MOTION/RESOLUTION:**

**Motion** to authorize a construction escrow release in the amount of \$139,680.00 as recommended by the Township Engineer for Montgomeryville Realty Associates, LLC contingent upon payment of all outstanding bills.

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



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

July 7, 2022

File No. 2012-10063-01

Carolyn McCreary, Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Montgomeryville Realty Association, LLC - LD/S#701  
740 Bethlehem Pike  
Escrow Release 4

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 noted on the enclosed escrow summary in the amount of **\$139,680.00** have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

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

We have recommended release of less than the requested quantities for the following items:

- D.1 – Conc. Curb incl. curb sealing, was not fully released as the wearing course and therefore the curb sealing are not completed yet.
- D.3 – 2.5 in. 25mm Binder Course, was not fully released as there is still the tie-in at Vilsmeier Road to be completed.
- D.4 – 6 in. 2A Subbase, was not fully released as there is still the tie-in at Vilsmeier Road to be completed.
- E.4 – Underground Electrical Work, was previously released in Escrow Release #3.
- H.1 – Trash Enclosure, was not completed and will be release at completion.

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

Sincerely,

Geoffrey J. Attanasio, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

GJA/JPD

Enclosure: Release of Escrow Form & Summary of Improvement Escrow Account (7/7/2022)., Applicant's Request (7/6/2022)

cc: Bruce S. Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator - Montgomery Township  
Sean Kilkenny, Esq., Solicitor – Kilkenny Law  
Steve Muchnick – Montgomeryville Realty Association  
Brian Ward – Mid Atlantic Construction, Inc.  
Ed Paludi – Mid Atlantic Construction, Inc.  
Mike Van Saun – Mid Atlantic Construction, Inc.  
James Dougherty, PE – Gilmore & Associates, Inc.  
Judith Stern Goldstein, ASLA, R.L.A. – Gilmore & Associates, Inc.  
Damon Drummond, PE, PTOE – Gilmore & Associates, Inc.  
Brian Dusault, Construction Services Manager - Gilmore & Associates, Inc.

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

**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: 07/06/2022

**Development:** 740 Bethlehem Pike - LDS-701

**G&A Project #:** 2012-10063-01

**Release #:** 4

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$152,105.00. 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: 07/07/2022

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$139,680.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.



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

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

WHEREAS, a request for release of escrow was received from Montgomeryville Realty Associates, LLC for 740 Bethlehem Pike - LDS-701, in the amount of \$152,105.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$139,680.00; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$139,680.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum contingent upon payment of any and all outstanding bills. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit / CASH with Montgomery Township in total sum of \$750,643.58 pursuant to a signed Land Development Agreement and that \$194,856.50 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$416,107.08 in escrow.

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

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

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

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

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

Department Director

PROJECT NAME: <b>740 Bethlehem Pike</b>	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Montgomeryville Realty Associates, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-701
ESCROW AGENT: Citizens & Northern Bank		G&A PROJECT NO.: 2012-10063-01
TYPE OF SECURITY: Letter of Credit / CASH	MAINTENANCE BOND AMOUNT (15%): \$ 102,360.49	AGREEMENT DATE: 22-Jul-2020

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 682,403.25	\$ 139,680.00	\$ 194,856.50	\$ 334,536.50	\$ 347,866.75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 68,240.33	\$ -	\$ -	\$ -	\$ 68,240.33
<b>TOTAL</b>	<b>\$ 750,643.58</b>	<b>\$ 139,680.00</b>	<b>\$ 194,856.50</b>	<b>\$ 334,536.50</b>	<b>\$ 416,107.08</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>A. SOIL EROSION AND SEDIMENT CONTROL</b>												
1. Construction Entrance	EA	1	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00	\$ -	\$ -
2. 12 inch Filter Sock	LF	650	\$ 8.50	\$ 5,525.00	\$ -	\$ -	650.00	\$ 5,525.00	650.00	\$ 5,525.00	\$ -	\$ -
3. 18 inch Filter Sock	LF	558	\$ 9.50	\$ 5,301.00	\$ -	\$ -	558.00	\$ 5,301.00	558.00	\$ 5,301.00	\$ -	\$ -
4. 24 inch Filter Sock	LF	93	\$ 10.50	\$ 976.50	\$ -	\$ -	93.00	\$ 976.50	93.00	\$ 976.50	\$ -	\$ -
5. Stone Inlet Protection	EA	1	\$ 850.00	\$ 850.00	\$ -	\$ -	1.00	\$ 850.00	1.00	\$ 850.00	\$ -	\$ -
6. Filter Bag Inlet Protection	EA	3	\$ 150.00	\$ 450.00	\$ -	\$ -	3.00	\$ 450.00	3.00	\$ 450.00	\$ -	\$ -
7. NAG S75 Erosion Control Matting	SF	4,395	\$ 0.25	\$ 1,098.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,395.00	\$ 1,098.75
8. Remove E&S Measures	LS	1	\$ 1,750.00	\$ 1,750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 1,750.00
<b>B. EARTHWORK</b>												
1. Site Grading	LS	1	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	0.50	\$ 2,500.00	0.50	\$ 2,500.00	0.50	\$ 2,500.00
2. Retaining Wall (Vilsmeier)	SF	300	\$ 40.00	\$ 12,000.00	\$ -	\$ -	300.00	\$ 12,000.00	300.00	\$ 12,000.00	\$ -	\$ -
3. Retaining Wall (side yard)	SF	800	\$ 40.00	\$ 32,000.00	\$ -	\$ -	800.00	\$ 32,000.00	800.00	\$ 32,000.00	\$ -	\$ -
4. Fall Protection Guard (side yard)	LF	150	\$ 40.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150.00	\$ 6,000.00
<b>C. STORMWATER</b>												
1. 6 in. Perforated PVC	LF	244	\$ 12.00	\$ 2,928.00	\$ -	\$ -	244.00	\$ 2,928.00	244.00	\$ 2,928.00	\$ -	\$ -
2. 8 in. PVC	LF	155	\$ 16.00	\$ 2,480.00	\$ -	\$ -	155.00	\$ 2,480.00	155.00	\$ 2,480.00	\$ -	\$ -
3. 15 in. HDPE	LF	632	\$ 38.00	\$ 24,016.00	\$ -	\$ -	632.00	\$ 24,016.00	632.00	\$ 24,016.00	\$ -	\$ -
4. Type M Inlet	EA	2	\$ 2,000.00	\$ 4,000.00	\$ -	\$ -	2.00	\$ 4,000.00	2.00	\$ 4,000.00	\$ -	\$ -
5. Outlet Structure - Type 4 Box w/ M Top (#B1)	EA	1	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00	\$ -	\$ -
6. Outlet Structure - Type 4 Box w/ MH Top (#A3.1)	EA	1	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00	\$ -	\$ -
7. Type C Inlet	EA	2	\$ 2,500.00	\$ 5,000.00	\$ -	\$ -	2.00	\$ 5,000.00	2.00	\$ 5,000.00	\$ -	\$ -
8. Storm Manhole	EA	2	\$ 3,500.00	\$ 7,000.00	\$ -	\$ -	2.00	\$ 7,000.00	2.00	\$ 7,000.00	\$ -	\$ -
9. Underground Detention Basin	LS	1	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	1.00	\$ 30,000.00	1.00	\$ 30,000.00	\$ -	\$ -
10. Detention Basin	LS	1	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	1.00	\$ 25,000.00	1.00	\$ 25,000.00	\$ -	\$ -
11. Soil Amendments	SY	1,810	\$ 1.50	\$ 2,715.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,810.00	\$ 2,715.00
12. Flared End Section	EA	1	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 1,500.00
13. Rip Rap	SF	36	\$ 8.00	\$ 288.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36.00	\$ 288.00
14. Level Spreader	EA	1	\$ 850.00	\$ 850.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 850.00
15. Post & Rail Fence	LF	362	\$ 15.00	\$ 5,430.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	362.00	\$ 5,430.00
<b>D. SITE IMPROVEMENTS</b>												
1. Concrete Curb, inc. curb line sealing	LF	1,620	\$ 18.00	\$ 29,160.00	760.00	\$ 13,680.00	810.00	\$ 14,580.00	1,570.00	\$ 28,260.00	50.00	\$ 900.00
2. 1.5 in. 9.5mm Wearing Course	SY	5,020	\$ 9.00	\$ 45,180.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,020.00	\$ 45,180.00
3. 2.5 in. 25mm Binder Course	SY	5,020	\$ 15.00	\$ 75,300.00	4,800.00	\$ 72,000.00	\$ -	\$ -	4,800.00	\$ 72,000.00	220.00	\$ 3,300.00
4. 6 in. 2A Subbase	SY	5,020	\$ 11.25	\$ 56,475.00	4,800.00	\$ 54,000.00	\$ -	\$ -	4,800.00	\$ 54,000.00	220.00	\$ 2,475.00
5. Concrete Wheel Stop	EA	24	\$ 200.00	\$ 4,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24.00	\$ 4,800.00
6. Concrete Pad (4,000 psi w/ fiber), inc. 6 inch 2A	SY	179	\$ 100.00	\$ 17,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	179.00	\$ 17,900.00
7. Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A	SF	3,343	\$ 9.00	\$ 30,087.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,343.00	\$ 30,087.00
8. PennDOT Compliant Ramp, inc. DWS	EA	2	\$ 2,500.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2.00	\$ 5,000.00
9. Bollards w/ ADA signs	EA	24	\$ 800.00	\$ 19,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24.00	\$ 19,200.00



PROJECT NAME: 740 Bethlehem Pike	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Montgomeryville Realty Associates, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-701
ESCROW AGENT: Citizens & Northern Bank		G&A PROJECT NO.: 2012-10063-01
TYPE OF SECURITY: Letter of Credit / CASH	MAINTENANCE BOND AMOUNT (15%): \$ 102,360.49	AGREEMENT DATE: 22-Jul-2020

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 682,403.25	\$ 139,680.00	\$ 194,856.50	\$ 334,536.50	\$ 347,866.75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 68,240.33	\$ -	\$ -	\$ -	\$ 68,240.33
<b>TOTAL</b>	<b>\$ 750,643.58</b>	<b>\$ 139,680.00</b>	<b>\$ 194,856.50</b>	<b>\$ 334,536.50</b>	<b>\$ 416,107.08</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>E. LIGHTING</b>												
1. LED Pole Mounted Light w/Foundation & Shield	EA	12	\$ 3,500.00	\$ 42,000.00		\$ -		\$ -			12.00	\$ 42,000.00
2. LED Wall Mounted Light	EA	1	\$ 550.00	\$ 550.00		\$ -		\$ -			1.00	\$ 550.00
3. LED Wall Mounted Sconce	EA	9	\$ 1,400.00	\$ 12,600.00		\$ -		\$ -			9.00	\$ 12,600.00
4. Underground Electrical Work	LS	1	\$ 1,750.00	\$ 1,750.00		\$ -	1.00	\$ 1,750.00	1.00	\$ 1,750.00		\$ -
<b>F. LANDSCAPING</b>												
<b>Shade Trees</b>												
1. Acer rubrum 'Armstrong'	EA	2	\$ 650.00	\$ 1,300.00		\$ -		\$ -			2.00	\$ 1,300.00
2. Carpinus Caroliniana	EA	2	\$ 650.00	\$ 1,300.00		\$ -		\$ -			2.00	\$ 1,300.00
3. Liquidambar Styraciflua 'Rotundiloba'	EA	13	\$ 650.00	\$ 8,450.00		\$ -		\$ -			13.00	\$ 8,450.00
4. Nyssa Sylvatica	EA	7	\$ 650.00	\$ 4,550.00		\$ -		\$ -			7.00	\$ 4,550.00
5. Quercus Bicolor	EA	3	\$ 650.00	\$ 1,950.00		\$ -		\$ -			3.00	\$ 1,950.00
<b>Ornamental Trees</b>												
6. Amelanchier Laevis	EA	8	\$ 550.00	\$ 4,400.00		\$ -		\$ -			8.00	\$ 4,400.00
7. Cornus Kousa	EA	8	\$ 550.00	\$ 4,400.00		\$ -		\$ -			8.00	\$ 4,400.00
<b>Evergreen Trees</b>												
8. Chamaecyparis Nootkatensis 'Pendula'	EA	2	\$ 550.00	\$ 1,100.00		\$ -		\$ -			2.00	\$ 1,100.00
9. Picea Glauca	EA	14	\$ 550.00	\$ 7,700.00		\$ -		\$ -			14.00	\$ 7,700.00
10. Picea Abies 'Pendula'	EA	1	\$ 550.00	\$ 550.00		\$ -		\$ -			1.00	\$ 550.00
11. Picea Pungens	EA	10	\$ 550.00	\$ 5,500.00		\$ -		\$ -			10.00	\$ 5,500.00
<b>Evergreen Shrubs</b>												
12. Buxus Microphylla 'Winter Gem'	EA	93	\$ 95.00	\$ 8,835.00		\$ -		\$ -			93.00	\$ 8,835.00
13. Chamaecyparis Obtusa	EA	2	\$ 95.00	\$ 190.00		\$ -		\$ -			2.00	\$ 190.00
14. Chamaecyparis Pisifera 'Filifera Aurea Nana'	EA	12	\$ 95.00	\$ 1,140.00		\$ -		\$ -			12.00	\$ 1,140.00
15. Ilex Crenata 'Compacta'	EA	11	\$ 95.00	\$ 1,045.00		\$ -		\$ -			11.00	\$ 1,045.00
16. Juniperus Chinensis 'Hetzii Columnaris'	EA	11	\$ 95.00	\$ 1,045.00		\$ -		\$ -			11.00	\$ 1,045.00
17. Picea Pungens 'Glauca Globosa'	EA	2	\$ 95.00	\$ 190.00		\$ -		\$ -			2.00	\$ 190.00
18. Rhododendron X Kurume 'Del Val White'	EA	9	\$ 95.00	\$ 855.00		\$ -		\$ -			9.00	\$ 855.00
19. Viburnum X Rhytidophyllum	EA	11	\$ 95.00	\$ 1,045.00		\$ -		\$ -			11.00	\$ 1,045.00
<b>Deciduous Shrubs</b>												
20. Clethra Alnifolia	EA	25	\$ 95.00	\$ 2,375.00		\$ -		\$ -			25.00	\$ 2,375.00
21. Clethra Alnifolia 'Hummingbird'	EA	12	\$ 95.00	\$ 1,140.00		\$ -		\$ -			12.00	\$ 1,140.00
22. Cornus Sericea Farrow	EA	24	\$ 95.00	\$ 2,280.00		\$ -		\$ -			24.00	\$ 2,280.00
23. Cornus Sericea 'Kelsey'	EA	11	\$ 95.00	\$ 1,045.00		\$ -		\$ -			11.00	\$ 1,045.00
24. Deutzia Gracilis 'Nikko'	EA	23	\$ 95.00	\$ 2,185.00		\$ -		\$ -			23.00	\$ 2,185.00
25. Hydrangea Quercifolia 'Snow Queen'	EA	15	\$ 95.00	\$ 1,425.00		\$ -		\$ -			15.00	\$ 1,425.00
26. Itea Virginica 'Little Henry'	EA	45	\$ 95.00	\$ 4,275.00		\$ -		\$ -			45.00	\$ 4,275.00
27. Ilex Verticillata 'Afterglow Winterberry'	EA	17	\$ 95.00	\$ 1,615.00		\$ -		\$ -			17.00	\$ 1,615.00
28. Ilex Verticillata 'Jim Dandy Winterberry'	EA	5	\$ 95.00	\$ 475.00		\$ -		\$ -			5.00	\$ 475.00
29. Viburnum Dentatum	EA	7	\$ 95.00	\$ 665.00		\$ -		\$ -			7.00	\$ 665.00



<b>PROJECT NAME:</b> 740 Bethlehem Pike	<b>TOTAL ENG/INSP/LEGAL (CASH ESCROW):</b> \$ 45,000.00	<b>MONTGOMERY TOWNSHIP</b>
<b>DEVELOPER:</b> Montgomeryville Realty Associates, LLC	<b>TOTAL ADMINISTRATION (CASH ESCROW):</b> \$ 5,000.00	<b>TOWNSHIP NO.:</b> LDS-701
<b>ESCROW AGENT:</b> Citizens & Northern Bank		<b>G&amp;A PROJECT NO.:</b> 2012-10063-01
<b>TYPE OF SECURITY:</b> Letter of Credit / CASH	<b>MAINTENANCE BOND AMOUNT (15%):</b> \$ 102,360.49	<b>AGREEMENT DATE:</b> 22-Jul-2020

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 682,403.25	\$ 139,680.00	\$ 194,856.50	\$ 334,536.50	\$ 347,866.75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 68,240.33	\$ -	\$ -	\$ -	\$ 68,240.33
<b>TOTAL</b>	<b>\$ 750,643.58</b>	<b>\$ 139,680.00</b>	<b>\$ 194,856.50</b>	<b>\$ 334,536.50</b>	<b>\$ 416,107.08</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>Ground Cover</b>												
30. Juniperus Horizontalis 'Monber'	EA	55	\$ 15.00	\$ 825.00		\$ -		\$ -			55.00	\$ 825.00
31. Rhus aromatica 'Gro-Low'	EA	83	\$ 15.00	\$ 1,245.00		\$ -		\$ -			83.00	\$ 1,245.00
<b>G. HOP</b>												
1. Road Restoration (Full depth cross section along curb)	SY	262	\$ 50.00	\$ 13,100.00		\$ -		\$ -			262.00	\$ 13,100.00
2. 1.5 inch Mill & Overlay	SY	1,074	\$ 12.00	\$ 12,888.00		\$ -		\$ -			1,074.00	\$ 12,888.00
3. Mountable Curb	LF	40	\$ 40.00	\$ 1,600.00		\$ -		\$ -			40.00	\$ 1,600.00
4. Concrete Island	SF	78	\$ 20.00	\$ 1,560.00		\$ -		\$ -			78.00	\$ 1,560.00
5. Modify Inlet	EA	1	\$ 2,500.00	\$ 2,500.00		\$ -		\$ -			1.00	\$ 2,500.00
6. Striping	LS	1	\$ 1,500.00	\$ 1,500.00		\$ -		\$ -			1.00	\$ 1,500.00
7. M&PT	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -		\$ -			1.00	\$ 5,000.00
8. PennDOT Compliant Ramp, inc. DWS	EA	3	\$ 2,500.00	\$ 7,500.00		\$ -		\$ -			3.00	\$ 7,500.00
<b>H. MISCELLANEOUS</b>												
1. Trash Enclosure	EA	1	\$ 8,000.00	\$ 8,000.00		\$ -		\$ -			1.00	\$ 8,000.00
2. Regulatory/Warning Signs	EA	6	\$ 250.00	\$ 1,500.00		\$ -		\$ -			6.00	\$ 1,500.00
3. Striping	LS	1	\$ 6,500.00	\$ 6,500.00		\$ -		\$ -			1.00	\$ 6,500.00
4. Construction Stakeout	LS	1	\$ 8,000.00	\$ 8,000.00		\$ -	1.00	\$ 8,000.00	1.00	\$ 8,000.00		\$ -
5. As-Built Plans	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -		\$ -			1.00	\$ 5,000.00
<b>I. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)</b>												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yyyy - \$x,xxx.xx)	LS	1	\$ -	\$ -		\$ -		\$ -			1.00	\$ -
<b>J. CONTINGENCY</b>												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 68,240.33	\$ 68,240.33		\$ -		\$ -			1.00	\$ 68,240.33

**NOTES:**

- 2020-03-11 Initial construction cost issued for Land Development Agreement.
- 2021-08-26 Construction cost revised to current unit costs.
- 2022-02-08 Initial CASH escrow of \$750,643.58 converted to Letter of Credit in the amount of \$735,341.08 following Release # 1 dated 12/1/2021 in the amount of \$15,302.50.

## Contractor Release Request #4

### SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 6-Jul-2022  
5/2/22+Q3

PROJECT NAME: <b>744 Bethlehem Pike</b>	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Montgomeryville Realty Associates, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-701
ESCROW AGENT:		G&A PROJECT NO.: 2012-10063-01
TYPE OF SECURITY:	MAINTENANCE BOND AMOUNT (15%): \$ 102,360.49	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 682,403.25	\$ 152,105.00	\$ 195,606.50	\$ 347,711.50	\$ 334,691.75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 68,240.33	\$ -	\$ -	\$ -	\$ 68,240.33
<b>TOTAL</b>	<b>\$ 750,643.58</b>	<b>\$ 152,105.00</b>	<b>\$ 195,606.50</b>	<b>\$ 347,711.50</b>	<b>\$ 402,932.08</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>A. SOIL EROSION AND SEDIMENT CONTROL</b>												
1. Construction Entrance	EA	1	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -
2. 12 inch Filter Sock	LF	650	\$ 8.50	\$ 5,525.00		\$ -	650.00	\$ 5,525.00	650.00	\$ 5,525.00		\$ -
3. 18 inch Filter Sock	LF	558	\$ 9.50	\$ 5,301.00		\$ -	558.00	\$ 5,301.00	558.00	\$ 5,301.00		\$ -
4. 24 inch Filter Sock	LF	93	\$ 10.50	\$ 976.50		\$ -	93.00	\$ 976.50	93.00	\$ 976.50		\$ -
5. Stone Inlet Protection	EA	1	\$ 850.00	\$ 850.00		\$ -	1.00	\$ 850.00	1.00	\$ 850.00		\$ -
6. Filter Bag Inlet Protection	EA	3	\$ 150.00	\$ 450.00		\$ -	3.00	\$ 450.00	3.00	\$ 450.00		\$ -
7. NAG S75 Erosion Control Matting	SF	4,395	\$ 0.25	\$ 1,098.75		\$ -		\$ -		\$ -	4,395.00	\$ 1,098.75
8. Remove E&S Measures	LS	1	\$ 1,750.00	\$ 1,750.00		\$ -		\$ -		\$ -	1.00	\$ 1,750.00
<b>B. EARTHWORK</b>												
1. Site Grading	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00		\$ -
2. Retaining Wall (Vilsmeier)	SF	300	\$ 40.00	\$ 12,000.00		\$ -	300.00	\$ 12,000.00	300.00	\$ 12,000.00		\$ -
3. Retaining Wall (side yard)	SF	800	\$ 40.00	\$ 32,000.00		\$ -	800.00	\$ 32,000.00	800.00	\$ 32,000.00		\$ -
4. Fall Protection Guard (side yard)	LF	150	\$ 40.00	\$ 6,000.00		\$ -		\$ -		\$ -	150.00	\$ 6,000.00
<b>C. STORMWATER</b>												
1. 6 in. Perforated PVC	LF	244	\$ 12.00	\$ 2,928.00		\$ -	244.00	\$ 2,928.00	244.00	\$ 2,928.00		\$ -
2. 8 in. PVC	LF	155	\$ 16.00	\$ 2,480.00		\$ -	155.00	\$ 2,480.00	155.00	\$ 2,480.00		\$ -
3. 15 in. HDPE	LF	632	\$ 38.00	\$ 24,016.00		\$ -	632.00	\$ 24,016.00	632.00	\$ 24,016.00		\$ -
4. Type M Inlet	EA	2	\$ 2,000.00	\$ 4,000.00		\$ -	2.00	\$ 4,000.00	2.00	\$ 4,000.00		\$ -
5. Outlet Structure - Type 4 Box w/ M Top (#B1)	EA	1	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -
6. Outlet Structure - Type 4 Box w/ MH Top (#A3.1)	EA	1	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -
7. Type C Inlet	EA	2	\$ 2,500.00	\$ 5,000.00		\$ -	2.00	\$ 5,000.00	2.00	\$ 5,000.00		\$ -
8. Storm Manhole	EA	2	\$ 3,500.00	\$ 7,000.00		\$ -	2.00	\$ 7,000.00	2.00	\$ 7,000.00		\$ -
9. Underground Detention Basin	LS	1	\$ 30,000.00	\$ 30,000.00		\$ -	1.00	\$ 30,000.00	1.00	\$ 30,000.00		\$ -
10. Detention Basin	LS	1	\$ 25,000.00	\$ 25,000.00		\$ -	1.00	\$ 25,000.00	1.00	\$ 25,000.00		\$ -
11. Soil Amendments	SY	1,810	\$ 1.50	\$ 2,715.00		\$ -		\$ -		\$ -	1,810.00	\$ 2,715.00
12. Flared End Section	EA	1	\$ 1,500.00	\$ 1,500.00		\$ -		\$ -		\$ -	1.00	\$ 1,500.00
13. Rip Rap	SF	36	\$ 8.00	\$ 288.00		\$ -		\$ -		\$ -	36.00	\$ 288.00
14. Level Spreader	EA	1	\$ 850.00	\$ 850.00		\$ -		\$ -		\$ -	1.00	\$ 850.00
15. Post & Rail Fence	LF	362	\$ 15.00	\$ 5,430.00		\$ -		\$ -		\$ -	362.00	\$ 5,430.00
<b>D. SITE IMPROVEMENTS</b>												
1. Concrete Curb, inc. curb line sealing	LF	1,620	\$ 18.00	\$ 29,160.00	810.00	\$ 14,580.00	810.00	\$ 14,580.00	1,620.00	\$ 29,160.00		\$ -
2. 1.5 in. 9.5mm Wearing Course	SY	5,020	\$ 9.00	\$ 45,180.00		\$ -		\$ -		\$ -	5,020.00	\$ 45,180.00
3. 2.5 in. 25mm Binder Course	SY	5,020	\$ 15.00	\$ 75,300.00	5,020.00	\$ 75,300.00		\$ -	5,020.00	\$ 75,300.00		\$ -
4. 6 in. 2A Subbase	SY	5,020	\$ 11.25	\$ 56,475.00	5,020.00	\$ 56,475.00		\$ -	5,020.00	\$ 56,475.00		\$ -
5. Concrete Wheel Stop	EA	24	\$ 200.00	\$ 4,800.00		\$ -		\$ -		\$ -	24.00	\$ 4,800.00
6. Concrete Pad (4,000 psi w/ fiber), inc. 6 inch 2A	SY	179	\$ 100.00	\$ 17,900.00		\$ -		\$ -		\$ -	179.00	\$ 17,900.00
7. Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A	SF	3,343	\$ 9.00	\$ 30,087.00		\$ -		\$ -		\$ -	3,343.00	\$ 30,087.00
8. PennDOT Compliant Ramp, inc. DWS	EA	2	\$ 2,500.00	\$ 5,000.00		\$ -		\$ -		\$ -	2.00	\$ 5,000.00
9. Bollards w/ ADA signs	EA	24	\$ 800.00	\$ 19,200.00		\$ -		\$ -		\$ -	24.00	\$ 19,200.00

## Contractor Release Request #4

### SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 6-Jul-2022  
5/2/22+Q3

PROJECT NAME: <b>744 Bethlehem Pike</b>	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	<b>MONTGOMERY TOWNSHIP</b>
DEVELOPER: Montgomeryville Realty Associates, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-701
ESCROW AGENT:		G&A PROJECT NO.: 2012-10063-01
TYPE OF SECURITY:	MAINTENANCE BOND AMOUNT (15%): \$ 102,360.49	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 682,403.25	\$ 152,105.00	\$ 195,606.50	\$ 347,711.50	\$ 334,691.75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 68,240.33	\$ -	\$ -	\$ -	\$ 68,240.33
<b>TOTAL</b>	<b>\$ 750,643.58</b>	<b>\$ 152,105.00</b>	<b>\$ 195,606.50</b>	<b>\$ 347,711.50</b>	<b>\$ 402,932.08</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>E. LIGHTING</b>												
1. LED Pole Mounted Light w/Foundation & Shield	EA	12	\$ 3,500.00	\$ 42,000.00			\$ -	\$ -	\$ -		12.00	\$ 42,000.00
2. LED Wall Mounted Light	EA	1	\$ 550.00	\$ 550.00		\$ -	\$ -	\$ -	\$ -		1.00	\$ 550.00
3. LED Wall Mounted Sconce	EA	9	\$ 1,400.00	\$ 12,600.00		\$ -	\$ -	\$ -	\$ -		9.00	\$ 12,600.00
4. Underground Electrical Work	LS	1	\$ 1,750.00	\$ 1,750.00	1.00	\$ 1,750.00	\$ -	\$ -	\$ 1,750.00	1.00	\$ 1,750.00	\$ -
<b>F. LANDSCAPING</b>												
<b>Shade Trees</b>												
1. Acer rubrum 'Armstrong'	EA	2	\$ 650.00	\$ 1,300.00		\$ -	\$ -	\$ -	\$ -		2.00	\$ 1,300.00
2. Carpinus Caroliniana	EA	2	\$ 650.00	\$ 1,300.00		\$ -	\$ -	\$ -	\$ -		2.00	\$ 1,300.00
3. Liquidambar styraciflua 'Rotundiloba'	EA	13	\$ 650.00	\$ 8,450.00		\$ -	\$ -	\$ -	\$ -		13.00	\$ 8,450.00
4. Nyssa sylvatica	EA	7	\$ 650.00	\$ 4,550.00		\$ -	\$ -	\$ -	\$ -		7.00	\$ 4,550.00
5. Quercus bicolor	EA	3	\$ 650.00	\$ 1,950.00		\$ -	\$ -	\$ -	\$ -		3.00	\$ 1,950.00
<b>Ornamental Trees</b>												
6. Amelanchier laevis	EA	8	\$ 550.00	\$ 4,400.00		\$ -	\$ -	\$ -	\$ -		8.00	\$ 4,400.00
7. Cornus kousa	EA	8	\$ 550.00	\$ 4,400.00		\$ -	\$ -	\$ -	\$ -		8.00	\$ 4,400.00
<b>Evergreen Trees</b>												
8. Chamaecyparis nootkatensis 'Pendula'	EA	2	\$ 550.00	\$ 1,100.00		\$ -	\$ -	\$ -	\$ -		2.00	\$ 1,100.00
9. Picea glauca	EA	14	\$ 550.00	\$ 7,700.00		\$ -	\$ -	\$ -	\$ -		14.00	\$ 7,700.00
10. Picea abies 'Pendula'	EA	1	\$ 550.00	\$ 550.00		\$ -	\$ -	\$ -	\$ -		1.00	\$ 550.00
11. Picea pungens	EA	10	\$ 550.00	\$ 5,500.00		\$ -	\$ -	\$ -	\$ -		10.00	\$ 5,500.00
<b>Evergreen Shrubs</b>												
12. Buxus microphylla 'Winter Gem'	EA	93	\$ 95.00	\$ 8,835.00		\$ -	\$ -	\$ -	\$ -		93.00	\$ 8,835.00
13. Chamaecyparis obtusa	EA	2	\$ 95.00	\$ 190.00		\$ -	\$ -	\$ -	\$ -		2.00	\$ 190.00
14. Chamaecyparis pisifera 'Filifera Aurea Nana'	EA	12	\$ 95.00	\$ 1,140.00		\$ -	\$ -	\$ -	\$ -		12.00	\$ 1,140.00
15. Ilex crenata 'Compacta'	EA	11	\$ 95.00	\$ 1,045.00		\$ -	\$ -	\$ -	\$ -		11.00	\$ 1,045.00
16. Juniperus chinensis 'Hetzii Columnaris'	EA	11	\$ 95.00	\$ 1,045.00		\$ -	\$ -	\$ -	\$ -		11.00	\$ 1,045.00
17. Picea pungens 'Glauca Globosa'	EA	2	\$ 95.00	\$ 190.00		\$ -	\$ -	\$ -	\$ -		2.00	\$ 190.00
18. Rhododendron x kurume 'Del Val White'	EA	9	\$ 95.00	\$ 855.00		\$ -	\$ -	\$ -	\$ -		9.00	\$ 855.00
19. Viburnum x rhytidophyllum	EA	11	\$ 95.00	\$ 1,045.00		\$ -	\$ -	\$ -	\$ -		11.00	\$ 1,045.00
<b>Deciduous Shrubs</b>												
20. Clethra alnifolia	EA	25	\$ 95.00	\$ 2,375.00		\$ -	\$ -	\$ -	\$ -		25.00	\$ 2,375.00
21. Clethra alnifolia 'Hummingbird'	EA	12	\$ 95.00	\$ 1,140.00		\$ -	\$ -	\$ -	\$ -		12.00	\$ 1,140.00
22. Cornus sericea 'Farrow'	EA	24	\$ 95.00	\$ 2,280.00		\$ -	\$ -	\$ -	\$ -		24.00	\$ 2,280.00
23. Cornus sericea 'Kelseyi'	EA	11	\$ 95.00	\$ 1,045.00		\$ -	\$ -	\$ -	\$ -		11.00	\$ 1,045.00
24. Deutzia gracilis 'Nikko'	EA	23	\$ 95.00	\$ 2,185.00		\$ -	\$ -	\$ -	\$ -		23.00	\$ 2,185.00
25. Hydrangea quercifolia 'Snow Queen'	EA	15	\$ 95.00	\$ 1,425.00		\$ -	\$ -	\$ -	\$ -		15.00	\$ 1,425.00
26. Itea virginica 'Little Henry'	EA	45	\$ 95.00	\$ 4,275.00		\$ -	\$ -	\$ -	\$ -		45.00	\$ 4,275.00
27. Ilex verticillata 'Afterglow Winterberry'	EA	17	\$ 95.00	\$ 1,615.00		\$ -	\$ -	\$ -	\$ -		17.00	\$ 1,615.00
28. Ilex verticillata 'Jim Dandy Winterberry'	EA	5	\$ 95.00	\$ 475.00		\$ -	\$ -	\$ -	\$ -		5.00	\$ 475.00
29. Viburnum dentatum	EA	7	\$ 95.00	\$ 665.00		\$ -	\$ -	\$ -	\$ -		7.00	\$ 665.00

## Contractor Release Request #4

### SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 6-Jul-2022  
5/2/22+Q3

PROJECT NAME: <b>744 Bethlehem Pike</b>	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	<b>MONTGOMERY TOWNSHIP</b>
DEVELOPER: Montgomeryville Realty Associates, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-701
ESCROW AGENT:		G&A PROJECT NO.: 2012-10063-01
TYPE OF SECURITY:	MAINTENANCE BOND AMOUNT (15%): \$ 102,360.49	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 682,403.25	\$ 152,105.00	\$ 195,606.50	\$ 347,711.50	\$ 334,691.75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 68,240.33	\$ -	\$ -	\$ -	\$ 68,240.33
<b>TOTAL</b>	<b>\$ 750,643.58</b>	<b>\$ 152,105.00</b>	<b>\$ 195,606.50</b>	<b>\$ 347,711.50</b>	<b>\$ 402,932.08</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>Ground Cover</b>												
30. Juniperus Horizontalis 'Monber'	15 - 18 in. spd.	EA	55	\$ 15.00	\$ 825.00						55.00	\$ 825.00
31. Rhus aromatica 'Gro-Low'	15 - 18 in. spd.	EA	83	\$ 15.00	\$ 1,245.00						83.00	\$ 1,245.00
<b>G. HOP</b>												
1. Road Restoration (Full depth cross section along curb)		SY	262	\$ 50.00	\$ 13,100.00						262.00	\$ 13,100.00
2. 1.5 inch Mill & Overlay		SY	1,074	\$ 12.00	\$ 12,888.00						1,074.00	\$ 12,888.00
3. Mountable Curb		LF	40	\$ 40.00	\$ 1,600.00						40.00	\$ 1,600.00
4. Concrete Island		SF	78	\$ 20.00	\$ 1,560.00						78.00	\$ 1,560.00
5. Modify Inlet		EA	1	\$ 2,500.00	\$ 2,500.00						1.00	\$ 2,500.00
6. Striping		LS	1	\$ 1,500.00	\$ 1,500.00						1.00	\$ 1,500.00
7. M&PT		LS	1	\$ 5,000.00	\$ 5,000.00						1.00	\$ 5,000.00
8. PennDOT Compliant Ramp, inc. DWS		EA	3	\$ 2,500.00	\$ 7,500.00						3.00	\$ 7,500.00
<b>H. MISCELLANEOUS</b>												
1. Trash Enclosure		EA	1	\$ 8,000.00	\$ 8,000.00		\$ 4,000.00		\$ -	\$ 4,000.00	1.00	\$ 4,000.00
2. Regulatory/Warning Signs		EA	6	\$ 250.00	\$ 1,500.00					\$ -	6.00	\$ 1,500.00
3. Striping		LS	1	\$ 6,500.00	\$ 6,500.00					\$ -	1.00	\$ 6,500.00
4. Construction Stakeout		LS	1	\$ 8,000.00	\$ 8,000.00			1.00	\$ 8,000.00	\$ -		\$ -
5. As-Built Plans		LS	1	\$ 5,000.00	\$ 5,000.00					\$ -	1.00	\$ 5,000.00
<b>I. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)</b>												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yyyy - \$x,xxx.xx)		LS	1	\$ -	\$ -		\$ -		\$ -	\$ -	1.00	\$ -
<b>J. CONTINGENCY</b>												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)		LS	1	\$ 68,240.33	\$ 68,240.33		\$ -		\$ -	\$ -	1.00	\$ 68,240.33

**NOTES:**

2020-03-11 Initial construction cost issued for Land Development Agreement.  
2021-08-26 Construction cost revised to current unit costs.

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

Item #06

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**SUBJECT:** Construction Escrow Release 3 and End of Maintenance Period-  
911 Lansdale Avenue (LDS 435R)  
**MEETING DATE:** July 25, 2022  
**BOARD LIAISON:** Tanya C. Bamford, Chairwoman  
**INITIATED BY:** Bruce Shoupe, Director of Planning and Zoning

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**BACKGROUND:**

Attached is a construction escrow release requested by M.L. Homes for 911 Lansdale Avenue as recommended by the Township Engineer.

The original amount of the escrow was \$74,844.24, held as Cash with the Township. This is the third release for this project and is in the amount of \$12,801.24. The new balance would be \$0.00. This release also marks the end of the maintenance period.

**BUDGET IMPACT:** None.

**RECOMMENDATION:**

Release the construction escrow and conclude the maintenance period.

**MOTION/RESOLUTION:**

**Motion** to authorize construction escrow release #3 in the amount of \$12,801.24 and conclusion of the maintenance period as recommended by the Township Engineer for M.L Holmes contingent upon payment of all outstanding bills.

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



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

**VIA EMAIL**

July 15, 2022

File No. 2020-03032

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

Reference: 911 Lansdale Avenue – LD/S #435  
Financial Security Release 3 – End 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 \$12,801.24 have been completed and were found to be in acceptable condition. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

We recommend that the amount noted above be released from escrow and that the maintenance period be concluded.

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

Sincerely,

A handwritten signature in blue ink that reads "James P. Dougherty".

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

JPD/jpd

Enclosures: Release of Escrow Form, Escrow Status Report

cc: Bruce S. Shoupe, Director of Planning and Zoning  
Lauren Arechaga – M.L. Homes

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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)

**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: 07/15/2022

Development: 911 Lansdale Ave. (B/U: 006A/054) - LDS-435  
Release #: 3

G&A Project #: 2020-03032

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$12,801.24. 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: 07/15/2022

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$12,801.24 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 7/15/2022  
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

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

WHEREAS, a request for release of escrow was received from M.L. Homes for 911 Lansdale Ave. (B/U: 006A/054) - LDS-435, in the amount of \$12,801.24, 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 \$12,801.24; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$12,801.24; 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 Cash with Montgomery Township in total sum of \$74,844.24 pursuant to a signed Land Development Agreement and that \$62,043.00 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: \_\_\_\_\_  
SECOND BY: \_\_\_\_\_  
DATED: \_\_\_\_\_  
RELEASED BY: \_\_\_\_\_  
Department Director

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



PROJECT NAME: 911 Lansdale Ave. (B/U: 006A/054)	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 6,900.00	MONTGOMERY TOWNSHIP
DEVELOPER: M.L. Homes	TOTAL ADMINISTRATION (CASH ESCROW): \$ 3,000.00	TOWNSHIP NO.: LDS-435
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2020-03032
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 10,206.03	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 68,040.22	\$ 5,997.22	\$ 62,043.00	\$ 68,040.22	\$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$x.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 6,804.02	\$ 6,804.02	\$ -	\$ 6,804.02	\$ -
<b>TOTAL</b>	<b>\$ 74,844.24</b>	<b>\$ 12,801.24</b>	<b>\$ 62,043.00</b>	<b>\$ 74,844.24</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>A. EROSION CONTROL</b>												
1. Construction Entrance	EA	1	\$ 2,500.00	\$ 2,500.00		\$ -	1.00	\$ 2,500.00	1.00	\$ 2,500.00		\$ -
2. Tree Protection Fence	LF	790	\$ 3.00	\$ 2,370.00		\$ -	790.00	\$ 2,370.00	790.00	\$ 2,370.00		\$ -
3. 12 inch Silt Sock	LF	105	\$ 5.00	\$ 525.00		\$ -	105.00	\$ 525.00	105.00	\$ 525.00		\$ -
4. 18 inch Silt Sock	LF	237	\$ 6.00	\$ 1,422.00		\$ -	237.00	\$ 1,422.00	237.00	\$ 1,422.00		\$ -
<b>B. STORMWATER MANAGEMENT</b>												
1. 6 inch Roof Header	LF	123	\$ 12.00	\$ 1,476.00		\$ -	123.00	\$ 1,476.00	123.00	\$ 1,476.00		\$ -
2. R-3 Apron	LS	1	\$ 300.00	\$ 300.00		\$ -	1.00	\$ 300.00	1.00	\$ 300.00		\$ -
3. Rain Garden (inc. excavation, amended soils, U-Drain, OCS, restoration, & seeding)	LS	1	\$ 9,000.00	\$ 9,000.00		\$ -	1.00	\$ 9,000.00	1.00	\$ 9,000.00		\$ -
4. Betula nigra - River Birch 6 to 8 ft	EA	2	\$ 750.00	\$ 1,500.00		\$ -	2.00	\$ 1,500.00	2.00	\$ 1,500.00		\$ -
5. Ilex verticillata "Winter Red" - Winterberry 18 to 24 in.	EA	8	\$ 95.00	\$ 760.00		\$ -	8.00	\$ 760.00	8.00	\$ 760.00		\$ -
6. 71 ft x 2 ft x 2 ft (LxWxD) Level Spreader (inc. 6 inch HDPE, cleanouts, clean AASHTO No. 3, filter fabric)	LS	1	\$ 2,100.00	\$ 2,100.00		\$ -	1.00	\$ 2,100.00	1.00	\$ 2,100.00		\$ -
<b>C. SITE IMPROVEMENTS</b>												
1. 1.5 inch 9.5mm WMA/HMA, 3-10 ESALS, SRL-H	SY	606	\$ 8.50	\$ 5,147.22	605.56	\$ 5,147.22		\$ -	605.56	\$ 5,147.22	0.00	\$ -
2. 5 inch, 25mm WMA/HMA, 3-10 ESALS	SY	606	\$ 25.00	\$ 15,150.00		\$ -	606.00	\$ 15,150.00	606.00	\$ 15,150.00		\$ -
3. 3 inch PADOT 2A	SY	606	\$ 8.00	\$ 4,848.00		\$ -	606.00	\$ 4,848.00	606.00	\$ 4,848.00		\$ -
4. PADOT Class 4, Type 'A' Geotextile (12 oz/sy, nonwoven)	SY	606	\$ 2.00	\$ 1,212.00		\$ -	606.00	\$ 1,212.00	606.00	\$ 1,212.00		\$ -
5. Sanitary Lateral - 6 inch SDR 35 (inc. lawn restoration)	LF	340	\$ 15.00	\$ 5,100.00		\$ -	340.00	\$ 5,100.00	340.00	\$ 5,100.00		\$ -
6. Water Service (inc. lawn restoration)	LF	340	\$ 10.00	\$ 3,400.00	85.00	\$ 850.00	255.00	\$ 2,550.00	340.00	\$ 3,400.00		\$ -
7. 4 ft Split Rail Fence w/ wire mesh	LF	202	\$ 15.00	\$ 3,030.00		\$ -	202.00	\$ 3,030.00	202.00	\$ 3,030.00		\$ -
8. 4 ft Split Rail Gate w/ wire mesh	LS	8	\$ 500.00	\$ 4,000.00		\$ -	8.00	\$ 4,000.00	8.00	\$ 4,000.00		\$ -
9. Concrete Walkway	SF	200	\$ 6.00	\$ 1,200.00		\$ -	200.00	\$ 1,200.00	200.00	\$ 1,200.00		\$ -
<b>D. MISCELLANEOUS</b>												
1. As-Built Plan	LS	1	\$ 3,000.00	\$ 3,000.00		\$ -	1.00	\$ 3,000.00	1.00	\$ 3,000.00		\$ -
<b>E. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)</b>												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yy - \$x.xx)	LS		\$ -	\$ -		\$ -		\$ -		\$ -		\$ -
<b>F. CONTINGENCY</b>												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 6,804.02	\$ 6,804.02	1.00	\$ 6,804.02		\$ -	1.00	\$ 6,804.02		\$ -

**NOTES:**

- 2020-04-03 Initial construction cost issued for Development Agreement.
- 2020-11-18 Split rail fence & gate released as this improvement was waived.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #07

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SUBJECT: Recognition: Public Safety Committee Member (Retired) – Dr. Mitch Barrer  
MEETING DATE: July 25, 2022  
BOARD LIAISON: Annette M. Long, Supervisor  
INITIATED BY: J. Scott Bendig, Chief of Police

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**BACKGROUND:**

This evening the Board of Supervisors will present Dr. Mitch Barrer with a plaque commemorating his 40 years of service as a volunteer member of the Montgomery Township Public Safety Committee.

**MOTION/RESOLUTION:**

**Motion** to recognize and express our gratitude to Dr. Mitch Barrer for his dedication and faithful service of 40 years to the Montgomery Township Public Safety Committee.

- 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 #08

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**SUBJECT:** Public Hearing: Liquor License Transfer - Harvest Horsham, LLC  
#LL-22-06  
**MEETING DATE:** July 25, 2022  
**BOARD LIAISON:** Tanya C. Bamford, Chairwoman  
**INITIATED BY:** Bruce S. Shoupe, Director of Planning and Zoning

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**BACKGROUND:**

Attached is the application for Liquor License Transfer for Harvest Horsham, LLC for 1110 Bethlehem Pike, North Wales, PA. 19454, Parcel ID 46-0000262-00-7. This is an inter-municipal transfer of a type "R" Restaurant liquor license, which is normally associated with an establishment that will have a minimum of 400 square feet, equipped with table and seating, and sufficient food, to accommodate at least 30 patrons at once. This property is the former Green Turtle Restaurant property.

This public hearing is being held as required by State Law. Attached are copies of:

- Copy of advertisement in the Reporter on July 8, 2022 and July 15, 2022
- Copy of the applicant application
- Posting of the property on July 11, 2022.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:** None

**ALTERNATIVES/OPTIONS:**

The Board could approve or disapprove the request for transfer.

**MOTION/RESOLUTION:**

**MOTION** to approve Resolution 2022-31, granting approval of the transfer of Restaurant Liquor License NO. R-18556 into the Township of Montgomery from 161 North York Road, Willow Grove, PA, 19090.

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

**THE TOWNSHIP OF MONTGOMERY  
RESOLUTION NO. 2022-31**

**A RESOLUTION OF THE TOWNSHIP OF MONTGOMERY,  
COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA,  
APPROVING THE TRANSFER OF RESTAURANT LIQUOR LICENSE NO. R-18556  
INTO THE TOWNSHIP OF MONTGOMERY FROM GBB (GRUB BURGER BAR) NE COAST LLC, 161  
NORTH YORK ROAD, WILLOW GROVE, PA 19090**

**WHEREAS**, Act 141 of 2000 ("the Act") authorizes the Pennsylvania Liquor Control Board to approve, in certain instances, the transfer of restaurant liquor licenses across municipal boundaries within the same county regardless of the quota limitations provided for in Section 461 of the Liquor Code if sales of liquor and malt or brewed beverages are legal in the municipality receiving the license; and

**WHEREAS**, the Act requires the applicant to obtain from the receiving municipality a resolution approving the inter-municipal transfer of the liquor license prior to an applicant's submission of an application to the Pennsylvania Liquor Control Board; and

**WHEREAS**, the Liquor Code stipulates that, prior to the adoption of a resolution by the receiving municipality, at least one hearing be held for the purpose of permitting individuals residing within the municipality to make comments and recommendations regarding the applicant's intent to transfer a liquor license into the receiving municipality; and

**WHEREAS**, an application for transfer filed under the Act must contain a copy of the resolution adopted by the municipality approving the transfer of a liquor license into the municipality.

**NOW, THEREFORE, BE IT RESOLVED**, that North Wales Restaurant Associates, LLC., has requested the approval of Montgomery Township's Board of Supervisors for the proposed transfer of Pennsylvania restaurant liquor license no. R-18556 by GBB (Grub Burger Bar), 161 North York Road, Willow Grove, PA. 19090 to Harvest Horsham, LLC for 1110 Bethlehem Pike, North Wales, PA 19454 with the understanding that said transfer must be approved at a later date by the Pennsylvania Liquor Control Board; and

**BE IT FURTHER RESOLVED**, that the Montgomery Township's Board of Supervisors has held a properly advertised public hearing pursuant to the notice provisions of Section 102 of the Liquor Code to receive comments on the proposed liquor license transfer; and

**BE IT FURTHER RESOLVED** that Montgomery Township approves, by the adoption of this Resolution, the proposed inter-municipal transfer of restaurant liquor license no. R-18556 into Montgomery Township by Harvest Horsham, LLC and

**BE IT FURTHER RESOLVED** those transfers, designations, and assignments of licenses hereunder are subject to approval by the Pennsylvania Liquor Control Board.

Duly adopted this 25<sup>th</sup> day of July 2022, by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, in lawful session duly assembled.

MOTION BY:

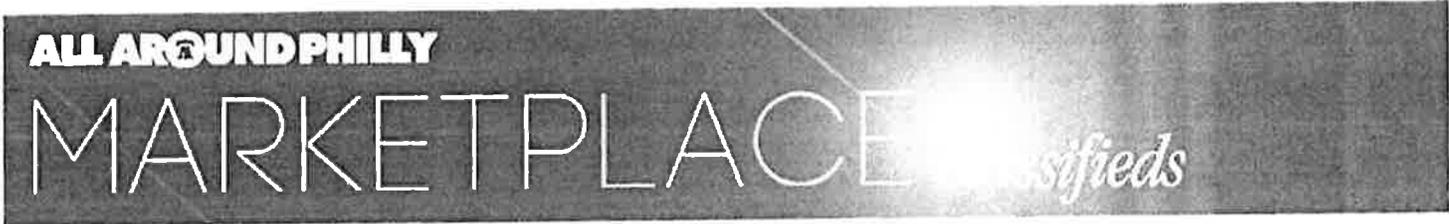
SECOND BY:

VOTE:

DATE:

THE TOWNSHIP OF MONTGOMERY  
BOARD OF SUPERVISORS:

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



## NOTICE NOTICE IS HEREBY



NOTICE NOTICE IS HEREBY GIVEN that on Monday, July 25, 2022, at 7:00 p.m. the Montgomery Township Board of Supervisors, during its regularly scheduled meeting located at 1001 Stump Rd., Montgomeryville, PA 18936, will conduct a public hearing to receive comments and recommendations of interested individuals residing within the Township concerning the intent of Harvest Horsham, LLC to transfer liquor license No. R-18556 to premises located at 1110 Bethlehem Pike, Block 19, Unit 12, Montgomery Township, PA 19454, Tax Parcel ID: 46-000262-00-7. The Board may, if appropriate, take action to approve the request by adopting an appropriate resolution. The public is invited to attend and will be given an opportunity to provide comments regarding this proposed transfer. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900. At the conclusion of the hearing, the Board will consider approval of the transfer, unless it deems additional time is required for consideration and discussion, in which case it will hold an additional public hearing at another meeting at an announced date and time for that purpose. CAROLYN MCCREARY TOWNSHIP MANAGER LAN: July 8, 15. a-1

Post Date: 07/08 12:00 AM

Refcode: #2348469 iPrint

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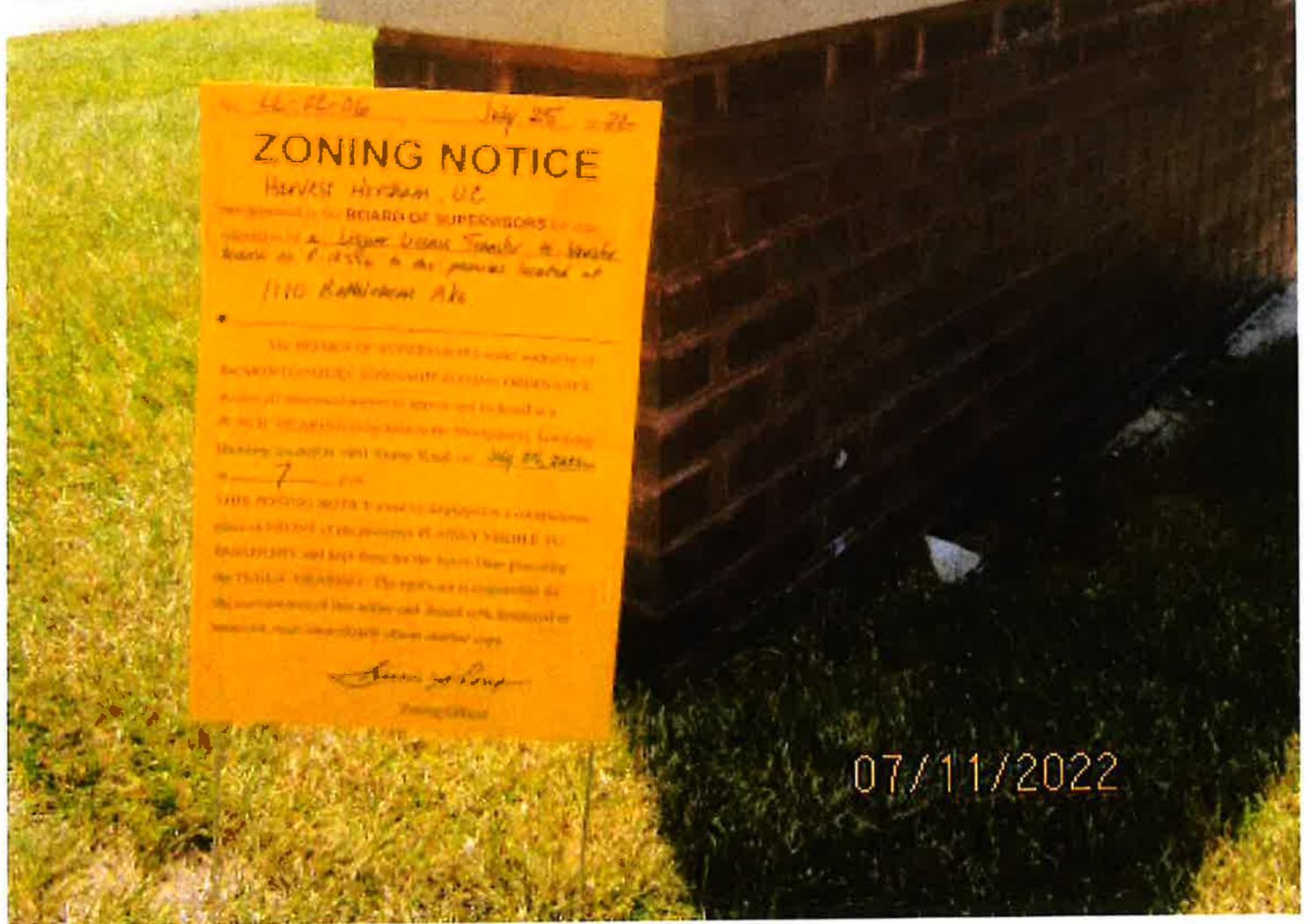
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22-25-06 July 25, 2022  
**ZONING NOTICE**  
Herbert Herdman, U.C.  
The Board of Supervisors of the  
County of Loudoun, Virginia, has  
received a Liquor License Transfer Application  
from the applicant at the address of  
1110 Battlefield Ave.  
The Board of Supervisors will hold a public hearing of  
the application on July 25, 2022 at 7:00 PM.  
This notice is posted in accordance with the  
requirements of the Loudoun County Code. The applicant is responsible for  
the maintenance of this notice and should not be removed or  
tampered with. Any questions should be directed to the  
County Planning Department.

*James A. Smith*  
County Manager

07/11/2022



the  
Greene  
Turtle

SPORTS BAR & GRILL

NOTICE

07/11/2022

**MONTGOMERY TOWNSHIP**

**Application for Intermunicipal Transfer  
or Economic Development Liquor License**

Type of Application (please indicate):

Intermunicipal Transfer  X   
Economic Development \_\_\_\_\_

Applicant Name:  Harvest Horsham, LLC

Address:  1110 Bethlehem Pike, North Wales, PA 19454

\_\_\_\_\_

Telephone:  c/o Goodman Properties - (215) 885-8383

Fax:  N/A

Email:  andrew@goodmanproperties.org

Representative of Attorney Name:  Ellen M. Freeman, Esq., Flaherty & O'Hara, PC

Address:  610 Smithfield Street, Suite 300, Pittsburgh, PA 15222

\_\_\_\_\_

Telephone:  412-456-2001

Fax:  412-456-2019

Email:  ellen@flaherty-ohara.com

Location and Name of Establishment of the License Proposed to be transferred:

Grub Burger Bar, 161 North York Rd., Willow Grove, PA 19090

R18556

\_\_\_\_\_

Proposed Location of the License to be transferred:

Street Address: 1110 Bethlehem Pike, North Wales, PA 19454

Parcel Number: 46-0000262-00-7

Block and Unit Number: \_\_\_\_\_

Name of the Establishment proposed to be licensed:

Harvest Seasonal Grill and Wine Bar

Type of Liquor License to be transferred:

Restaurant Liquor

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

November 2022

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

See attached Exhibit A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If yes, please explain: (use separate sheet if necessary)

See attached Exhibit B

\_\_\_\_\_

Has applicant had a request for a liquor license transfer denied?  
Yes \_\_\_\_\_ No X \_\_\_\_\_

If yes, please explain: (use separate sheet if necessary)

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

If yes, please explain: (use separate sheet if necessary)

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Provide the name, address (if applicable) and distance from the proposed premise to the following (use separate sheet if necessary):

Nearest Licensed Establishments: See attached Exhibit C \_\_\_\_\_

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Nearest Schools: See attached Exhibit C \_\_\_\_\_

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Nearest Public Playgrounds: See attached Exhibit C \_\_\_\_\_

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Nearest Churches: See attached Exhibit C \_\_\_\_\_

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Nearest Charitable Institutions: See attached Exhibit C \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Nearest Hospitals: See attached Exhibit C  
\_\_\_\_\_  
\_\_\_\_\_

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

Safekeeping: Grub Burger Bar, 254 Montgomery Mall, North Wales, PA 19454; R19407 (UNDER AGREEMENT TO 3RD PARTY)

Expired: Korean BBQ KOKO, 1222 Welsh Rd., STE H-1, North Wales, PA 19454; R4118 (SOLD TO 3RD PARTY)

Expired: The Green Turtle Sports Bar & Grille, 1100 Bethlehem Pike, North Wales, PA 19454; R12150  
\_\_\_\_\_

I hereby swear that all of the information provided on this application is true and correct to the best of my knowledge and belief. Further, I understand that the presentation of false information will subject me to possible arrest, fine and imprisonment. **A public hearing shall be held in accordance Act 141 of Liquor Code as amended.**

**Attached to this application is the required fee of \$1,500.00 and escrow of \$1,500.00.**

Signed: 

Printed Name: ELLEN M. FREEMAN

Date: 6-10-22



# EXHIBIT A

## License Search / Data Export

Need Help? 

SEARCH

LID #	License Number	License Type	Premises / Location	Licensee	Status	Last Issued	Expires
66115	R709	Restaurant (Liquor)	Barra Rossa Ristorante 927-929 Walnut Street Philadelphia, PA 19107-5211	Wednesday Enterprises, LLC	Active	Jul 7, 2021	Oct. 31, 2022
<u>63515</u>	R1516	Restaurant (Liquor)	HARVEST 549 WILMINGTON WEST CHESTER PK GLEN EAGLE SHOPPING CENTER GLEN MILLS PA 19342-2275	HARVEST CHADDS FORD LLC	Active	Oct 12, 2021	Nov 30, 2022
<u>68301</u>	R5202	Restaurant (Liquor)	HARVEST NORTH WALES LLC SHOPPES AT ENGLISH VILLAGE 1460 BETHLEHEM PK STE 130 NORTH WALES PA 19454-2159	HARVEST NORTH WALES LLC	Active	Feb 3, 2022	Apr 30, 2023
<u>70100</u>	R19403	Restaurant (Liquor)	HARVEST SUSQUEHANNA VALLEY LLC THE SHOPPES @ SUSQUEHANNA MARKETPLAGE 2625 BRINDLE DR HARRISBURG PA 17110-9786	HARVEST SUSQUEHANNA VALLEY LLC	Active	Jan 20, 2022	Feb 28, 2023
<u>81444</u>	R19123	Restaurant (Liquor)	HARVEST NEWTOWN BUCKS COUNTY LLC 2865 S EAGLE RD NEWTOWN PA 18940	HARVEST NEWTOWN BUCKS COUNTY LLC	Active	Feb 23, 2022	Nov 30, 2022
<u>94301</u>	R9397	Restaurant (Liquor)	HARVEST LANCASTER LLC 1573 FRUITVILLE PIKE LANCASTER PA 17601	HARVEST LANCASTER LLC	Active	Jan 12, 2022	Feb 28, 2023
<u>98871</u>	R2793	Restaurant (Liquor)	HARVEST SEASONAL GRILL 7011 SHOPPES BLVD PO BOX 4111 MOOSIC PA 18507-4111	HARVEST MONTAGE LLC	Active	Apr 28, 2022	Sep 30, 2022

Screen ID: 1535035

# EXHIBIT B

## Montgomery Township Intermunicipal Transfer Application

Citation Record:

<u>License Information</u>	<u>Citation Date</u>	<u>Case Number</u>	<u>Violation</u>	<u>Penalty</u>
Wednesday Enterprises LLC R709; LID 66115	12/7/2016	2015-1781	Sold liquor/malt beverages after health permit or licensed expired; Failed to notify board of entering, modifying, or terminating contract	Fine, \$500
Wednesday Enterprises LLC R709; LID 66115	2/25/2020	2019-1254	Failed to have board-approved manager complete ramp owner/manager training within 180 days of board's appointment approval	Fine, \$200
Harvest Chadds Ford LLC R1516; LID 63515	9/5/2018	2017-1555	Failed to adhere to the conditions placing additional restrictions	Fine, \$300
Harvest Newtown Bucks County R19123; LID 81444	9/12/2019	2018-1125	Failed to have board-approved manager complete ramp owner/manager training within 180 days of board's appointment approval	Fine, \$150
Harvest Newtown Bucks County R19123; LID 81444	4/15/2022	2018-1525-X	Issued bad check in payment for purchase of malt or brewed beverages	Fine, \$100
Harvest Lancaster LLC R9397; LID 94301	3/3/2017	2017-0198	Sold cigarettes without permit required by law	Fine, \$250
Harvest Lancaster LLC R9397; LID 94301	9/23/2021	2021-0682	Failed to notify board within 15 days of change of manager	Fine, \$500

# EXHIBIT C

**Nearest Licensed Establishments:**

<u>Name</u>	<u>Address</u>	<u>Distance</u>
Residence Inn by Marriot Philadelphia Montgomeryville	1110 Bethlehem Pike, North Wales, PA 19454	Approx. 356 ft.
Olive Garden	1200 Bethlehem Pike, North Wales, PA 19454	Approx. 350 ft.
Iron Hill Brewery & Restaurant	1460 Bethlehem Pike, North Wales, PA 19454	Approx. 774 ft.
Fine Wine & Good Spirits	1200 Bethlehem Pike #7, North Wales, PA 19454	Approx. 911 ft.
Firebirds Wood Fired Grill	1220 Bethlehem Pike, North Wales, PA 19454	Approx. 1171 ft.

**Nearest Schools:**

<u>Name</u>	<u>Address</u>	<u>Distance</u>
The Goddard School of Montgomeryville	520 Stump Rd., Montgomeryville, PA 18936	Approx. 1.5 mi.
Gwynedd Mercy Academy High School	1345 Sumneytown Pike, Gwynedd Valley, PA 19437	Approx. 1.4 mi.
Gwynedd Friends School	1101 Dekalb Pike, North Wales, PA 19454	Approx. 1.6 mi.
Malvern School of Montgomeryville	1258 Welsh Rd., North Wales, PA 19454	Approx. 1.4 mi.

**Nearest Public Playgrounds:**

<u>Name</u>	<u>Address</u>	<u>Distance</u>
Friendship Park	200 Enclave Blvd., North Wales, PA 19454	Approx. 1123 ft.

**Nearest Churches:**

<u>Name</u>	<u>Address</u>	<u>Distance</u>
Keystone Fellowship	427 Stump Rd., North Wales, PA 19454	Approx. 1.2 mi.
Church of the Messiah	1001 Dekalb Pike, Lower Gwynedd Township, PA 19002	Approx. 1.8 mi.
Sanctuary United Methodist Church	1346 E Prospect Ave., North Wales, PA 19454	Approx. 1.9 mi.
Shalom Korean Church	102 Trotter Line, North Wales, PA 19454	Approx. 1.3 mi.

**Nearest Charitable Institutions:**

<u>Name</u>	<u>Address</u>	<u>Distance</u>
Livengrin Foundation	220 Commerce Dr., Montgomeryville, PA 18936	Approx. 1.0 mi.

**Nearest Hospital:**

<u>Name</u>	<u>Address</u>	<u>Distance</u>
Abington Memorial Hospital	1500 Horizon Dr., Chalfont, PA 18914	Approx. 3.3 mi.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #09

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SUBJECT: Village of Windsor – Seeking Preliminary/Final Land Development  
(LDS – 704)  
MEETING DATE: July 25, 2022  
BOARD LIAISON: Tanya C. Bamford, Chairwoman  
INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

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**BACKGROUND:**

Attached is the DRAFT resolution for Preliminary/Final Land Development approval for the vacant 40 +/- acre parcel behind Airport Square Shopping Center. Also, in the packet are review letters from the Township’s professionals, Police Chief, Fire Chief, County Planning Commission, and minutes from the Township Planning Commission’s meeting of May 19<sup>th</sup>.

The applicant proposes to construct a mixed-use development comprised of a three-story assisted senior living facility, a two-story, 31,500 SF medical office building, a three-story, 54,000 SF medical office building and a 6,400 SF (220 seat) restaurant.

The applicant is seeking 17 waivers which are identified in the ARNA Engineering letter dated 10/15/21 and reviewed in the Gilmore and Associates letter dated 01/07/22.

(Documents have been individually bookmarked for easier reference at the meeting.)

The Township’s consultants from Gilmore and Associates will attend the public meeting to answer any questions the Board may have and Robert Iannozzi, Esq. will attend to answer any legal questions.

**RECOMMENDATION:**

The Township Planning Commission recommended the Board of Supervisors approve this subdivision application subject to the consultants’ and staff’s review letters.

**MOTION/RESOLUTION:**

**Motion** to adopt Resolution No. 2022-32 granting preliminary/final approval of the Village of Windsor mixed-use development.

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

**RESOLUTION #2022-32**

**MONTGOMERY TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**

**BE IT RESOLVED**, and it is hereby resolved by the Montgomery Township Board of Supervisors as follows:

A. Airport Square Associates, LP & BRP Montgomeryville LP, c/o RD Management LLC (the “**Applicant**”), has caused to be prepared and filed with the Township a plan entitled “**Final Subdivision & Land Development Plans The Village of Windsor**” consisting of sixty-two (62) sheets, prepared by Arna Engineering Inc., dated March 15, 2019, and last revised April 20, 2022; Lighting & Landscape plans (16 sheets) prepared by Bernardon, dated March 15, 2019, and last revised April 20, 2022; Pavement Recommendation letter prepared by Earth Engineering Incorporated, dated February 6, 2019, Transportation Impact Study timeline; (the “**Plan**”) attached hereto as **Exhibit “A”**. Applicant submitted a waiver request for Montgomery Township’s Subdivision and Land Development Ordinance (the “**Waiver Request**”) on July 15, 2022, incorporated herein by reference.

B. The Applicant, Airport Square Associates, LP & BRP Montgomeryville LP Co, c/o RD Management LLC, has submitted a Land Development/Subdivision Application for the vacant 42 acre +/- property at located behind Airport Square Shopping Center, Tax Map Parcel No. 46-00-01340-00-9 & 46-00-01351-00-7; Block 012, Units 013 & 027, North Wales Road and Horsham Road (S.R. 0463). The Applicant proposes construction a mixed use development to include a 3-story assisted senior living facility, a 2-story, 31,500 sf medical office building, a 3-story, 54,000 sf medical office building, and a 6,400 sf, 220 seat restaurant, referred to as the “**Project**”.

**NOW, THEREFORE**, the Plan is hereby granted **Conditional Preliminary and Final Land Development Plan Approval** subject to the satisfaction of the following conditions by the Applicant:

1. Compliance with the Plans for “Final Subdivision & Land Development Plans Village of Windsor,” dated March 15, 2019, and last revised April 20, 2022 and as may be further revised to comply with the reviews noted below: Gilmore and Associates review letter dated January 7, 2022 waiver review letter, May 11, 2022 Land Development review and Accessibility letter(s) and email dated May 18, 2022 from Jim Dougherty and associated Landscaping Utility Offset plan sheets LP-100 to LP-104 and Proposed Landscape and Utility/Storm water Overlay plan dated June 21, 2022 as prepared by Bernardon Landscape Architects and recommended Landscape Exhibit prepared by Gilmore & Associates dated September 3, 2020; compliance with Montgomery Township Fire Services comments dated May 12, 2022, December 10, 2021 and May 6, 2019; Montgomery Township Police Department comments dated May 10, 2022, Montgomery County Planning Commission comments dated May 19, 2022, Montgomery Township Planning Commission recommendation dated May 19, 2022.

2. At the time of development, the Developer/successor or assigned shall enter into a Land Development Agreement with the Township and posting financial security in the amount of 110% of the total cost for all public improvements to the satisfaction of the Township Engineer and Township Solicitor in the form of either an irrevocable standby letter of credit in a form acceptable to the Township Solicitor, or cash. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks. The record plan shall indicate phasing if required. Public improvements shall require financial security be posted in the amount of 15% of the total public improvement cost, regardless of whether such public improvements are dedicated to the Township, for a period not less than 18 months after Township Engineer approval. If the end of maintenance period for trees and other plantings ends outside the time period specified in 205-49, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the satisfaction of the Township Solicitor.

3. Developer agrees it will pay the Township all reasonable cost of the Township for the preparation of the required Agreements, deed of dedication, and any easements and or additional right-of-way, or releases and recording charges required to carry out the terms of this approval, as well as all engineering, inspection, and legal fees required by the Township in the approval of the Final Plan and its execution and administration during the building process. Such fees shall not exceed those charged to the Township by the engineering firm and attorney rendering the applicable service. In order to affect these reimbursements, Developer shall post a Cash Escrow as set forth by the Township Engineer. The Township shall provide monthly invoices for such costs. A seven and one-half (7.5%) charge will be applied to each monthly invoice to cover Township administration charges and costs. The fee will be deducted from the Developers Cash Escrow.

4. Executing, to the satisfaction of the Township Solicitor, the required Storm Water Management Facilities Maintenance and Monitoring Agreement and the required Landscaping Declaration of Covenants and Restrictions, with the Township if required.

5. Paying all outstanding Township Administrative, Consultant and Solicitors fees related to this project before plans and agreements are executed and recorded.

6. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.

7. Obtaining all other Regulatory Authority Permits having jurisdiction over this Project. Building permits cannot be issued until PADEP Sewage Planning Module has been issued and MTMSA has issued a construction/connection permit.
8. Building permits will not be accepted for review until all conditions of approval have been complied with and plans and agreements have been recorded. Building permits shall not be issued until the roadways and or parking areas are paved with all-weather pavement and operable fire hydrant(s) have been installed and approved by the Director of Fire Services.
9. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
10. A note shall be placed on the plan listing any relief granted by the Zoning Hearing Board and waivers granted by the Board of Supervisors.
11. The PADEP Sewage Planning Module approval must be granted prior to recording of plan and agreements if required.
12. Please See Section 205-22 of the Montgomery Township Code, where required. Sidewalks shall be required at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience.
13. Ensuring emergency services have access by limiting parking of contractor(s) equipment, vehicles, and storing of construction materials to the satisfaction of the Fire Marshal.
14. The Applicant acknowledges that Section 205-116 of the SALDO provides for the payment of a fee in lieu of the dedication of parkland for park and recreation purposes. The Applicant hereby agrees to accept the stipulated amount of \$183,000 for the residential development of this project and \$25,400 for the nonresidential development of this project for a total of \$208,400. This fee must be paid prior to recording of the Plans and Agreements.

15. Waivers are requested from 20 of the following Sections of the Montgomery Township Subdivision and Land Development Ordinance:

A. § 92-2 Driveways: “Location and Design” – This section of the ordinance requires a stopping area of 20 feet behind the curblineline or edge of pavement to be provided with a grade that does not exceed 4%. We request a waiver from this requirement to be able to meet the maximum driveway grade of 6% throughout the site and comply with section 205-10. G (7) which requires a stopping area of 20 feet long measured from the ultimate right-of-way line that does not exceed 6% for multifamily, commercial, and industrial developments driving access.

- Granted                       Denied

B. § 205-10.H (4) “Parking and loading areas” – This section of the ordinance requires double parallel lines to be a minimum of six inches apart to separate each space. Additionally, this section of the ordinance requires 90-degree parking spaces to have a dimension of 20 feet deep and 10 feet wide. We request a waiver from this requirement to propose 90-degree parking spaces to be 18 feet deep and 9 feet wide and provide a single 4-inch parking space striping as depicted on the concept plan which is an exhibit in the executed settlement stipulation between the Applicant and Montgomery Township.

- Granted                       Denied

C. § Section 205-10.H(7)(b) “Parking and loading areas” – This section of the ordinance requires the physically handicapped parking spaces to be a minimum of 12 feet wide by 20 feet long and side-by- side spaces to be marked as 1 ½ times the standard width. We request a waiver from these requirements to proposed handicapped parking spaces which meets current Federal ADA standards of a minimum of 8 feet wide.

- Granted                       Denied

D. § 205.18.D(3)(d) “Stormwater Management” – This section of the ordinance requires the detention basin side slopes to have a maximum grade of 4:1 to permit ease of maintenance. We request a waiver from this requirement to comply with the Township Stormwater management and DEP stormwater rate and volume control requirements. The plans provide 8 feet wide access with a maximum grade of 8:1 for the stormwater management basins in hard to maintenance area in lieu of the 4:1 side slopes. We further note that all the stormwater management facilities will be located on the private property and maintenance responsibility of all these facilities will lie with the owner of the property.

- Granted                       Denied

E. §205-18.D(3)(e) “Stormwater Management Facilities” - The bottom slopes of detention basins should not be less than 2%”. We request a waiver from this section to comply with PADEP managed released concept and infiltration basin requirements.

- Granted                       Denied

F. §205-51.A(7) “Landscaping Plan Requirements” – Similarly to section 205.18.D(3)(d), this section of the ordinance requires the detention basin side slopes to have a maximum grade of 4:1 to permit ease of maintenance. We request a waiver from this requirement to comply with the Township Stormwater management and DEP stormwater rate and volume control requirements. The plans provide 8 feet wide access with a maximum grade of 8:1 for the stormwater management basins in hard to maintenance area in lieu of the 4:1 side slopes. We further note that all the stormwater management facilities will be located on the private property and maintenance responsibility of all these facilities will lie with the owner of the property.

- Granted                       Denied

G. § 205-52. B “Softening Buffer” – This section requires a mixed perimeter landscape planting buffer which is to be located within 20 feet of the property line or street right-of-way. Specifically, this section requires four shade trees and eight shrubs for each 100 feet of property perimeter. Street trees will be provided per Section 205-52. A and a continuous hedge will be provided around the outside perimeter of parking lots within 100 feet of a public street. Compliance with these requirements will effectively constitute a “Softening Buffer.” Therefore, we request a waiver from the additional requirements of Section 205-52. B.

Granted                       Denied

H. §205-52.C “Screen Buffer” – This section requires an “impenetrable barrier” of evergreens between Limited Industrial land uses or zoning districts and all other districts. We request a waiver from these requirements due to the Settlement Stipulation between the Applicant and the Township which represented a mixture of uses. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brant with reference to Landscape Plan.

Granted                       Denied

I. § 205-52. D(1)(a) “Table 1 - Minimum Planting Requirements” – This table lists planting requirements based on specific land use or zoning district. The project is composed of a mix of uses and does not conform to any of the specific uses listed in Table 1. We request a waiver from these requirements due to the settlement agreement between the applicant and the Township which represented a mixture of uses. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brant with reference to Landscape Plan.

Granted                       Denied

J. § 205-52. D(1)(c) “Planting Requirements” – This section of the ordinance permits a maximum of 15 parking spaces in a row without a landscape island of 15 feet in width. We request a waiver from these requirements to be consistent with the concept plan which is part of the executed Settlement stipulation between the Applicant and the Township which represented more than 15 parking spaces in a row without a landscape island of 15 feet in width.

Granted                       Denied

K. § 205-52. D(1)(g) “Planting Requirements” – This section of the ordinance requires any land use with a total number of parking spaces that exceed 100 to have the parking area to be divided by continuous islands perpendicular to the parking spaces every 124 feet (as seen in Figure 205-25). We request a waiver from these requirements to be consistent with the concept plan which is part of the executed Settlement stipulation between the Applicant and the Township which represented the parking configuration for development as represented on the plans in this application.

Granted                       Denied

L. § 205-52. D(1)(i) “Planting Requirements” – This section of the ordinance requires an additional large landscaped area to be provided every 250 parking spaces to provide attractive focal points with a minimum of 2,000 square feet and contain a minimum of five shade trees or flowering trees, plus 10 flowering shrubs. We request a waiver from these requirements to be consistent with the concept plan which is part of the executed Settlement stipulation between the Applicant and the Township which depicted parking and landscape island configuration for development as represented on the plans in this application. Additionally, multiple large attractive landscaped focal points have been provided in multiple areas of the development site which greatly exceed the minimum of 2,000 square feet.

Granted                       Denied

M. § 205-52. F (6) “Stormwater Management Facility Perimeter Plantings” – This section requires one shade tree and two shrubs for each 30 linear feet of stormwater management facility perimeter. Due to spatial constraints and other landscape related ordinance requirements, compliance with section is not possible. Therefore, we request a waiver from the additional requirements of Section 205-52. F (6). The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brant with reference to Landscape Plan.

Granted                       Denied

N. §205-52. G “Individual Lot Landscaping” – This table lists planting requirements based on specific land use or zoning district. The project is composed of a mix of uses and does not conform to any of the specific uses listed in Table 1. We request a waiver from these requirements due to the Settlement Stipulation between the Applicant and the Township which represented a mixture of uses. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brant with reference to Landscape Plan.

Granted       Denied

O. §205-53.C(4)“TreeReplacement/Reforestation Procedures” – This section specifies the tree replacement/reforestation procedures for the existing trees removed in association with land development. We request a waiver from these requirements due to the Settlement Stipulation between the Applicant and the Township which represented an intensity of development which is consistent with that represented on the plans in this application. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brant with reference to Landscape Plan.

Granted       Denied

P. §205-54 “Replacing Trees Destroyed by Development” – This section specifies tree replacement calculation procedures for existing trees removed in association with land development. We request a waiver from these requirements due to the Settlement Stipulation between the Applicant and the Township which represented an intensity of development which is consistent with that represented on the plans in this application. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brant with reference to Landscape Plan.

Granted       Denied

Q. §205-78 B(1) “Existing Features of the Land” – This section of the code refers to the “Contents of Subdivision Plans”. The applicant is not proposing any subdivision of land, but to the extent applicable, the applicant is requesting a waiver from the requirement.

- Granted                       Denied

R. §206-11.K. requires that Storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm. We request the waiver/modification from this requirement for the Managed Release Concept (MRC) stormwater facilities, to meet the PA DEP requirements.

- Granted                       Denied

S. §205-24A. and A237-1 “Streetlighting” – This section states that streetlighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer. We request a waiver from this requirement.

- Granted                       Denied

T. §205-81 and §205-82 to allow simultaneous preliminary and final application submission.

- Granted                       Denied

16. Applicant shall provide the Township Manager and Township Engineer at least 72 hours’ notice prior to the initiation of any construction, demolition, grading or ground clearing so that the Township may determine that the foregoing conditions have been met by the Applicant and that all necessary sedimentation and control have been correctly installed, if needed.

17. This Resolution will expire in two years from the date of this Resolution, unless extended in writing by the Township.

18. The Conditional Preliminary/Final Land Development Plan Approval granted herein shall be rescinded automatically upon the Applicant’s failure to accept, in writing, all conditions herein imposed **within ten (10) days of receipt** of this Resolution, as evidenced by Applicant’s signature below.

19. By approving this Resolution, the Applicant is signifying acceptance of the conditions contained herein.

**ADOPTED**, as a Resolution by the Montgomery Township Board of Supervisors this 25<sup>th</sup> day of July 2022.

**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

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

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

***THE UNDERSIGNED HEREBY AGREES TO THE ABOVE CONDITIONAL FINAL LAND DEVELOPMENT PLAN APPROVAL RESOLUTION:***

Airport Square Associates, LP

BRP Montgomeryville LP

By: \_\_\_\_\_  
Print

By: \_\_\_\_\_  
Print

By: \_\_\_\_\_  
Signature

By: \_\_\_\_\_  
Signature

**EXHIBIT "A"**  
**Plan List**

DESCRIPTION

GI-001	Cover Sheet 1 of 62
EX-100	Existing Resource & Site Analysis Map, Sheet 2 of 62
CS-100	Master Site Plan & Subdivision Plan – Record Plan, Sheet 3 of 62
CS-101	Site Plan, Sheet 4 of 62
CS-102	Site Plan, Sheet 5 of 62
CS-103	Site Plan, Sheet 6 of 62
CS-104	Site Plan, Sheet 7 of 62
CS-501	Site Construction Details, Sheet 8 of 62
CS-502	Site Construction Details, Sheet 9 of 62
CP-100	Vehicle Circulation and Pavement Plan, Sheet 10 of 62
CP-101	Vehicle Circulation and Pavement Plan, Sheet 11 of 62
CP-102	Vehicle Circulation and Pavement Plan, Sheet 12 of 62
CG-000	Master Post-Construction Stormwater Management Plan, Sheet 13 of 62
CG-001	Post-Construction Stormwater Management Plan, Sheet 14 of 62
CG-002	Post-Construction Stormwater Management Plan, Sheet 15 of 62
CG-003	Post-Construction Stormwater Management Plan, Sheet 16 of 62
CG-004	Post-Construction Stormwater Management Plan, Sheet 17 of 62
CG-100	Master Grading Plan, Sheet 18 of 32
CG-101	Grading Plan, Sheet 19 of 32
CG-102	Grading Plan, Sheet 20 of 62
CG-103	Grading Plan, Sheet 21 of 62
CG-104	Grading Plan, Sheet 22 of 62
CG-110	Master Drainage Plan, Sheet 23 of 62
CG-111	Drainage Plan, Sheet 24 of 62
CG-112	Drainage Plan, Sheet 25 of 62
CG-113	Drainage Plan, Sheet 26 of 62
CG-114	Drainage Plan, Sheet 27 of 62
CG-301	Storm Profiles, Sheet 28 of 62
CG-302	Storm Profiles, Sheet 29 of 62
CG-303	Storm Profiles, Sheet 30 of 62
CG-304	Storm Profiles, Sheet 31 of 62
CG-305	Storm Profiles, Sheet 32 of 62
CG-306	Storm Profiles, Sheet 33 of 62
CG-307	Storm Profiles, Sheet 34 of 62
CG-401	Grading Insets, Sheet 35 of 62
CG-402	Grading Insets, Sheet 36 of 62
CG-501	Grading Insets, Sheet 37 of 62
CG-502	Grading Insets, Sheet 38 of 62
CG-503	Grading Insets, Sheet 39 of 62

**EXHIBIT "A"**  
**Plan List**

DESCRIPTION

CG-504	Grading Insets, Sheet 40 of 62
CE-000	Soil Erosion and Sediment Control Plan, Sheet 41 or 62
CE-100	Soil Erosion and Sediment Control Plan, Sheet 42 or 62
CE-101	Soil Erosion and Sediment Control Plan, Sheet 43 or 62
CE-102	Soil Erosion and Sediment Control Plan, Sheet 44 or 62
CE-103	Soil Erosion and Sediment Control Plan, Sheet 45 or 62
CE-104	Soil Erosion and Sediment Control Plan, Sheet 46 or 62
CE-105	Soil Erosion and Sediment Control Plan, Sheet 47 or 62
CE-501	Soil Erosion and Sediment Control Plan Notes & Details, Sheet 48 or 62
CE-502	Soil Erosion and Sediment Control Plan Notes & Details, Sheet 49 or 62
CU-100	Master Utility Plan, Sheet 50 of 62
CU-101	Utility Plan, Sheet 51 of 62
CU-102	Utility Plan, Sheet 52 of 62
CU-103	Utility Plan, Sheet 52 of 62
CU-104	Utility Plan, Sheet 54 of 62
CU-105	Utility Plan, Sheet 55 of 62
CU-301	Utility Profile, Sheet 56 of 62
CU-302	Utility Profile, Sheet 57 of 62
CU-303	Utility Profile, Sheet 58 of 62
CU-304	Utility Profile, Sheet 59 of 62
CU-501	Utility Notes and Details, Sheet 60 of 62
CU-502	Utility Notes and Details, Sheet 61 of 62
EA-100	Utility Easement Plan, Sheet 62 of 62

Supplemental Drawing

1. Lighting and Landscape Plan (16 sheets) prepared by Bernardon dated 4/20/22



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

May 11, 2022

File No. 2018-01101

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

Reference: Preliminary/Final Subdivision and Land Development Application – LDS#704  
The Village of Windsor  
Airport Square Shopping Associates, LP & BRP Montgomeryville LP, c/o RD Management LLC  
Tax Map Parcel Numbers: 46-00-01340-00-9 & 46-00-01351-00-7; Block 012, Units 013 & 027  
North Wales Road and Horsham Road (S.R. 0463)

Dear Bruce:

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

- A. The Village of Windsor Preliminary & Final Land Development Plan, (62 sheets) for Airport Square Shopping Associates, LP & BRP Montgomeryville LP, c/o RD Management LLC, prepared by Arna Engineering Inc., dated March 15, 2019, and last revised April 20, 2022.
- B. Lighting & Landscape Plans (16 sheets) prepared by Bernardon, dated March 15, 2019, and last revised April 20, 2022.
- C. Supplemental Bypass Pipe System Routing for the PCSWM Report for The Village of Windsor and associated map, prepared by Arna Engineering Inc., dated April 20, 2022.
- D. Waiver Request Letter for The Village of Windsor, prepared by Arna Engineering Inc., dated October 15, 2021.
- E. Pavement Recommendation Letter for The Village of Windsor, prepared by Earth Engineering Incorporated, dated February 6, 2019.
- F. Transportation Impact Study Timeline
- G. Landscaping Opinion of Probable Cost for The Village of Windsor, prepared by Balfour Beatty, dated February 8, 2022.
- H. Response to Gilmore & Associates, Inc. Review prepared by Arna Engineering, Inc., dated April 22, 2022.
- I. Response to Fire Services Review prepared by Arna Engineering, Inc., dated April 22, 2022.
- J. Response to Accessibility Review prepared by Arna Engineering, Inc., dated April 22, 2022.

The project consists of two parcels with combined gross and net areas of approximately 42.02 acres and 41.09 acres, respectively. The site is within the LI Limited Industrial and R-1 Residential Zoning Districts and is bounded by Horsham Road (S.R. 0463), North Wales Road (T-458), and Airport Square Road (private) to the north, west, and south, respectively, and by the Glasgow, Inc. quarry to the east. The Applicants, Airport Square Shopping Associates, LP & BRP Montgomeryville LP, c/o RD Management LLC, propose to construct a mixed-use development to include a 3-story assisted senior living facility that includes 183 independent living units, 3 guest units, 41 assisted living units, and 32 memory care units, a 2-story, 31,500 sf medical office building, a 3-story, 54,000 sf medical office building, and a 6,400 sf, 220 seat restaurant. Also, proposed are appurtenant parking, utilities, storm water management, landscaping, road widening, intersection signalization, etc. to support the proposed uses. A total of 820 parking spaces are proposed.

A Settlement Stipulation was agreed upon by Airport Square Shopping Associates, L.P., Montgomery Township Zoning Hearing Board, and Montgomery Township. The settlement terms are as follows: "Airport Square shall have the right to

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develop the Property in accord with the uses, dimensions, and road-widening improvements set forth on the Concept Plans, as amended attached as Appendix 1, without the need of any zoning relief, subject to the Township's Subdivision and Land Development Ordinance application, review, and approval procedures, as well as the notes set forth on the Concept Plans. The Assisted Living Facility shall not exceed forty feet (40') in height and there shall be two (2) entrances to the site as depicted on the Arna Plan from Horsham Road. In developing the Property in accord with this Stipulation and the Concept Plans, Airport Square shall have the obligation to financially secure and complete all public improvements set forth on the Concept Plans, as amended, in accord with applicable Pennsylvania law." Refer to the Court Order dated February 24, 2017 for details regarding the agreement. It is our understanding that a revised stipulated agreement is being prepared to address certain issues that have arisen during the development and review of this project. Our review does not take this revised agreement into consideration as it has not been completed as of the time of our review.

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

### **PLANNING REVIEW**

#### **1. Existing Conditions and Surrounding Land Uses**

- a. As per the 2008 Comprehensive Plan Update Land Use Trends Plan (page 5), the parcel is currently identified as undeveloped. To the east of the site is industrial/quarry use. To the north of the site, across Horsham Road, is residential. To the south and west is commercial and mixed use.

#### **2. Consistency with the Comprehensive Plan**

- a. As per the 2008 Comprehensive Plan Update, the Vision Plan (page 7) identifies the parcel as "Special Area A". Special Area A is currently zoned Industrial and is vacant. The Vision Plan notes the land area has some open space opportunities, is centrally located in the township, bounded by roads on three sides, and adjacent to the new town center area.
- b. As per the 2008 Comprehensive Plan Update, recommendations for housing include "...a diversity of housing types in or near the town center." The proposed independent living, assisted living and memory care facility is generally consistent with the Comprehensive Plan.
- c. The intent of the Town Center is to "...be the hub of daily activity, containing the most significant stores and businesses, restaurants, and offices...include a variety of high-quality residences that provide a base clientele for businesses in the town center... within walking distance..." The proposed development is generally consistent in that it provides residential clientele in walking distance of the Town Center, and proposes additional amenities, i.e. restaurants, medical offices.
- d. The 2008 Comprehensive Plan Update Open Space Plan (page 2) identifies a Priority Open Space Preservation area on the eastern portion of the site. As per the 2006 Township Open Space Plan, the area is referred to as the Goldenberg Tract and its location "...makes it a good location for public facilities of communitywide value, such as a town center park, central library, cultural arts center or any of a large number of possibilities." The development plans propose to maintain a portion of this area which contains woodlands, wetlands and a stream as open space. Disturbance is proposed adjacent to the manmade detention basin.

#### **3. Traffic and Pedestrian Circulation Patterns**

- a. There are four access drives proposed. Two access drives are proposed from Horsham Road, one of which is right-in/right-out only. Another access drive is proposed from North Wales Road and a fourth access drive is proposed from Airport Square Road.
- b. The plans propose pedestrian walkways/sidewalks within the development. However, there are no proposed connections to the rest of the Township. Due to the site's proximity to the Town Center the plans should be revised to include pedestrian connections to promote walkability. As per the Montgomery Township Open Space Plan and the Township Trail Plan, there are existing on-road trails along Horsham, North Wales and Airport Square Roads. The Trail Plan also indicates off-road trails are planned to connect the existing on-road trails along Airport Square Road to North Wales Road and finally to Horsham Road. We recommend the following pedestrian circulation opportunities:

- i. Crosswalks to provide safe accessibility to neighboring commercial areas, specifically across Airport Square Road connecting the access drive adjacent to Medical Office #1 to the Airport Square Shopping Center as shown on the Montgomery Mall Pedestrian Study Site Analysis Plan dated March 2021. In a response letter from Chirag Thakkar of ARNA Engineering Inc. dated April 22, 2022 it is noted that "the installation of a crosswalk Airport Square Road to provide pedestrian connection to the neighboring commercial center (Airport Square Shopping Center) is not feasible due to lack of available right-of-way to install the sidewalk on Airport Square Shopping Center property. Additionally, there is no sidewalk on the Airport Square Shopping Center property to connect into. A note has been added to the plans indicating the applicant will provide an easement on its property to accommodate the pedestrian connection between the applicant's property and Airport Square Shopping Center property." Regardless of the availability of existing sidewalks to connect to we still recommend the applicant provide a crosswalk/safe pedestrian connection to Airport Square Shopping Center for future pedestrian circulation.
- ii. A recreational trail through the open space areas. In a response letter from Chirag Thakkar of ARNA Engineering Inc. dated April 22, 2022 it is noted that "the applicant has agreed to pay a fee-in-lieu (\$366,000) for the required open space." We maintain that recreational trails should be provided in the open area along Horsham Road that could potentially connect to future sidewalks/paths.

## **LANDSCAPE REVIEW**

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

4. §205-51.A(7) - requires that side slopes within stormwater management facilities be no greater than 4:1. Slopes steeper than 4:1 are proposed in order to meet Township stormwater management and DEP stormwater rate and volume control requirements; 10' accessways at a maximum slope of 8:1 are proposed. Maintenance responsibilities for the stormwater management areas will lie with the property owner. A waiver has been requested.
5. §205-52.B - requires the provision of softening buffers including 4 shade trees and 8 shrubs for each 100 feet of property perimeter, to be located within 20' of the property line or street right-of-way. A waiver has been requested so that the plan is consistent with the concept plan included as part of the executed settlement stipulation. The proposed softening buffer has been shown in accordance with the concept plan.
6. §205-52.C - requires the provision of a screen buffer between Limited Industrial land uses or zoning districts and all other districts. A waiver has been requested so that the plan is consistent with the concept plan included as part of the executed settlement stipulation. The proposed screen buffer has been shown in accordance with the concept plan.
7. §201-52.D(1)(a) - together with Table 1 outlines planting requirements for parking area landscaping based on land use or zoning district. A waiver has been requested so that the plan is consistent with the concept plan included as part of the executed settlement stipulation. The proposed parking area landscaping has been shown in accordance with the concept plan.
8. §205-52.D(1)(c) - a maximum of 15 parking spaces shall be permitted in a row without a landscape island of 15' in width. A waiver has been requested so that the plan is consistent with the concept plan included as part of the executed settlement stipulation, which shows more than 15 parking spaces in a row.
9. §205-52.D(1)(g) - requires the provision of continuous larger landscaped islands placed perpendicular to the parking spaces every 124', where the total number of parking spaces exceeds 100. A waiver has been requested so that the plan is consistent with the concept plan included as part of the executed settlement stipulation, which proposes no large landscape islands.
10. §205-52.D(1)(i) - requires the provision of one additional large landscaped area for each 250 parking spaces, at a minimum of 2,000 sf and containing landscaping as specified by this section. A waiver has been requested so that the plan is consistent with the concept plan included as part of the executed settlement stipulation, which proposes no additional large landscape areas.
11. §205-52.F(6) - requires the provision of 1 shade tree and 2 shrubs for each 30 linear feet of stormwater management facility perimeter. A waiver has been requested so that the plan is consistent with the concept plan included as part of the executed settlement stipulation. The proposed stormwater management facility landscaping has been shown in accordance with the concept plan.

12. §205-52.G - requires the provision of individual lot landscaping based on specific land uses and zoning districts. A waiver has been requested so that the plan is consistent with the concept plan included as part of the executed settlement stipulation. No individual lot landscaping is proposed. This is consistent with the concept plan.
13. §205-53.C(4) - outlines tree replacement and reforestation procedures. A waiver has been requested "due to the Settlement Stipulation between the Applicant and the Township which represented an intensity of development which is consistent with that represented on the plans in this application." Tree replacement calculations have not been provided. This is consistent with the concept plan.
14. §205-54 - this section provides the requirements for the replacement of trees destroyed by development. A waiver has been requested "due to the Settlement Stipulation between the Applicant and the Township which represented an intensity of development which is consistent with that represented on the plans in this application." No replacement trees are proposed. This is consistent with the concept plan.
15. The applicant's 4/22/22 response letter states that our previous comment about not locating trees and shrubs within 10' of utility lines will be disregarded, and that "both parties are satisfied that the existing plan is best for this project." This is incorrect. Where trees and shrubs need to be located within 10' of utility lines, the applicant shall demonstrate that they have permission from the utility provider(s) to do so, as discussed during the 3/22/22 Zoom Meeting between Judith Stern Goldstein, Chris Kurth, and Timothy Cassidy of Bernardon. Bernardon agreed that they would coordinate with the project engineer, obtain permission, and provide the required documentation. This required documentation shall be provided, or the plan shall be revised to provide the utility clearances requested.
16. Three (3) Canaerti Eastern Redcedar (*Juniperus virginiana* 'Canaertii') included in the landscape plan to meet softening buffer requirements have been shown in the planting schedule under the screen buffer landscaping. The plan should be revised to include these trees under the correct designation.
17. A landscape cost estimate has been submitted in accordance with the requirements of §205-51.A(18). However, this cost estimate appears to be based on the previous version of the landscape plan and still includes Norway Spruce (*Picea abies*) which have been swapped for different evergreen trees. The cost estimate shall be revised to match the current landscape plan with a last revised date of 4/20/22.
18. The following costs in the Landscape Cost Estimate shall be revised in accordance with the Township fee in lieu rate schedule for landscaping, which is based on landscaping costs that can be reasonably anticipated in Montgomery Township:
  - a. A minimum cost of \$600 shall be provided for shade trees 3" caliper or larger.
  - b. A minimum cost of \$450 shall be provided for small street trees 2" caliper or larger.
  - c. A minimum cost of \$550 shall be provided for evergreen trees.
  - d. A minimum cost of \$95 shall be provided for all shrubs.

## **TRAFFIC REVIEW**

### **Requested Waivers**

19. §92-2 – From providing a stopping area 20 feet behind the curblin e or edge of pavement to be provided with a grade not exceeding 4%.
20. §205-10.H(4) – From providing 90 degree parking spaces 20 feet deep by 10 feet wide. Additionally, to provide single 4-inch parking space striping rather than the double lines.
21. §205-10.H(7)(b) – From providing handicapped parking spaces 12 feet wide by 20 feet long and loading areas 1 ½ times the standard width. We note if a waiver is granted, the applicant will still need to meet the required minimum ADA parking standards set forth by the US Access Board.
22. §205-52.D(1)(c) – From providing a maximum of 15 parking spaces in a row without a landscaped island 15 feet in width.
23. §205-52.D(1)(g) – From providing islands perpendicular to the parking spaces every 124 feet in land uses with a total number of parking spaces exceeding 100 spaces.

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

24. §205-10.E(2) – As previously stated, right angle intersections shall be used whenever practical. We recommend the access to North Wales Road intersect at a right angle. This driveway must properly align with the Pep Boys

shopping center driveway across the street for all through movements. Provide the angles of both the Village of Windsor driveway and the Pep Boy's shopping center driveway on the plan.

25. §205-10.G – Driveway access to state or county highways shall be subject to the standards and permitting process of the Pennsylvania Department of Transportation regarding access to and occupancy of highways by driveways and local roads. The Applicant shall continue to include the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. In order to facilitate the Township review of the HOP submission, any documentation submitted as part of the HOP process shall be simultaneously submitted to the municipality for review purposes.

In addition, we note that the plans for North Wales Road are being prepared and will be submitted along with the HOP Plans. The Land Development Plans should be consistent with the North Wales Road plans and the HOP Plans.

26. §205-10.H(4) - All parking spaces shall be marked with all-weather paint with double parallel lines to be a minimum of six inches apart to separate each space. All typical parking spaces are to be 10'x20'. We note there are 9'x20' and 9'x18' spaces proposed. The Applicant is requesting a waiver to provide single 4 inch white lines and narrower parking spaces.

#### General Comments

27. We note the access configuration for the site has been modified from the stipulated agreement. This includes reducing the number of accesses from Airport Square Road from two driveways to one driveway and relocating an access along Horsham Road to be across from Montgomery Glen Drive. In addition, the angle for the North Wales Road access has been modified from a 90 degree intersection in alignment with the Pep Boy's driveway previously shown on the stipulated plan. As previously state, it is recommended the driveways be properly aligned. We note all parties will need to agree to the modified access configuration.
28. We recommend the applicant discuss restricting lefts to and from the Golf Galaxy driveway with the Airport Square Shopping Center. These movements create delays for motorists heading left onto 309 from North Wales Road. A right-in/right-out driveway would reduce conflicts and improve safety at the intersection. The lefts can be accommodated at the new signalized intersection onto Airport Square Road. As this is an existing driveway on an adjacent property, the applicant will be responsible to discuss the options with the Airport Square owner and obtain permission to make the alteration. The Applicant has indicated that the property owner has denied the request. Please include copies of the correspondence with the next submission.
29. A second northbound lane on North Wales Road was evaluated as previously shown on the stipulated plan. Based on the recent capacity analysis submitted by McMahon Associates, the future level of service indicates a second northbound through lane is not required. Although the second lane would have a significant impact on the eastbound queue, the queuing along North Wales Road can be accommodated between Airport Square Road and Route 309. However, we note without the additional lane, the queue will extend beyond the Golf Galaxy intersection at times. In lieu of providing the second thru lane, determine if a right turn lane is warranted at Airport Square Road. In addition, it is recommended that sidewalk be provided from Airport Square Road to the Golf Galaxy access. The Applicant indicates that a queue detector is being provided in lieu of a right turn lane. The Applicant has also stated that they are unable to provide the sidewalk connection due to lack of right-of-way.

The Applicant shall submit a right turn lane warrant analysis at the intersection of North Wales Road and Airport Square Road and provide a right-turn lane, if warranted. Additionally, the applicant is to coordinate with Airport Square Shopping Center to obtain any temporary construction easements required. We note utility poles are in the area and an easement may have been granted for this area.

30. ADA ramp details must be provided for all site driveway intersections along North Wales Road, Airport Square Road and Horsham Road. All ramp details should be provided at a maximum scale of 1"-10' for legibility of the details. We note that the ramps along Horsham Road will be required to be included in the Highway Occupancy Permit Plans. The Applicant indicates all driveway intersection ramps will be included in the HOP plans.
31. At the Airport Road driveway, provide curb ramps and a crosswalk for crossing to the Airport Square Shopping Center.
32. As previously stated, the Traffic Impact Study (final) should be updated per the latest access configuration and roadway improvements to be installed including a signal at North Wales Road and Airport Square Road. From the last completed TIS report, there are significant changes and various modifications to the improvements and additional analyses that were provided that should be reflected in a final TIS report.

33. Show a WB-67 truck accessing Airport Square Road via a left from North Wales Road.
34. As previously stated, where combined curbing and sidewalk is provided adjacent to parking spaces, provide a minimum combined curbing/sidewalk width of 6 feet or provide wheel stops to reduce potential for parked vehicle overhang on the sidewalk. Clearly label the six foot curb and sidewalk width along the parking spaces to the northwest corner of the assisted living building.
35. Provide consistent signage with installing Pedestrian (W11-2) signs and Diagonal Downward Arrow plaques (W16-7P) at crosswalks throughout the site.
36. Provide ADA ramps and a crosswalk south of the Medical Office Building #1 at the new sidewalk connection.
37. The Applicant shall continue to coordinate with SEPTA regarding the Route 132 bus stops along North Wales Road and shall consider providing additional amenities.
38. Plans are to be provided to show the roadwork proposed. In addition, the signal plans are to be prepared for the intersection of North Wales Road and Airport Square Road. The new signal will need to meet the Township Traffic Signal Standards. Modify the adjacent intersection traffic signal permit plans to show any improvements and or updated information regarding adjacent signals. The Applicant notes that the signal permit plans will be prepared during the HOP permitting stage.
39. The applicant is showing widening along North Wales Road at Route 309. The widening modifies the curblines along the Batteries and Bulbs store. Address the impact to this property and its potential impact to their circulation.
40. Traffic signal queue backup detectors will be required for the northbound North Wales Road approach at Airport Square Road. The Applicant has indicated that this will be provided on the signal permit plans that will be prepared during the HOP permitting stage.
41. Provide a cost estimate for the offsite improvements. This is to include a chart for the cost per the stipulated plan improvements versus the current plan with the recommended improvements. The following should be included:
  - Signal and widening improvements at North Wales Road and Bethlehem Pike.
  - Signal installation and widening at Airport Square and North Wales Road
  - Second Lane along North Wales Road (Stipulated plan only)
  - Widening along Airport Square Road
  - Signal and widening improvements at North Wales Road and Horsham Road.

#### **LIGHTING REVIEW**

42. §205-24.A and A237-1 – “Streetlighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer.” It is noted that a waiver is requested for relief from this requirement.
43. The Calculation Summary provided on Sheet LI-001 Overall Lighting Plan, indicates a 49.0 Max:Min ratio for Sidewalks, whereas the IES recommended Max:Min ratio is 20:1. Lighting shall be revised.
44. Illuminance levels provided for Canopy 1 and Canopy 2 appear to be excessive relative to IES guidelines for Senior Living Multi-Resident Facilities (IEA G-1-16 Section 8.2.14). Parking garage entrances are recommended to have an average maintained illuminance of 15 fc and exterior walkways a 5.0 fc, with an average to minimum uniformity ratio of 3:1. It is noted that Canopy 2 indicates an average of 21.9 fc. Further, it appears that the calculations indicated for Canopy 1 do not correspond to the illuminance levels shown on the plan. Lighting shall be revised.
45. It is noted that the calculation summary for the Sidewalk zone indicates a maximum of 24.5 fc and is most likely influenced by the illuminance levels of the canopies as noted above. We recommend that the lighting be revised and consistent with the current recommended IES guidelines.

#### **ENGINEERING REVIEW**

##### Zoning Ordinance (Chapter 230)

46. §230-26 & §230-103 – The proposed uses are not permitted within the LI Limited Industrial District nor within the R-1 Residential District. The Settlement Stipulation allows for the proposed uses, dimensions, etc. set forth

on the Concept Plans and subject to compliance with the Township Subdivision and Land Development Ordinance.

47. §230-27 & §230-115 - The Settlement Stipulation includes that the "Assisted Living Facility shall not exceed 40 feet in height". The plans indicate a proposed height of 45 feet for this facility. Either the plans must be revised to comply, or the agreement must be amended. It is our understanding that an amendment to the agreement is being prepared.

Subdivision and Land Development Ordinance (Chapter 205)

48. §205-10.H(4) - All parking spaces shall be 20 feet deep and 10 feet wide and shall be marked with all-weather paint with double parallel lines a minimum of six inches apart separating each space. The width of spaces is to be measured to the center of the double parallel lines. The Applicant is requesting a waiver to allow a single 4-inch line between spaces and to allow "low use" spaces to be 9 feet wide. The applicant proposes the following on the plans:

- 10 ft x 20 ft spaces at the restaurant use (high turnover).
- 9 ft wide spaces at low-turnover uses (all other uses at the site).
- Single line between spaces.

It is noted that spaces adjacent to landscape areas are proposed to be 18 feet deep. This is permitted by Zoning Section §230-138. Also, previous submissions indicated that 9-foot-wide parking spaces for low turnover uses would be valet parking. It is not clear if this is still the case. A waiver is required to allow the narrower spaces.

49. §205-18.D(3)(d) & §205-51.A(7) – Detention basin side slopes are to have a maximum grade of 4:1. The plans include side slopes at 3:1 and access ramps for maintenance purposes. The applicant has requested a waiver from this requirement.
50. §205-18.D(3)(e) – The bottom slopes of detention basins should not be less than 2%. The Applicant proposes flat bottom basins. Two basins are designed as infiltration basins. An additional four basins are designed as managed release basins that include underdrains. A waiver is required to permit the basin bottom slopes as submitted. **It is noted that this request was not included in the applicant's waiver request letter.**
51. §205-19 – The Applicant shall provide documentation that public sewer services will be provided. It is our understanding that a sewer planning module is currently under PADEP review.
52. §205-78.B(1) – Plans shall include the location, names, and widths of streets and alleys, including existing streets; the location and names of railroads; the location of property lines and names of owners; and the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided. A waiver is required to permit less information beyond the project boundary. **It is noted that this request was not included in the applicant's waiver request letter.**
53. §205-82 – Upon completion of improvement construction a completion certificate will be issued by the Township Secretary and the plan endorsed by the Township Engineer. The Applicant shall provide an as-built plan depicting construction of any and all improvements in sufficient detail to demonstrate conformance with the approved land development plans. The as-built plan shall be certified by a surveyor licensed in Pennsylvania.
54. §205-113 – The applicant shall dedicate land suitable for park or recreational use to the Township, unless one of the alternatives set forth in §205-116 is agreed to by the Township and the Applicant. The land shall be dedicated to the Township as a condition of final plan approval, and no lots shall be sold or built upon until and unless the actual transfer of title has been completed or guaranteed to the satisfaction of the Board. The requirements of this chapter shall be in addition to any other Township requirements for dedication of open space. If land is to be provided rather than any of the alternatives noted in §205-116, the area required, the location, and the criteria for land considered acceptable for park or recreation use shall be in accordance with §205-114. The Applicant presents that the Applicant's Council and the Township Solicitor have discussed and agreed the following Recreational Fees:
- Senior Living Building – 183 IL Units x \$2,000 = \$366,000 at 50% reduction = \$183,000
  - Commercial Buildings - \$25,400.

Stormwater Management Ordinance (Chapter 206)

55. §206-11.K – Storage facilities should drain both the volume control and rate control capacities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm. The applicant is requesting a waiver to exceed the 72-hour period to accommodate the Managed Release Concept basins.
56. §206-29.D – An as-built plan of all stormwater BMPs shall be provided following construction.
57. §206-33 & §206-35 – The property owner(s) shall enter into a stormwater facilities and BMP operations and maintenance agreement to the satisfaction of the Township Solicitor.

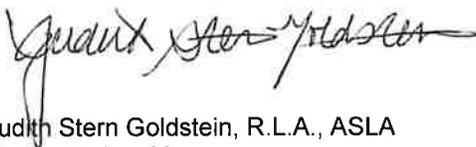
General

58. The applicant shall provide legal descriptions for all proposed lots and easements for Township review and approval prior to recording the final plan.
59. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
60. Site Accessibility review will be provided under separate cover.

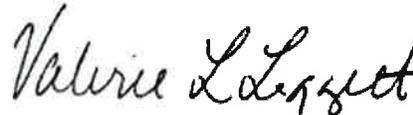
To help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please note that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



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/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  
Rick Birdoff – Airport Square Shopping Associates LP  
Richard Ackerman – BRP Montgomeryville LP  
Robert Brandt – Robert L. Brant & Associates  
Chirag Thakkar, P.E., LEED AP – Arna Engineering  
Christopher E. Green, R.L.A., LEED AP – Gilmore & Associates, Inc.  
Geoffrey J. Attanasio, P.E. – Gilmore & Associates, Inc.



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

May 11, 2022

File No. 2018-01101

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

Reference: Preliminary Land Development Application – LD/S#704  
The Village of Windsor  
Airport Square Shopping Associates, LP & BRP Montgomeryville LP, c/o RD Management LLC  
Tax Map Parcel Numbers: 46-00-01340-00-9 & 46-00-01351-00-7; Block 12, Units 013 & 027

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. The Village of Windsor Preliminary & Final Land Development Plan, (62 sheets) for Airport Square Shopping Associates, LP & BRP Montgomeryville LP, C/O RD Management LLC, prepared by Arna Engineering Inc, dated March 15, 2019, last revised April 20, 2022

II. ACCESSIBILITY REVIEW COMMENTS

With respect to Use and Occupancy Classification (IBC Chapter 3), this review was conducted under the interpretation that the proposed Medical Offices 1 & 2 classify as Business Group B for clinic/outpatient, the proposed restaurant classifies as Assembly Group A-2, and the proposed Assisted Living facility classifies as Institutional Group I-1. If any of the above noted Use and Occupancy classifications are not the intent of the proposed improvements, the Applicant shall notify our office.

Based on our review, the following items do not appear to comply with the accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2018 International Building Code (IBC), 2015 International Existing Building Code (IEBC), and/or the ICC A117.1-2009 Accessible and Usable Buildings and Facilities (ICC):

1. ICC §402, §403, §405, & §406 – The pedestrian circulation was adjusted for curb ramps 40, 41, 42, & 43. The Grading Inset located on Sheet 35 should be updated to correlate with the current configuration and additional grading information provided in compliance with the requirements of this section.

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.

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

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/

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  
Rick Birdoff – Airport Square Shopping Associates LP  
Richard Ackerman – BRP Montgomeryville LP  
Robert Brandt – Robert L. Brant & Associates  
Chirag Thakkar, P.E., LEED AP – Arna Engineering  
James P. Dougherty, P.E. – Gilmore & Associates, Inc.  
Geoffrey J. Attanasio, P.E. – Gilmore & Associates, Inc.



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

January 7, 2022

File No. 2018-01101

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

Reference: Waiver Request Review  
Preliminary/Final Subdivision and Land Development Application – LDS#704  
The Village of Windsor  
Airport Square Shopping Associates, LP & BRP Montgomeryville LP, c/o RD Management LLC  
Tax Map Parcel Numbers: 46-00-01340-00-9 & 46-00-01351-00-7; Block 012, Units 013 & 027  
North Wales Road and Horsham Road (S.R. 0463)

Dear Bruce:

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

- A. Waiver Request Letter for The Village of Windsor, prepared by Arna Engineering Inc., dated October 15, 2021.
- B. Response to Traffic Planning and Design Review prepared by Arna Engineering, Inc., dated October 15, 2021.
- C. Response to Gilmore & Associates, Inc. Review prepared by Arna Engineering, Inc., dated October 15, 2021.

The Applicant is requesting waivers from the following sections of Chapter 92 - Driveways:

1. §92-2 Driveways: "Location and Design" – This section of the ordinance requires a stopping area of 20 feet behind the curbline or edge of pavement to be provided with a grade that does not exceed 4%. The Applicant has requested a waiver from this requirement to be able to meet the maximum driveway grade of 6% throughout the site, and comply with section 205-10.G(7) which requires a stopping area of 20 feet long measured from the ultimate right-of-way line that does not exceed 6% for multifamily, commercial, and industrial developments driving access. We have no objection to this waiver request.

The Applicant is requesting waivers from the following sections of Chapter 205 – Subdivision and Land Development:

2. §205-10.H(4) "Parking and loading areas" – This section of the ordinance requires double parallel lines to be a minimum of six inches apart to separate each space. Additionally, this section of the ordinance requires 90-degree parking spaces to have a dimension of 20 feet deep and 10 feet wide. The applicant requests a waiver from this requirement to provide 90-degree parking spaces to be 18 feet deep and 9 feet wide where there is a minimum of 5-foot overhang. Additionally, they request a waiver to provide a single 4-inch parking space striping as depicted on the concept plan which is an exhibit in the executed settlement stipulation between the Applicant and Montgomery Township. If the Township considers reduced parking space dimensions, we recommend the following:

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- a. that the 10-foot parking space width be required,
  - b. that proposed valet parking areas be indicated on the record plans,
  - c. that reduced parking space length apply to valet parking areas only, and
  - d. that all other (i.e. non-valet) parking spaces comply with the Township requirements.
3. §205-10.H(7)(b) "Parking and loading areas" – This section of the ordinance requires the accessible parking spaces to be a minimum of 12 feet wide by 20 feet long and side-by-side spaces to be marked as 1 ½ times the standard width. The applicant requests a waiver from these requirements. We have no objection to this waiver request provided the accessible spaces comply with Federal ADA standards.
  4. §205.18.D(3)(d) "Stormwater Management" – This section of the ordinance requires the detention basin side slopes to have a maximum grade of 4:1 to permit ease of maintenance. The Applicant has requested a waiver from this requirement to comply with the Township Stormwater management and DEP stormwater rate and volume control requirements. The plans provide 10 feet wide access with a maximum grade of 8:1 for the stormwater management basins in hard to maintenance area in lieu of the 4:1 side slopes. The applicant states that all the stormwater management facilities will be located on the private property and maintenance responsibility of all these facilities will lie with the owner of the property. We have no objection to this waiver request.
  5. §205.18.D(3)(e) "Stormwater Management" – This section of the ordinance requires the detention basin bottom slopes to not be less than 2%. The Applicant has requested a waiver from this requirement to permit the proposed infiltration and managed release concept facilities to have flat bottoms, consistent with PADEP design guidelines. We have no objection to this waiver request.
  6. §205-52.A(7): to permit slopes greater than 4:1 within stormwater management areas. Slopes steeper than 4:1 are proposed in order to meet Township stormwater management and DEP stormwater rate and volume control requirements; 10' accessways at a maximum slope of 8:1 are proposed. We have no objection to this waiver request.
  7. §205-52.B: to permit the required softening buffers to be provided in accordance with the concept plan prepared in consultation with the Township landscape consultant and included as part of the executed settlement stipulation. The proposed softening buffer has been shown in accordance with the concept plan. We have no objection to this waiver request.
  8. §205-52.C: to permit the required screen buffers to be provided in accordance with the concept plan prepared in consultation with the Township landscape consultant and included as part of the executed settlement stipulation. The proposed screen buffer has been shown in accordance with the concept plan. We have no objection to this waiver request.
  9. §201-52.D(1)(a): to permit the required parking area landscaping to be provided in accordance with the concept plan prepared in consultation with the Township landscape consultant and included as part of the executed settlement stipulation. The proposed parking area landscaping has been shown in accordance with the concept plan. We have no objection to this waiver request.
  10. §205-52.D(1)(c): to permit more than 15 parking spaces in a row without a landscape island of 15' in width, so that the plan is consistent with the concept plan prepared and included as part of the executed settlement stipulation, which shows more than 15 parking spaces in a row. We have no objection to this waiver request.
  11. §205-52.D(1)(g): to not provide larger landscaped islands placed perpendicular to the parking spaces every 124' as required where the total number of parking spaces exceeds 100. A waiver has been requested so that the plan is consistent with the concept plan, prepared in consultation with the Township landscape consultant and included as part of the executed settlement stipulation, which proposes no large landscape islands. We have no objection to this waiver request.

12. §205-52.D(1)(i): to not provide one additional large landscaped area of 2,000 sf for each 250 parking spaces, nor landscaping specified by this section. A waiver has been requested so that the plan is consistent with the concept plan, prepared in consultation with the Township landscape consultant and included as part of the executed settlement stipulation, which proposes no additional large landscape areas or associated landscaping. We have no objection to this waiver request.
13. §205-52.F(6): to not provide 1 shade tree and 2 shrubs for each 30 linear feet of stormwater management facility perimeter. A waiver has been requested so that the plan is consistent with the concept plan, prepared in consultation with the Township landscape consultant. The proposed stormwater management facility landscaping has been provided in accordance with the concept plan. We have no objection to this waiver request.
14. §205-52.G: to not provide individual lot landscaping. A waiver has been requested so that the plan is consistent with the concept plan, prepared in consultation with the Township landscape consultant, which proposes no individual lot landscaping. We have no objection to this waiver request.
15. §205-53.C(4): to not require replacement and reforestation of trees destroyed by development, “due to the Settlement Stipulation between the Applicant and the Township which represented an intensity of development which is consistent with that represented on the plans in this application.” Tree replacement calculations have not been provided. This is consistent with the concept plan. We have no objection to this waiver request.
16. §205-54: to not require the replacement of trees destroyed by development, “due to the Settlement Stipulation between the Applicant and the Township which represented an intensity of development which is consistent with that represented on the plans in this application.” No replacement trees are proposed. This is consistent with the concept plan. We have no objection to this waiver request.
17. §205-78.B(1) – This section of the ordinance requires existing features to be shown within 400 feet of any part of the ordinance. The Applicant is requesting a waiver to allow features within less than 400 feet to be accepted. The Applicant has provided existing features of all roadways fronting the subject property as well as the lands adjacent to the subject property. We do not object to this request provided the Applicant provide additional information if determined to be needed for review of the application.

The Applicant is requesting the following waivers from Chapter 206 – Stormwater Management.

18. Section 206-11.K. – This section requires that storage facilities should completely drain both the volume control and rate control capacities over a period not less than 24 and not more than 72 hours from the end of the design storm. The Applicant has requested a waiver from this requirement for the Managed Release Concept (MRC) stormwater facilities to meet the PA DEP requirements. We do not object to this request.

The Applicant is requesting the following waivers from Chapter A237 – Street Lighting.

19. §A237-1 & 205-24.A – The Applicant requests to not install streetlighting along each street in each subdivision and along each street front abutting a public street in each land development. We have no objection to this waiver.

We have attempted to compile a comprehensive list of waiver requests that the Applicant has identified in their Waiver Request letter and their various comment response letters. We recommend the Applicant verify all requested waivers are accounted for, that a revised waiver request letter be provided if needed, and that all waiver requests be listed on the Record Plan.

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

Sincerely,



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



Valerie L. Liggett, R.L.A., ASLA, ISA Certified  
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

JSG/LL/DAD/JPD/GJA/si

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  
Rick Birdoff – Airport Square Shopping Associates LP  
Richard Ackerman – BRP Montgomeryville LP  
Robert Brandt – Robert L. Brant & Associates  
Chirag Thakkar, P.E., LEED AP – Arna Engineering  
Christopher E. Green, R.L.A., LEED AP – Gilmore & Associates, Inc.  
Geoffrey J. Attanasio, P.E. – Gilmore & Associates, Inc.



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PRINCIPALS  
Anand A. Bhatt, P.E., LEED AP  
Chirag V. Thakkar, P.E., LEED AP

Via Hand Delivery

October 15, 2021

Mr. Bruce Shoupe  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

**RE: The Village of Windsor  
Preliminary and Final Land Development Plans  
Waiver Request Letter  
Montgomery Township, Montgomery County, PA**

Dear Mr. Shoupe:

On behalf of Airport Square Shopping Associates LP and BRP Montgomeryville LP, we are submitting this waiver request letter to accompany the submission for Preliminary and Final Land Development Plan Application for the above referenced project. We are requesting the following design waivers from the Montgomery Township Subdivision & Land Development and Stormwater Management Ordinances:

1. Section 92-2 Driveways: "Location and Design" – This section of the ordinance requires a stopping area of 20 feet behind the curblines or edge of pavement to be provided with a grade that does not exceed 4%. We request a waiver from this requirement to be able to meet the maximum driveway grade of 6% throughout the site, and comply with section 205-10.G.(7) which requires a stopping area of 20 feet long measured from the ultimate right-of-way line that does not exceed 6% for multifamily, commercial, and industrial developments driving access.
2. Section 205-10.H(4) "Parking and loading areas" – This section of the ordinance requires double parallel lines to be a minimum of six inches apart to separate each space. Additionally, this section of the ordinance requires 90 degree parking spaces to have a dimension of 20 feet deep and 10 feet wide. As discussed with the TPD we request a waiver from this requirement to provide 90-degree parking spaces to be 18 feet deep and 9 feet wide where there is a minimum of 5 foot overhang. Additionally, we request a waiver to provide a single 4-inch parking space striping as depicted on the concept plan which is an exhibit in the executed settlement stipulation between the Applicant and Montgomery Township.
3. Section 205-10.H(7)(b) "Parking and loading areas" – This section of the ordinance requires the physically handicapped parking spaces to be a minimum of 12 feet wide by 20 feet long and side-by-side spaces to be marked as 1 ½ times the standard width. We request a waiver from these requirements to proposed handicapped parking spaces which meets current ADA standards of a minimum of 8 feet wide.

4. Section 205.18.D(3)(d) "Stormwater Management" – This section of the ordinance requires the detention basin side slopes to have a maximum grade of 4:1 to permit ease of maintenance. We request a waiver from this requirement to comply with the Township Stormwater management and DEP stormwater rate and volume control requirements. The plans provide 10 feet wide access with a maximum grade of 8:1 for the stormwater management basins in hard to maintenance area in lieu of the 4:1 side slopes. We further note that all the stormwater management facilities will be located on the private property and maintenance responsibility of all these facilities will lie with the owner of the property.
5. Section 206-11.K. requires that Storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm. We request the waiver/modification from this requirement for the Managed Release Concept (MRC) stormwater facilities, to meet the PA DEP requirements.
6. Section 205-51.A(7) "Landscaping Plan Requirements" – Similarly to section 205.18.D(3)(d), this section of the ordinance requires the detention basin side slopes to have a maximum grade of 4:1 to permit ease of maintenance. We request a waiver from this requirement to comply with the Township Stormwater management and DEP stormwater rate and volume control requirements. The plans provide 10 feet wide access with a maximum grade of 8:1 for the stormwater management basins in hard to maintenance area in lieu of the 4:1 side slopes. We further note that all the stormwater management facilities will be located on the private property and maintenance responsibility of all these facilities will lie with the owner of the property.
7. Section 205-52.D(1)(c) "Planting Requirements" – This section of the ordinance permits a maximum of 15 parking spaces in a row without a landscape island of 15 feet in width. We request a waiver from these requirements to be consistent with the concept plan which is part of the executed Settlement stipulation between the Applicant and the Township which represented more than 15 parking spaces in a row without a landscape island of 15 feet in width.
8. Section 205-52.D(1)(g) "Planting Requirements" – This section of the ordinance requires any land use with a total number of parking spaces that exceed 100 to have the parking area to be divided by continuous islands perpendicular to the parking spaces every 124 feet (as seen in Figure 205-25). We request a waiver from these requirements to be consistent with the concept plan which is part of the executed Settlement stipulation between the Applicant and the Township which represented the parking configuration for development as represented on the plans in this application.
9. Section 205-52.D(1)(i) "Planting Requirements" – This section of the ordinance requires an additional large landscaped area to be provided every 250 parking spaces to provide attractive focal points with a minimum of 2,000 square feet and contain a minimum of five shade trees or flowering trees, plus 10 flowering shrubs. We request a waiver from these requirements to be consistent with the concept plan which is part of the executed Settlement stipulation between the Applicant and the Township which depicted parking and landscape island configuration for development as represented on the plans in this application. Additionally, multiple large attractive landscaped focal points have been provided in multiple areas of the development site which greatly exceed the minimum of 2,000 square feet.

10. Section 205-52.B "Softening Buffer" – This section requires a mixed perimeter landscape planting buffer which is to be located within 20 feet of the property line or street right-of-way. Specifically, this section requires four shade trees and eight shrubs for each 100 feet of property perimeter. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brandt with reference to Landscape Plan. We request a waiver/modification from the requirements of Section 205-52.B.
11. Section 205-52.C "Screen Buffer" – This section requires an "impenetrable barrier" of evergreens between Limited Industrial land uses or zoning districts and all other districts. We request a waiver from these requirements due to the Settlement Stipulation between the Applicant and the Township which represented a mixture of uses. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brandt with reference to Landscape Plan.
12. Section 205-52.D(1)(a) "Table 1 - Minimum Planting Requirements" – This table lists planting requirements based on specific land use or zoning district. The project is composed of a mix of uses and does not conform to any of the specific uses listed in Table 1. We request a waiver from these requirements due to the settlement agreement between the applicant and the Township which represented a mixture of uses. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brandt with reference to Landscape Plan.
13. Section 205-52.F(6) "Stormwater Management Facility Perimeter Plantings" – This section requires one shade tree and two shrubs for each 30 linear feet of stormwater management facility perimeter. Due to spatial constraints and other landscape related ordinance requirements, compliance with section is not possible. Therefore, we request a waiver from the additional requirements of Section 205-52.F(6). The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brandt with reference to Landscape Plan.
14. Section 205-52.G "Individual Lot Landscaping" – This table lists planting requirements based on specific land use or zoning district. The project is composed of a mix of uses and does not conform to any of the specific uses listed in Table 1. We request a waiver from these requirements due to the Settlement Stipulation between the Applicant and the Township which represented a mixture of uses. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brandt with reference to Landscape Plan.
15. Section 205-53.C(4) "Tree Replacement/Reforestation Procedures" – This section specifies the tree replacement/reforestation procedures for the existing trees removed in association with land development. We request a waiver from these requirements due to the Settlement Stipulation between the Applicant and the Township which represented an intensity of development which is consistent with that represented on the plans in this application. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brandt with reference to Landscape Plan.
16. Section 205-54 "Replacing Trees Destroyed by Development" – This section specifies tree replacement calculation procedures for existing trees removed in association with land development.

We request a waiver from these requirements due to the Settlement Stipulation between the Applicant and the Township which represented an intensity of development which is consistent with that represented on the plans in this application. The Landscape Plan has been revised based on coordination with Township landscape consultant. Refer to cover letter prepared by Robert Brandt with reference to Landscape Plan.

17. Section 205-24A. and A237-1 "Streetlighting" – This section states that streetlighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer. We request a waiver from this requirement.

Please contact us at (267) 733-7840 if you have any questions.

Very truly yours,

**ARNA Engineering Inc.**

A handwritten signature in black ink, appearing to read "Chirag Thakkar". The signature is written in a cursive style with a large, stylized initial "C".

Chirag Thakkar, P.E., LEED AP  
Principal

Cc: Rick Birdoff – Airport Square Shopping Associates LP  
Richard Ackerman – BRP Montgomeryville LP  
Robert Brandt – Robert Brandt & Associates

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

**WILLIAM F. WIEGMAN III**  
Director of Fire Services  
Fire Marshal  
Emergency Management  
Coordinator  
**FIRE MARSHAL**  
215-393-6936

May 12, 2022

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

Re: The Village of Windsor Land Development Plan

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans of The Village of Windsor Land Development Plan dated March 20, 2022.

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

**FIRE CODE**

1. **312.1 General.** Vehicle impact protection required by this code shall be provided by posts that comply with Section 312.2 or by other *approved* physical barriers that comply with Section 312.3  
**Comment**
  - a. Any gas services that are accessible/vulnerable to vehicular traffic shall have approved vehicle impact protection installed. *Addressed in letter from January 07, 2021*
  - b. The Fire Marshal's Office is requesting a fire department connection (FDC) to be installed on the southern side of Medical Office Building #2 adjacent to the trash enclosure. Please see attached plans. Vehicle impact protection shall be provided. *Addressed in letter from January 07, 2021*
2. **312.2 Posts.** Guard posts shall comply with all of the following requirements:  
*Addressed in letter from January 07, 2021*
  1. Constructed of steel not less than 4 inches (102 mm) in diameter and concrete filled.
  2. Spaced not more than 4 feet (1219 mm) between posts on center.
  3. Set not less than 3 feet (914 mm) deep in a concrete footing of not less than a 15-inch (381 mm) diameter.
  4. Set with the top of the posts not less than 3 feet (914 mm) above ground.
  5. Located not less than 3 feet (914 mm) from the protected object.
3. **503.1.1 Buildings and facilities.** *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet (45720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

**Exception:** The fire code official is authorized to increase the dimensions of 150 feet (45720 mm) where:

1. The building is equipped throughout with an *approved* automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group-U occupancies.

**Comment:** The southern wall of the Independent Living/Assisted Living/Memory Care Facility is approximately 280 feet from the approved fire apparatus access road. The applicant shall redesign the plan to comply with this code requirement. Please see the attached plan indicating the location of this item. The increased setback, along with the fenced stormwater retention basin, presents the following operational challenges to the Fire Department:

- a. The ladder on our tower ladder is only 100 feet and will be unable to reach either the roof or windows of this section of the building.
  - b. Our standard hose configuration is only 200 feet long. In order to access this section of the building, our firefighters would have to couple additional hose sections together, thus resulting in delays in our fire suppression/rescue operations.
  - c. Given the current design, firefighters would be forced to carry equipment from the apparatus, around the retention basin, to the building. This will also result in delays in our fire suppression/rescue operations.
  - d. The access road must be 26 feet in width to allow for the placement of the Tower Ladder as well and Engine that is connected to a water supply. *Addressed in 4/20/2022 plan.*
  - e. A fire hydrant will be placed at the top of this access road at a location determined by the Fire Marshal's Office. *Addressed in 4/20/2022 plan.*
  - f. *The access road must provide the ability for the Tower Ladder to effect rescue to the highest point. The Fire Marshal Office is requiring the ability for the Tower to continue further down the access road then is measured in the plan. The Tower Ladder Aerial Device is 100 feet.*
  - g. *The access road will terminate no less than 30 feet from the building to allow the Tower Ladder the ability to effectively perform truck company operations and rescues.*
  - h. *The area of termination will allow for the Tower to be positioned anywhere in the area highlighted in yellow on the attached map. This surface must support the weight and function of the Tower Ladder. This surface and area must allow for the Tower Ladder to operate within 30 feet of all sides of the building in this area. Refer to 503.2.2 Surface.*
4. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). *Addressed in the letter from January 07, 2021.*

**Comment:**

- a. The applicant did not provide dimensions for the access off of North Wales Road. The applicant shall provide this information so that the above code requirements can be confirmed.
  - b. The applicant did not provide dimensions for the easterly access off of Horsham Road. The applicant shall provide this information so that the above code requirements can be confirmed.
  - c. The applicant shall provide a detail showing the height of the proposed overhang(s) so that the above code requirements can be confirmed.
5. **503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
- Comment:** The applicant shall demonstrate that the proposed light-weight paving will support the imposed loads of the Fire Department's tower ladder. Documentation provided by the

applicant shall be reviewed and approved by the Township Engineer.

6. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.  
**Comment:** The applicant submitted a vehicle movement plan, dated April 20, 2022, using the dimensions of the Fire Department's Tower Ladder. The vehicle movement plan does not show the tower ladder accessing the site through all proposed access points and all sides of each of the proposed buildings. The plan shall be revised. *The plan shall also be revised to ensure that the Department's current Spartan/Smeal Mid-Mount Platform 100-foot Tower Ladder is utilized when evaluating the site's turning radius. All apparatus must fit under/through the awnings/overhangs.*
7. **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
  - a. **Comment:** The applicant shall install "NO PARKING – FIRE LANE" signs in accordance with the requirements set forth in the 2009 International Fire Code. The attached plan shows the location of said signage highlighted in yellow. *Addressed in letter from January 07, 2021*
8. **507.1 Required water supply.** An *approved* water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
  - a. **Comment:** The applicant shall provide documentation that the proposed water supply is capable of supplying the required fire flow as prescribed in the 2009 International Fire Code for the proposed buildings. *Addressed in letter from January 07, 2021.*
9. **507.3 Fire flow.** Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an *approved* method.
  - a. **Comment:** The applicant shall use the 2009 International Fire Code to determine the fire flow requirements for the proposed buildings. *Addressed in letter from January 07, 2021; however, the calculations have not been received by the authoring of this letter.*
10. **507.4 Water supply test.** The fire code official shall be notified prior to the water supply test. Water supply test shall be witnessed by the fire code official or *approved* documentation of the test shall be provided to the fire code official prior to final approval of the water supply system. *Addressed in letter from January 07, 2021; however, testing has not occurred as of the authoring of this letter.*
11. **507.5.5 Clear space around hydrants.** A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or *approved*.  
**Comments:**
  - a. The proposed fire hydrant at the northeast side of the Independent/Assisted Living/Memory Care facility should be relocated to the landscape island as shown on the attached plan. The Fire Department is concerned that a 3-foot clearance will not be maintained as the hydrant is immediately adjacent to a handicapped parking space. *Addressed in the letter from January 07, 2021.*
  - b. The proposed fire hydrant near the entrance/exit onto Horsham Road should be relocated as shown on the attached FDC/Fire Hydrant Plan. *Addressed in the letter from January 07, 2021.*
  - c. The applicant shall confirm that the proposed landscaping is not being planted within the 3-foot clear space around the circumference of all fire hydrants. *Addressed in the letter from January 07, 2021.*

12. **510.1 Emergency responder radio coverage in buildings.** All buildings shall have *approved* radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

**Exceptions:**

1. Where *approved* by the building official and the *fire code official*, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained in lieu of an *approved* radio coverage system.
2. Where it is determined by the *fire code official* that the radio coverage system is not needed.

**Comment:** The applicant shall provide documentation from an agreed upon vendor indicating that the signal strength inside the building meets the requirements set forth in the 2009 International Fire Code. The signal strength test shall be performed after all electronic devices are installed and are operational. If the signal strength does not comply with the requirements set forth in the 2009 International Fire Code, the applicant shall install a bi-directional amplifier, compatible with the Montgomery County Department of Public Safety radio system, to improve signal strength inside the building. Said testing and remedy shall be performed prior to the issuance of a Use and Occupancy Certificate. *Addressed in the letter from January 07, 2021*

13. **510.2 Radio signal strength.** The building shall be considered to have acceptable emergency responder radio coverage when signal strength measurements in 95 percent of all areas on each floor of the building meet the signal strength requirements of Sections 510.2.1 and 510.2.2. *Addressed in the letter from January 07, 2021*

14. **510.2.1 Minimum signal strength into the building.** A minimum signal strength of -95 dBm shall be receivable within the building. *Addressed in the letter from January 07, 2021*

15. **510.2.2 Minimum signal strength out of the building.** A minimum signal strength of -100 dBm shall be received by the agency's radio system when transmitted from within the building. *Addressed in the letter from January 07, 2021*

16. **905.3.1 Height.** Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.

**Exceptions:**

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45 720 mm) above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider:
  - 5.1. Recessed loading docks for four vehicles or less, and
  - 5.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

**Comment:** Based on the size and configuration of the proposed Independent/Assisted/Memory Care Facility, standpipes are needed to increase the operational efficiency and effectiveness of the fire department operations. Standpipe systems provide a quick, convenient water source for fire

department use. The standpipe connection reduces the time needed for the fire department to extend hose lines up or down stairways/hallways to advance and apply water to the fire.  
*Addressed in the letter from January 07, 2021*

17. **912.1 Installation.** Fire department connections (FDC) shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6.  
*Addressed in the letter from January 07, 2021*
18. **912.2 Location.** With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be *approved* by the fire chief.  
**Comment:** The applicant shall install fire department connections on each building as per the attached Fire Hydrant/FDC plan. *Addressed in the letter from January 07, 2021*
19. **912.2.1 Visible location.** Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise *approved* by the fire chief. *Addressed in the letter from January 07, 2021*
20. **B105.2 Buildings other than one- and two-family dwellings.** The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.  
**Exception:** A reduction in required fire-flow of up to 75 percent, as *approved*, allowed when the building is provided with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.  
**Comment:** The applicant shall demonstrate that the minimum fire-flow and flow duration for the proposed buildings will be met. *Addressed in the letter from January 07, 2021; however, calculations have not been received by the authoring of this letter.*
21. **C103.1 Fire hydrants available.** The minimum number of hydrants available to a building shall not be less than that listed in Table C105.1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.  
**Comment:** The applicant shall comply with the minimum number of hydrants as required in Table C105.1. *The Fire Marshal's Office has added two additional hydrants to the plan. Please see attached plan for location of two additional hydrants.*
22. **C105.1 Hydrant spacing.** The average spacing between fire hydrants shall not exceed that listed in Table C105.1.  
**Exception:** The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.  
*Addressed in the letter from January 07, 2021*  
  
Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.  
**Comment:** The applicant shall comply with the average spacing between fire hydrants as required in Table C105.1. *Addressed in the letter from January 07, 2021*
23. **D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders.  
**Comment:** The applicant shall maintain a minimum road width of 26 feet where a fire hydrant is located on a fire apparatus access road. *Addressed in the letter from January 07, 2021.*

*The emergency access road on the left side of the building that access the left side courtyard must be 26 feet in width and have a hydrant located at a location indicated by the Fire Marshal's Office. This road must terminate within 30 feet of the building.*

24. **D103.6 Signs.** Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING – FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2. *Addressed in the letter from January 07, 2021*
25. **D103.6.1 Roads 20 to 26 feet in width.** Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*. *Addressed in the letter from January 07, 2021*
26. **D103.6.2 Roads more than 26 feet in width.** Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.  
**Comment:** The applicant shall install “NO PARKING – FIRE LANE” signs in accordance with the requirements set forth in the 2009 International Fire Code. The attached No Parking Plan shows the location of said signage. *Addressed in the letter from January 07, 2021*
27. **D105.1 Where required.** Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with *approved* fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility power lines shall not be located within the aerial fire apparatus access roadway. *Addressed in the letter from January 07, 2021*
28. **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height.  
**Comment:**
- a. The applicant shall maintain a minimum unobstructed width of 26 feet in the immediate vicinity of the buildings that are more than 30 feet in height. The attached Aerial Apparatus Access Plan indicates the aerial fire apparatus access that needs to be maintained at a minimum of 26 feet.
  - b. The aerial fire apparatus access roads at the Valet Parking Area shall be increased to 26 feet.
  - c. The emergency access road on the left side of the building that access the left side courtyard must be 26 feet in width and a fire hydrant will be placed at the top of this access road at a location determined by the Fire Marshal's Office. *Addressed in 4/20/2022 plan.*

## GENERAL COMMENTS

1. Proposed road name. The applicant proposes to name the existing roadway between this site and the Airport Square Shopping Center as General Hancock Boulevard. The Fire Marshal's Office requests that the applicant propose a different name as there is already another General Hancock Boulevard in Montgomery Township. *Addressed in the letter from January 07, 2021*
2. Stone around perimeter of buildings. The Fire Marshal's Office requests that the applicant consider installing a three-foot crushed stone bed around the perimeter of each building to separate the landscaping mulch from the exterior siding of the building. This design feature would reduce the risk of a mulch fire igniting any combustible exterior construction of the building. Please refer to the photographs below. *Addressed in the letter from January 07, 2021*
3. Sectional valves on sprinkler system. The Fire Marshal's Office requests that the sprinkler system be equipped with sectional valve on each floor of each wing of the Independent/Assisted/Memory Care Facility. In the event of a sprinkler discharge, the Fire Department could isolate a specific floor/wing and would not have to evacuate or relocate residents from the entire building or floor. *Addressed in the letter from January 07, 2021*
4. 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 in regard to placement of truss placard.  
**Comment:** The applicant shall install truss emblems at the entrances to each building. *Addressed in the letter from January 07, 2021.*
5. Fire Department key boxes (Knox Box) SHALL be provided on buildings at an approved location. Knox Box forms are available through the Fire Marshals or Code Enforcement Office.  
**Comment:** The applicant shall install a Knox Box, at an agreed upon location, on each building. *Addressed in the letter from January 07, 2021*
6. All traffic signals installed or improved shall be equipped with an optical pre-emption system. *Addressed in the letter from January 07, 2021*
7. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13. *Addressed in the letter from January 07, 2021*

The Fire Marshal's Office appreciates the opportunity to comment on the proposed plan. We are available to meet to discuss our comments if needed. We would like to continue our involvement with the development of the plan, site, and buildings.

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

Sincerely,



William F. Wiegman, M.A.  
Fire Chief, Montgomery Township







## 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: May 10, 2022

Re: LDS #: 704  
Date of Plan: 10/15/21

---

A review of the above-referenced subdivision/land development was conducted on this date. Several concerns were noted. These include:

- The non-signalized exit ('Entry 3') onto North Wales Road. Concerns exist regarding the ability of vehicles to safely navigate ingress and egress across multiple lanes of travel at that location once the complex is fully occupied. It is recommended that escrow funding be set aside for the potential signalization of this intersection if warranted once full occupancy is attained.
- A channelized Traffic Island on North Wales Road. Ongoing discussions regarding this land development included improvement to the North Wales Road corridor, specifically the installation of a channelized traffic island to prevent vehicles turning left from the Airport Square Shopping Center (across from the Route 309 Car Wash 773 Bethlehem Pike) onto Southbound North Wales Road.

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

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722 • FAX: 610-278-3941  
[WWW.MONTCOPA.ORG](http://WWW.MONTCOPA.ORG)

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

May 19, 2022

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

Re: MCPC #19-0074-002  
Plan Name: Village of Windsor  
(1 lot, approx. 41 acres)  
Situate: Horsham Road at North Wales Road  
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 26, 2022. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Airport Square Shopping Associates, LLC & BRP Montgomeryville, LLC, proposes to construct an 259-unit retirement living facility, two medical office buildings, and a restaurant on a roughly 41-acre lot at the southern corner of PA Route 463 (Horsham Road) and North Wales Road. The institutional elderly facility will include 183 rented independent living units, 41 assisted living units, and 32 memory care living units, along with 3 guest units. The two medical office buildings will measure 54,000 square feet and 31,500 square feet respectively, while the restaurant will total 6,400 square feet. A total of 820 parking spaces are proposed across the entire site. Access to the site will be provided along three road frontages; a full-access driveway from Airport Square Road, a full-access driveway with a new traffic signal across from an existing shopping center driveway on North Wales Road, a right-in, right-out driveway on Horsham Road near the North Wales Road intersection, and a full-access driveway further east on Horsham Road. The site is split-zoned with R1-Residential along the frontage of Horsham Road and LI-Light Industrial on the remainder; this condition has led to extensive discussion between the applicant and township, resulting in a settlement agreement to develop the site per an approved plan with specified uses that is still subject to subdivision, land development, and stormwater ordinances. The applicant has submitted a request to the township for seventeen waivers as part of this land development application. A previous letter concerning this property was sent on May 21, 2019; only minor changes were noted between the previous proposal and the current one, including a slight reduction in provided parking spaces and a further refinement of the landscaping plan.



## COMPREHENSIVE PLAN COMPLIANCE

*Comments are largely reproduced from previous letters.*

Montgomery Township's 2008 Comprehensive Plan Update Vision Plan identifies this area as Special Area A. The listed explanation of "special conditions and issues" are: "Currently zoned Industrial, this vacant land area has some open space opportunities, is centrally located in the township, bounded by roads on three sides, and adjacent to the new town center area." We believe that this project can be compatible with the Township's vision plans, though the provisions of open space are largely separated from the previously identified town center area to the west of North Wales Road. As the township is currently going through a comprehensive plan update process, the MCPC recommends careful coordination between what the comprehensive plan will call for in this area and the final development result, if any room is available within the boundaries of the settlement agreement.

Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, identifies this area on its Future Land Use map as "Regional Mixed Use Center", as part of a larger area along the Bethlehem Pike and North Wales Road corridors. This project is compatible with *Montco 2040*, although mixed-use should always be installed and incorporated with an eye towards achieving larger planning objectives such as context-sensitive development and environmentally-friendly infrastructure installation.

## RECOMMENDATION

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

## REVIEW COMMENTS

### GENERAL COMMENT

Many of the comments made in our May 21, 2019 letter have not been incorporated into the new development plan as it is presented now. We still stand by these comments, including calling for better integration of the stormwater basin into the recreational features of the complex, reducing the number of parking spaces while providing 10 foot by 20 foot sized spaces, and Complete Streets principles being followed both internally and where the applicant has direct access to public road frontage. The remainder of this letter will address new comments that have arisen during the 2022 review process.

### UPDATED PLAN COMMENTS

1. We still believe that installing street trees where possible should be a priority of the Township instead of simply relying on waivers or a fee-in-lieu from the developer to meet open space requirements. On a property such as this one, and with a development plan as intensive as this one, every street tree or buffer tree will be critical to mitigating any urban heat island effect from asphalt and buildings.

2. The township should strongly consider denying the waiver request for streetlights, as the applicant's request does not provide an explanation for the request, and streetlights are important for visibility in an area that will be populated largely by senior citizens.
3. The township should also strongly consider accepting an easement area for a pedestrian connection to the Airport Square Shopping Center property, listed as #15 on the Site Plan Notes. It would be the MCPC's recommendation to request the funding needed to construct the pedestrian site improvements on the Village of Windsor's side of Airport Square Road from the developer and place the funds into escrow until negotiations can be completed with the Airport Square Shopping Center to install a continuation of the sidewalk connection.

## CONCLUSION

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

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#19-0074-002) on any plans submitted for final recording.

Sincerely,



Matthew Popek, AICP  
Transportation Planning Assistant Manager  
[mpopek@montcopa.org](mailto:mpopek@montcopa.org) - 610-278-3730

c: Airport Square Shopping Associates, LLC & BRP Montgomeryville, LLC, Applicants  
Richard Birdoff, RD Management, Applicant's Representative  
Chirag Thakkar, ARNA Engineering, Applicant's Engineer  
Carolyn McCreary, Twp. Manager  
Jim Rall, Chrm., Twp. Planning Commission

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

**ATTACHMENTS**

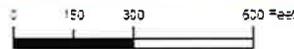
*Aerial – Village of Windsor, Montgomery Township*



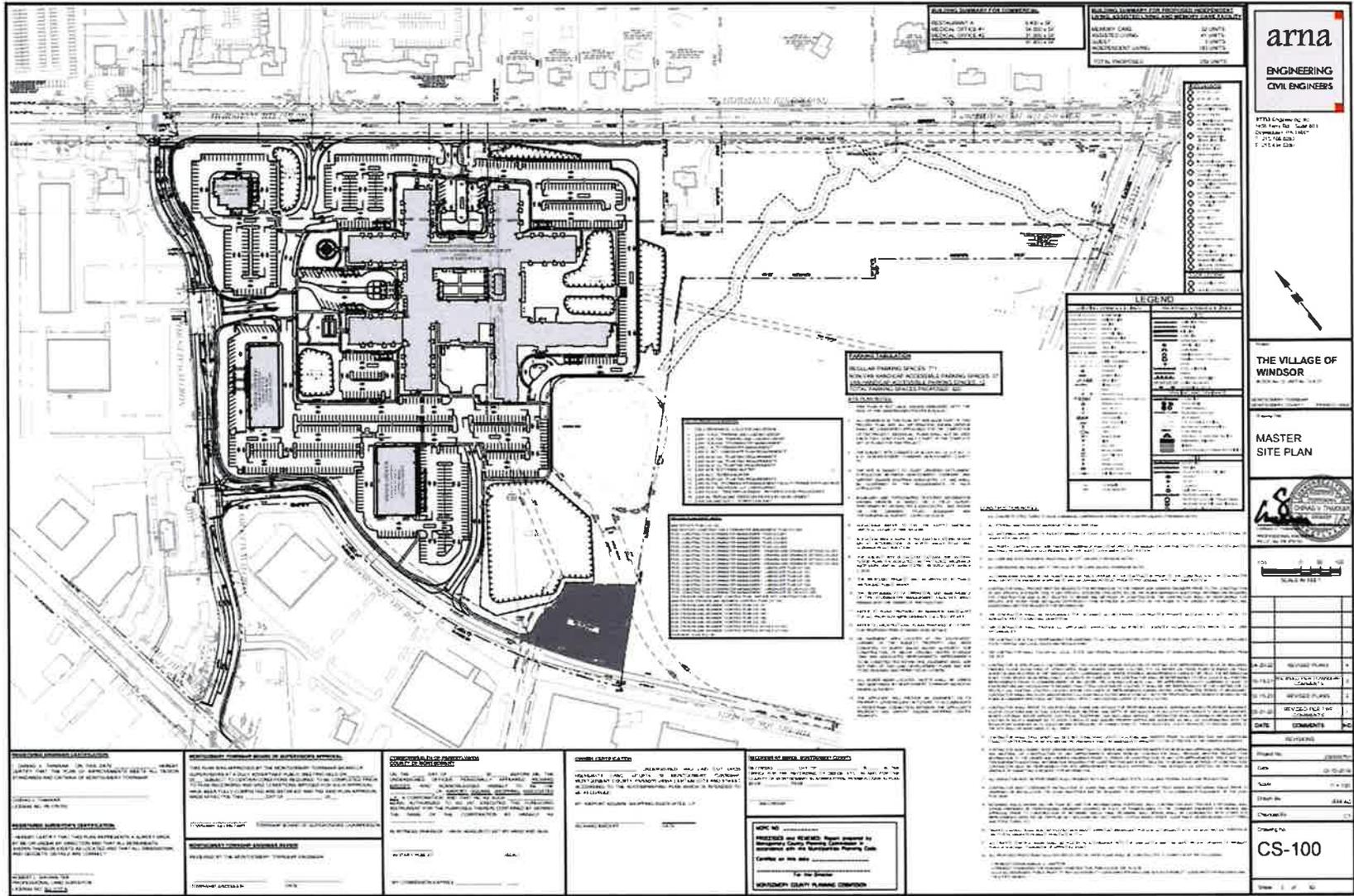
Village at Windsor  
MCPC=190074002

Montgomery  
County  
Planning  
Commission

Montgomery County, PA Planning Commission  
1000 Walnut Street, 10th Floor  
Allentown, PA 18101  
www.montgomerycountypa.gov  
Phone: 610-262-3000



Site Plan – Village of Windsor, Montgomery Township





## Planning Commission Meeting Minutes May 19, 2022

The regular monthly meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:30 pm, Thursday, May 19, 2022. The members of the Planning Commission in attendance included: Jay Glickman, Rutuke Patel, Tom Borghetti, Steve Krumenacker, Frank Davey, David Fetzer and Leon McGuire. Also present: Carolyn McCreary, Township Manager; Judy Goldstein, Jim Dougherty, Damon Drummon; Gilmore Associates, Rebecca Geiser, Township Solicitor; Candyce Chimera, Board Liaison; Bruce Shoupe, Director of Planning & Zoning.

**Approval of Minutes** – On a motion made by Jim Rall and seconded by Jay Glickman, the March 17, 2022, minutes were approved as submitted.

**Backyard Chicken Ordinance** – Bruce Shoupe gave an overview of the proposed ordinance which would limit the minimum property size (20,000 sf up to 3 acres) and the number of female chickens allowed on occupied residential zoned properties. Candyce asked what if the property was over 3 acres. Mr. Shoupe responded that this would require relief from the Zoning Hearing Board and there are only a small number of occupied residential properties this large in the Township. Most of the interest shown for this use would be on the smaller residential properties. Other concerns were how the upkeep and maintenance would be overseen by Township staff and that composting of manure would not be allowed. A motion by Leon and second by Dave Franks that the Planning Commission recommends that the Board of Supervisors approve the proposed ordinance

**Village at Windsor** – Robert Brant, Esq. attorney for the applicant, Chirac Thakkar, applicant engineer, Sandy Kozer, applicant traffic engineer, Tim Cassidy, applicant Landscape Architect, and Pat Smith owner's representative. Mr. Brant provided a brief overview of the history of this 41-acre property and the various litigation since 2010.

My client decided to rescue this project from the courts in 2017 and put a project on this site that was not what was being fought over it's what you see tonight so the way we handled it because we did not have the benefit of a fully engineered preliminary plan which is what you're used to seeing, we basically handled it with a settlement agreement in which the court retains jurisdiction and we made certain promises to the Township to make certain we were under the stipulation we avoided zoning but we always contemplated going through land development subdivision review, but we also were cognizant that the use of the property, whatever this was, was going to require waivers just because of the nature of the use it didn't fit the zoning for the property, so a stipulated settlement agreement was signed in February 2017.

We have been working through some changes, and it took us longer than we wished but we are here because we believe we have a project that is satisfied the stipulated agreement. It is a mixed-use project with a three-story care facility with 183 independent living, 41 assisted living, 32 memory care units, and three guest units. Also proposed is a two-story 31,500 square feet medical office building another three-story 54,000-square-foot medical office building and a sit-down restaurant with associated and 820

parking spaces for all the different uses. It is obvious this is a large project. What the Township wanted is a site for a new water tower for North Wales Water Authority and you can see that we were able to provide that, and we negotiated to deal with the Water Authority. The Sewer Authority wanted the new sewer lines to service the nine residential properties along Horsham Road which was more costly but came to an agreement to construct the new sewer lines to service these properties. We have begun to discuss the final arrangements with the Sewer Authority. The Township also wanted road improvements and pedestrian mobility in the area. We have accommodated most of what has been requested within our control.

The main entrance to this project is on North Wales Road aligned with Pepboy's entrance. There is a right-in right-out from Horsham Road and a full access entrance also on Horsham Road and a full access intersection on Airport Road. Additional road widening is proposed along North Wales Road at Bethlehem Pike by Batteries and Bulbs, in front of Golf Galaxy leading to Airport Road and a deceleration lane leading into this project below the main entrance intersection across from Pepboy's.

The other areas of concern are traffic management and pedestrian mobility. Under traffic management, a discussion ensued concerning restricting left-turn movements from the Golf Galaxy entrance/exit onto North Wales Road. Mr. Smith, the owner's representative explained that during numerous discussions with the owner of the Airport Square shopping center they are willing to sell the applicant additional land along North Wales Road for road widening to provide additional capacity for traffic but restrict left turn exits at the entrance/exit could violate existing leases and tenants could possibly leave.

A new traffic signal will be installed at North Wales Road and Airport Road. A discussion ensued concerning the need to install an additional right-turn only lane or sidewalk at Airport Road and North Wales Road. The Planning Commission recommended that the right-turn lane be installed instead of the sidewalk.

We are adding sidewalk to all frontages and connecting to Airport Square Shopping Center to this project. Our NPDES permit has been issued. We are preparing legal descriptions for CKS Engineers, Sewer Authorities engineer. The comments from Fire Department have been satisfied except they requested two more hydrants and extending the emergency access drive on the east side of the building. We still need to resolve some other minor items with your consultants.

Parking spaces size vary based on the area and the use. The drive isles were made wider from the code required of 22 feet to 26 feet which allows easier mobility for the 9x20 and 9x18 parking spaces. The parking spaces at the restaurant are 10x20 based on the high turnover of the patrons. The applicant owns a similar facility in Florida and based on their experience the smaller parking space with a wider drive isle works at their facility.

An open space fee-in-lieu was worked out with Frank Bartle former Township Solicitor in the amount of \$183,000 for the residential component and \$25,000 for the non-residential component of this project.

We need to go back and have the stipulation amended to allow 45-foot building height vs 40 feet as noted in the agreement.

On a motion made by Jay Glickman and seconded by Dave Fetzer, the Planning Commission recommends that the Board of Supervisors approve the proposed plan subject to Stipulated Agreement, Township Consultant and Staff review letters. All in favor. Leon McGuire opposed the motion.

**Adjournment:** There being no further business to come before the Commission, the meeting adjourned at 9:00 pm. The next meeting will be held at 7:30 pm on June 16, 2022, at the Township Building.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #10

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**SUBJECT:** New Business – Department Reports  
**MEETING DATE:** July 25, 2022  
**BOARD LIAISON:**  
**INITIATED BY:** Tanya C. Bamford, Chairwoman

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**BACKGROUND:**

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

Additionally, this is an opportunity for staff to bring items or issues to the Board of Supervisors of interest or for which they need input or direction.

Township Manager Carolyn McCreary will provide an update on Township Administration activity.

## **ADMINISTRATION REPORT**

### **June 2022**

#### **Administrative Matters (Township Manager)**

- Met with President of WB Homes to review sidewalk installation required by the Township.
- Held staff meeting to discuss details for Autumn Festival.
- Participated in conference calls with DVRPC regarding the construction of the Powerline Trail.
- Met with all Dept. Heads individually to discuss operations, capital projects and outstanding issues.
- Met with GIS Analyst to discuss current projects and presentation to the BOS.
- Coordinated employee appreciation event with Admin. staff.
- Met via TEAMS with Township Traffic Engineers to discuss grant opportunities and timeframes.
- Attended DVHT Executive Committee meeting and annual Health Trust meeting.
- Attended BDP, Finance, Autumn Festival, and Ready for 100 committee meetings.
- Participated in virtual Wissahickon Partnership Management Committee meeting and the Administration and Operations Subcommittee.
- Met with HR Administrator to discuss outstanding matters, hiring updates, and transition issues.
- Met with VMSC Chief to advise on modifications to their pension plan.
- Received letters of support and submitted application for ARLE grant program for the modernization of traffic signal equipment and pedestrian accommodations at Rt. 309 and North Wales Road.
- 
- Held agenda preparation meetings with Department Heads.
- Participated in a meeting to learn about infrastructure mapping and rating using pavement management software.
- Held separate monthly meetings with Engineer, Traffic Engineer, Solicitor, and Township staff.
- Held meeting with representative from document imaging company to discuss digitizing Township records.
- Participated in kickoff meeting for the redesign of the Township's website.
- Webinars: (1) SEPTA Forward Bus Revolution with Micro-Transit Options, (2) Strategies to Enhance Walking and Bicycling in Your Community, (3) Common Ground Conference

#### **Human Resources**

- Coordinated onboarding and NHO for 35 camp counselors for Kids U Summer Camp
  - Collected all paperwork via ExactHire OnboardCentric while working closely with Recreation and payroll to assist with collection of outstanding paperwork.
- Hired handled all onboarding and orientation for (2) two Recreation staff members- Facility Supervisor.
- Coordinated quarterly random drug testing for public works through FSSolutions.
- Conducted six (6) phone screens for the Communication Specialist position
- Conducted two (2) in-person interviews for the Communication Specialist position
- Coordinated and scheduled interviews for the seven (7) part-time firefighters.
- Provided coordination of background checks, physicals, and drug and alcohol screenings for potential employees.

- Coordinated and completed recruiting efforts through posting and advertising of Communication Specialist, Facility Supervisor, HR Director.
- Facilitated mini training session with Brian Shapiro and Meg Swiggard to review ExactHire ATS and OnboardCentric.

**Public Information**

- See attached.



Montgomery Township

Inter-Office Memo

**To:** Board of Supervisors

**From:** Derek Muller, Public Information Coordinator

**CC:** Carolyn McCreary, Township Manager; Deb Rivas, Supervisor of Administration

**Date:** July 20, 2022

For this month's Public Information report, I have included summary data showing the growth of our social media platforms for April through June of 2022. Statistics are compared to January through March of 2022.

Included are all social media channels managed in full or in part by the Public Information Office. Because the Community & Recreation Center Instagram is brand new and it does not have enough data for comparison, it is not included in this report.

The reports are generated through our social media management software, Sociality.io. In addition to summaries, it generates charts and graphs. These are available if any Supervisor is interested in learning more about our online engagement.

These reports help to inform social media strategy, including the types of content that we share and the platforms on which we post to maximize our communication's reach. Our staff and committee volunteers have been tremendously helpful collaborating with me to provide a wide range of content showing "We Are Montgomery Township."

Derek Muller, Public Information Coordinator

# Montgomery Township, PA

## Facebook

Summary (Compared to 01.01.2022 - 31.03.2022 date range)

### Fans

**2.719** ↗ 4,29%

Compared to 2.157 in the previous period

### Posts

**206** ↗ 12,5%

Compared to 183 in the previous period

### ER per post

**3,90%** ↗ 29,1%

Compared to 3.02% in the previous period

### Reactions

**1.509** ↗ 42,6%

Compared to 1.058 in the previous period

### Comments

**100** ↗ 72,4%

Compared to 58 in the previous period

### Shares

**435** ↗ 147%

Compared to 176 in the previous period

### Page reach

**151.870** ↗ 56,8%

Compared to 96.851 in the previous period

### Post engagements

**2.044** ↗ 58,2%

Compared to 1.292 in the previous period

### Video views

**574** ↘ 50,0%

Compared to 1.150 in the previous period

## Instagram

Summary (Compared to 01.01.2022 - 31.03.2022 date range)

### Followers

**1.174** ↗ 3,25%

Compared to 1.137 in the previous period

### Posts

**181** ↗ 13,8%

Compared to 159 in the previous period

### Organic ER per post

**3,02%** ↗ 7,09%

Compared to 2.82% in the previous period

### Post engagements

**1.232** ↗ 20,4%

Compared to 1.023 in the previous period

### Likes

**1.181** ↗ 21,7%

Compared to 970 in the previous period

### Comments

**18** ↘ 35,7%

Compared to 28 in the previous period

### Page reach

**18.744** ↘ 2,99%

Compared to 19.323 in the previous period

### Stories

**1** ↘ 80%

Compared to 5 in the previous period

### Story reach

**160** ↘ 68,9%

Compared to 515 in the previous period

## Twitter

Summary (Compared to 01.01.2022 - 31.03.2022 date range)

### Followers

**1.595** ↗ 1,59%

Compared to 1.576 in the previous period

### Tweets

**48** ↘ 33,3%

Compared to 72 in the previous period

### ER per tweet

**2,03%** ↘ 0,49%

Compared to 2,34% in the previous period

### Tweet impressions

**10.499** ↘ 13,4%

Compared to 12.137 in the previous period

### Tweet engagements

**191** ↘ 21,3%

Compared to 243 in the previous period

### Tweet clicks

**100** ↘ 31,0%

Compared to 145 in the previous period

### Likes

**37** ↘ 33,9%

Compared to 56 in the previous period

### Retweets

**50** ↗ 51,5%

Compared to 33 in the previous period

### Replies and quotes

**4** ↘ 55,5%

Compared to 9 in the previous period

## LinkedIn

Summary (Compared to 01.01.2022 - 31.03.2022 date range)

### Followers

**85** ↗ 174%

Compared to 31 in the previous period

### Posts

**49** ↗ 157%

Compared to 19 in the previous period

### ER per post

**12,5%** ↗ 31,1%

Compared to 9,53% in the previous period

### Post impressions

**12.533** ↗ 538%

Compared to 1.962 in the previous period

### Post engagements

**2.252** ↗ 919%

Compared to 221 in the previous period

### Post clicks

**1.789** ↗ 1039%

Compared to 157 in the previous period

### Likes

**405** ↗ 710%

Compared to 50 in the previous period

### Comments

**16** ↗ 700%

Compared to 2 in the previous period

### Shares

**42** ↗ 250%

Compared to 12 in the previous period

## YouTube

Summary (Compared to 01.01.2022 – 31.03.2022 date range)

Subscribers

**50**  $\uparrow$  6,38%

Compared to 47 in the previous period

Videos

**40**  $\uparrow$  14,2%

Compared to 35 in the previous period

Channel views

**721**  $\downarrow$  72,8%

Compared to 2.651 in the previous period

Likes

**9**  $\downarrow$  68,9%

Compared to 29 in the previous period

Comments

**1**  $\uparrow$  100%

Compared to 0 in the previous period

Shares

**14**  $\uparrow$  33%

Compared to 10 in the previous period

Dislikes

**0**  $\downarrow$  100%

Compared to 0 in the previous period

Channel engagements

**24**  $\downarrow$  47,8%

Compared to 46 in the previous period

Daily channel ER

**2,52%**  $\uparrow$  1,94%

Compared to 2,52% in the previous period

# Montgomery Township Community & Recreation Center

## Facebook

Summary (Compared to 01.01.2022 - 31.03.2022 date range)

### Fans

**4.663** ↗ 7,19%

Compared to 4.350 in the previous period

### Posts

**133** ↗ 12,7%

Compared to 116 in the previous period

### ER per post

**2,87%** ↗ 15,7%

Compared to 2,48% in the previous period

### Reactions

**1.087** ↗ 105%

Compared to 528 in the previous period

### Comments

**97** ↗ 142%

Compared to 40 in the previous period

### Shares

**240** ↗ 83,2%

Compared to 131 in the previous period

### Page reach

**59.102** ↘ 43,3%

Compared to 104.375 in the previous period

### Post engagements

**1.424** ↗ 103%

Compared to 699 in the previous period

### Video views

**18** ↘ 99,2%

Compared to 2.322 in the previous period

# Montgomery Township Police Department

## Facebook

Summary (Compared to 01/01/2022 - 31/03/2022 date range)

### Fans

**4,759** ↗ 6,34%

Compared to 4,475 in the previous period

### Posts

**64** ↗ 16,3%

Compared to 55 in the previous period

### ER per post

**7,98%** ↗ 86,4%

Compared to 4,28% in the previous period

### Reactions

**2,554** ↗ 75,4%

Compared to 1,456 in the previous period

### Comments

**150** ↘ 22,2%

Compared to 193 in the previous period

### Shares

**2,901** ↗ 947%

Compared to 277 in the previous period

### Page reach

**247,282** ↗ 159%

Compared to 95,400 in the previous period

### Post engagements

**5,605** ↗ 191%

Compared to 1,826 in the previous period

### Video views

**18,874** ↗ 49,9%

Compared to 12,563 in the previous period

## Community and Recreation Center Report June 2022

- The month of June ushered in the arrival of summer 2022 in and around the Montgomery Township Community Recreation Center (Mont CRC). The facility was alive with activity as programs and events were returning to the various rooms in our facility in earnest.
  
- ***Below is a review of programming activity and facility usage for the month of June 2022:***
  
- The Spray Pad kicked off its 2022 season on Wednesday June 1<sup>st</sup>. Numerous parents and young children found the water and adjacent accessible playground the perfect spot to spend an hour or two enjoying the sunshine and cool water.
  
- Kids University (Summer Day Camp) began its 8 week run on Monday June 20<sup>th</sup>. A full complement of 160 campers are attending returned Montgomery Elementary School after a two year absence. The School is utilized Monday through Thursday. The Community Center the programs home on all Fridays. The 9:00am to 4:00 pm operation runs until Friday August 12<sup>th</sup>.
  
- The Montgomery Township Concert series is on a positive streak this summer. All three events scheduled in June were held outside under very comfortable weather conditions its first performance on Thursday, June 16<sup>th</sup>. Four more concerts will be held on the following dates; July 7<sup>th</sup>, 14<sup>th</sup>, 21<sup>st</sup>, and 28<sup>th</sup>. Showtime is 7:15pm.
  
- Facility Rentals continues to increase at a steady pace. We celebrated 8 Birthdays/ Graduations during the month of June
  
- Monthly Red Cross CPR classes had 9 participants on Tuesday June 7<sup>th</sup>.
  
- Our youth tennis program continues to have very solid attendance. June saw the first two weeks of our “FUNdamental Summer Tennis Camp”. Weekly sessions will run through mid- July.

- The popular preschool soccer program, “*Soccer Shots*” conducted classes in the front lawn on Fridays, Saturdays, and Sundays. 117 children were involved during June. They thoroughly enjoyed the activity.
  
- A Paint party was conducted on Friday, June 10<sup>th</sup>. Twenty artists enjoyed the creative afternoons of fun.
  
- Badminton play in the gym is ongoing on Wednesdays Fridays, Saturday and Sunday mornings.

Summer is in full swing at the Mont CRC. Facility usage is back to pre-COVID-19 levels in nearly every program and special event. We are hopeful that the positive trend will continue into fall 2022. The Montgomery Township Community appears to be ready to utilize the CRC in earnest once again.

Floyd S. Shaffer, Community Recreation Center Director



## Montgomery Township Inter-Office Memo

**To:** Carolyn McCreary, Township Manager  
**From:** Brian Shapiro, Director of Finance  
**Date:** 07/25/2022  
**Subject:** June Finance Committee Report

Attached is a revenue and expenditure report as of 06/30/22 for the Montgomery Township 2022 budget.

### **2022 Budget Summary – as of 06/30/22:**

The General Fund's total revenues are \$10,298,071 or 75.22% of the total budget. Primary revenue sources (Act 511 Taxes) comprise \$7,562,367 of the total revenues. Total Real Estate Taxes collection for the year is 94.34%, which is expected for this time in the year.

Total Real Estate Taxes budgeted for 2022 was \$4,722,500 in the General, Fire, Park, and Debt Service Funds. Year-to-date collections are \$4,451,057, or 94.25%.

Earned Income tax for all funds is at 63.79% or \$3,661,261.

Mercantile Tax collections is at 121.86%, or \$2,193,423. This tax was due on March 15<sup>th</sup>. For the same period in 2021, \$1,685,429 was collected for this revenue.

Business Privilege Tax is at 90.50% or 814,537. For the same period in 2021, \$818,672 was collected for this revenue.

The Real Estate Transfer Tax is at 103.31% on an accrual accounting basis or \$929,751 of budget. If the one-time transfers of the Mall and redeterminations are deducted, this revenue is at 57.06% or \$513,524 of budget.

Total General Fund expenditures are \$6,370,692 or 45.73% of the total budget.

Expense category 01-432 (Snow and Ice Removal) is over budget by \$36,604 due to unbudgeted expenses of \$26,846 and \$11,190 in Salaries and Wages, and Overtime. In years past, these expenses were not recorded in this expense category. In the 2022 budget, these costs were budgeted in expense category 01-430 (Public Works), which will cause an offset in those line items.

Line item 01-433-4376 (Knockdowns) is \$55,846 over budget. Future insurance payments will offset this item.

In Fund 04, line item 04-413-4131, Overtime is at 123.07 of the budget. The Fire Department was awarded a grant for installing fire alarms in residential properties. The funding will offset most of the overtime cost.

In Fund 08, line item 08-400-4700, Capital Purchases, is over budget by \$13,177. This was for installing two LED solar lights at the CRC parking lot. The Township received a grant in 2021, which paid for the entire cost of this project.

### **Capital Investment Plan**

Attached is a listing of approved capital investments for 2022.

### **2021 Audit**

The 2021 audit is complete, and a hard copy has been provided to the Board of Supervisors. The audit is on the Township's website: [Microsoft Word - {A73DDB9C-CDBA-489A-B545-DE9D622471AC} \(montgomerytp.org\)](#)

The 2021 Popular Annual Financial Report has been submitted to GFOA. A copy can be found on the Township's website: [1656603668\\_18367.pdf \(montgomerytp.org\)](#)

<b>BOS</b>			<b>Approved</b>	<b>CIP</b>	<b>Purchase</b>
<b>Approval</b>	<b>Description</b>	<b>Quantity</b>	<b>Cost</b>	<b>Amount</b>	<b>Method</b>
01/24/22	2022 Police Interceptor Utility AWD base (K8A)	3	149,180.05	180,000.00	COSTARS
02/14/22	Mounting and Installation of Equipment on 18	1	21,495.10	35,000.00	3 Quotes
02/14/22	Toro Z Master 7500D Series Mower	1	23,576.35	29,000.00	COSTARS
02/14/22	Case 590SN T4 Backhoe	1	152,243.00	150,000.00	COSTARS
02/14/22	Vibratory Roller	1	65,643.00	65,000.00	COSTARS
02/28/22	2021 Police Interceptor Utility AWD - Fire	1	54,269.87	90,000.00	COSTARS
02/28/22	Fire Gym Equipment	1	9,341.29	10,000.00	3 Quotes
03/14/22	2022 Road Program	1	877,559.80	993,979.00	Bid
03/14/22	2022 Peterbilt Dump	1	257,461.00	231,000.00	COSTARS
03/14/22	Graco GrindLazer	1	7,176.00	7,400.00	
03/14/22	Route 463 & Kenas Road Traffic Signal Intersection	1	64,097.00	90,000.00	Exempt
03/14/22	Route 463 & Hartman Road Traffic Signal Intersection	1	51,843.00	75,000.00	Exempt
03/14/22	Route 63 & Bell Run Blvd. Traffic Signal Intersection	1	64,797.00	62,000.00	Exempt
03/28/22	Sassafras Stormwater Pipe Replacement Project	1	387,730.00	340,000.00	Bid
03/28/22	2022 Curb and Curb Ramp Project	1	115,664.00	65,046.00	Bid
03/28/22	2 Canines and Training	2	29,230.04	30,000.00	Exempt
03/28/22	Emergency Radio Communications & Equipment	1	58,472.28	-	Bid
04/11/22	Wi-Fi Upgrades	1	13,490.00	20,000.00	3 Quotes
05/09/22	Website Redesign	1	10,000.00	-	
05/23/22	Vehicle Mounted License Plate Reader	2	36,604.00	30,000.00	COSTARS
06/13/22	Whistlestop Court Projects	1	253,499.25	250,000.00	Bid
06/13/22	416 Stump Road - Concrete Drainage Correction	1	30,175.00	-	COSTARS
06/13/22	Municipal Software	1	248,459.00	300,000.00	RFP
07/11/22	Route 463 & Hartman Road Traffic Signal Intersection - CO	1	<u>19,552.00</u>	<u>-</u>	CO
			3,001,558.03	3,053,425.00	

**DEPARTMENT of FIRE SERVICES**  
**June 2022**  
**MONTHLY ACTIVITY REPORT**

During the month June 2022, the Department of Fire Services performed the following activities:

**EMERGENCY RESPONSES**

	Number of Calls	Average Turnout	Interior Qualified
All Staff	47	9	6
Combo Hours	21	8	6
Stipend Hours	8	8	6
Volunteer Only	18	11	8

**SIGNIFICANT FIRE INCIDENTS**

- 06-11-2022 Route 202 Parkway & Welsh Road UG, Vehicle Rescue
- 06-18-2022 Reston Drive & Longleat Drive, Residential Rescue
- 06-22-2022 1222 Welsh Road at Assi Plaza, Building Fire

**ADMINISTRATIVE**

Meetings attended during June:

- DFS Staff Meetings & individual meetings with Staff
- Department Heads meetings with Township Manager
- Meetings with Township Staff
- Township Board of Supervisors Meetings
- Meetings with local County Fire Marshals, Fire Chiefs, and Fire Officers
- Meetings with officers and members of the FDMT
- Montgomery County Emergency Management Meeting
- Plan Review Meetings
- Meetings with Public Works, Finance, and Code Enforcement
- Public Safety Committee Meeting
- FDMT SWIFT Safety Committee Meeting
- Meetings with ESO for FireRMS
- Meeting with County & State Officials for Youthful Fire Setter Intervention Programming
- Meeting with PA State Fire Commissioner for Youthful Fire Setter Intervention Program Training
- Meeting with BCPSTC for Staff Training including Confined Space Refresher Training for Police & Public Works.

**COMMUNITY RELATIONS**

Activities were conducted for Fire Prevention and Other Special Events

- 06/10/2022 Montgomery Elementary School Parade
- 06/18/2022 Lansdale Car Show, Fire Police Activity
- 06/18/2022 Autism Education Event at Hatfield Fire Company
- 6/22/2022-06/25/2022 MMR Summer Carnival
- 06/30/2022 Wissahickon Fireworks, Fire Police Activity

## **FIRE MARSHAL'S OFFICE**

### **Inspections:**

- Life Safety Fire Inspections/Re-inspections - 63
- Closed Out Life Safety Inspections – 5
- Fire Marshal Follow Ups - 10
- Knox Boxes - 1
- Home Safety Inspections- 3

### **Plans Review Update:**

- Village of Windsor

### **Tours of Facilities & Fire Safety Walk Throughs:**

- CAES/Cobham Evacuation Drill Monitoring

### **Business Employee Trainings:**

- Water Tower Cinema
- Lincoln Log Daycare
- Malvern School

### **Fire Investigations:**

- 1222 Welsh Road Assi Plaza, Assistant Fire Marshal Andrew Backlund

## **DEPARTMENTAL TRAINING**

The following training occurred during the month of June for the Department:

- 40 Classes (139 Staff Attended Classes) for a total 549 Staff Hours
  - Department Hosted Trainings
    - Driver and Pump Operations Training
    - EMT with Jefferson Health
    - Fire Police Training
    - SWIFT Safety Committee Training with DVIT
    - 2018 IFC Update Training
    - SCBA Air Management Training
    - Rope and Riggins Refresher
    - Live Burn at Montgomery County Fire Academy
  - Department Attended Trainings
    - Electrical Vehicle Operations Class
    - ProBoard 1033 Fire Investigator Certification
    - Elevator Awareness
    - Proboard 1021 Fire Officer 3

## **DEPARTMENTAL OPERATIONS**

- ESO transition continuing to occur within the Department's Record Management System
- FDMT voted into membership Michael Bramble as volunteer firefighter.
- Staff completed EMT Training through JeffSTAT Education Center. Staff completed National Registry EMT Skills Testing at the Montgomery County Fire Academy.
- Apparatus completed preventive maintenance and annual pump certification through Glick Service Center.
- New DeWalt battery operated tools were placed on all apparatus.
- Firefighter Harry Reese has achieved his National Proboard 1033 Fire Investigator Certification. FF Reese is now an Assistant Fire Marshal with the Department.

**OFFICE OF EMERGENCY MANAGEMENT & COMMUNITY RISK REDUCTION**

- FEMA Fire Prevention & Safety Grant
  - May 15, June 5, & June 26 in the Orchards
    - Smoke Alarms- 283
    - CO Detectors- 91
    - Home Safety Checks- 61
- Department is working with Hudson Estates for Pre-Planning, Community Educations, and mitigation of fire safety related concerns.
- Department is currently revising Township’s Emergency Operations Plan to be promulgated by the BOS in September.
- Staff is currently working to achieve PEMA Emergency Management Certifications.

**June 2022 Fire Incident Report**

<b>Call Type</b>	<b>MONTGOMERY</b>	<b>MUTUAL AID</b>
Fire Alarms	13	4
CO Detectors	1	1
Appliances	0	0
Dwelling Fires	0	1
Building Fires	1	2
Fire Officer Investigations	2	0
Building Investigations	0	0
Vehicle Fires	1	0
Vehicle Rescue	0	2
Vehicle Accident Standby	3	0
Fire Police Only	1	2
Rescues (Other)	1	0
Dumpsters	0	0
Trash/Brush/Rubbish	4	1
Electrical Fire Outside	2	0
Gas Odor Outside	0	0
Gas Odor Inside	1	1
Hazardous Materials Incident	1	0
Helicopter Landings	0	0
EMS/Medical Assist	2	0
Police Assist	0	0
Rapid Intervention Team	0	0
Good Intent	0	0
Cover Assignments	0	0
<b>Montgomery Calls</b>	<b>33</b>	
<b>Mutual Aid Calls</b>	<b>14</b>	
<b>Total Calls</b>	<b>47</b>	



Custom Jun 1, 2022 - Jun 30, 2022

96%

FIRE

Percentage of Total Incidents

4%

EMS

Percentage of Total Incidents

47

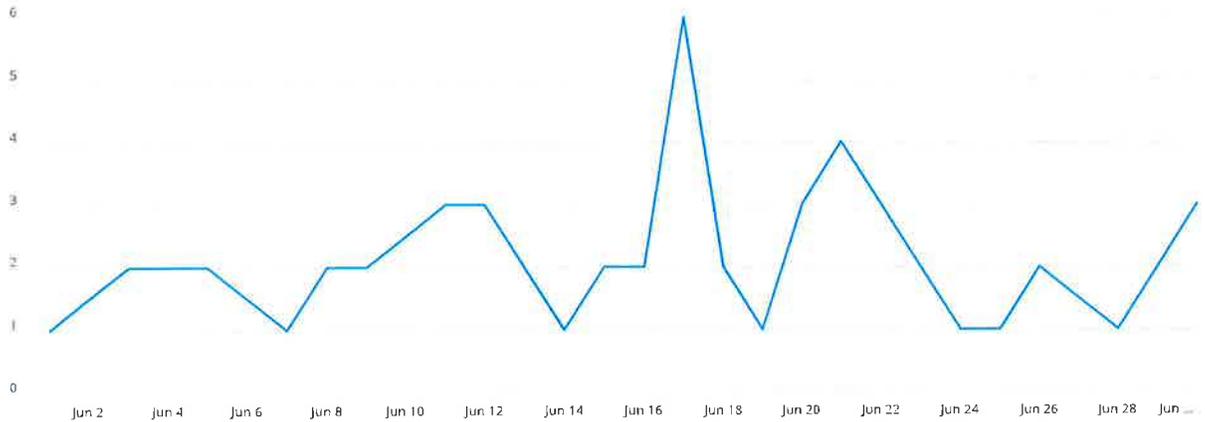
INCIDENTS

Incidents Count

30

DAYS

Selected Time Box



Counts	% Rows	% Columns	% All											
Week Ending	6/5/22	6/12/22	6/19/22	6/26/22	7/3/22	7/10/22	7/17/22	7/24/22	7/31/22	8/7/22	8/14/22	8/21/22	8/28/22	Total

(11) Structure Fire				1										1
(13) Mobile property (vehicle) fire	1													1
(14) Natural vegetation fire			3	2										5
(31) Medical assist	1													1
(32) Emergency medical service (EMS) incident				1										1
(35) Extrication, rescue		2	1											3
(41) Combustible/f... spills & leaks		1	1											2
(42) Chemical release, reaction, or toxic condition		1												1
(44) Electrical wiring/equipm. problem			1	1										2
(46) Accident, potential accident				2										2
(55) Public service assistance					2									2
(56) Unauthorized burning	1			1										2
(61) Dispatched and canceled en route		1	2		1									4
(65) Steam, other gas mistaken for smoke			1	1	1									3
(73) System or detector malfunction	1	4	2		2									9

Week Ending	6/5/22	6/12/22	6/19/22	6/26/22	7/3/22	7/10/22	7/17/22	7/24/22	7/31/22	8/7/22	8/14/22	8/21/22	8/28/22	Total
(74) Unintentional system/detect... operation (no fire)	1	2	3	2										8
Total	5	11	14	11	6									47



## Montgomery Township Inter-Office Memo

**To:** Carolyn McCreary, Township Manager  
**From:** Richard Grier, Director of IT  
**Date:** July 20, 2022  
**Subject:** June 2022 Information Technology activities

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The following are the activities of the IT Department for June 2022.

- Moved all HR data to the cloud and migrated departing HR Director data to the new location
- Setup IE 11 mode in Edge with a centralized list of legacy websites for both Police and Admin
- Completed and signed off on Network Managed Service agreement
- Migrated Rec Center Switch Staff off of the wireless bridge and onto FiOS VPN
- Attended and processed June 13<sup>th</sup> and 27<sup>th</sup> BOS meetings for broadcast.
- Replaced Account Payable scanner
- Met with Security Sales rep to talk about additional door security for Township sites
- Set up a new security camera and viewing monitor for Township reception
- Reviewed Tyler Incode contract for new ERP software
- Purchased laptop for Rec Center Program Director
- Met with Voice and Data Sales rep from New Era to discuss moving phones to the cloud
- Updated certification for all IP phones throughout the Township
- Installed new PC for Sr. HR Administrator
- Updates software for MTMSA credit card reader

### Scheduled Projects for July 2022

- Install Wi-Fi for Battalion 2
- Complete Multi-Factor Authentication for Police staff
- Complete Recycling for IT equipment
- Complete Managed Network services agreement

# DEPARTMENT OF PLANNING & ZONING

## June 2022

**Permits Submitted – 137**

*(June 2021 – 157)*

**YTD Permits Submitted – 651**

*(2021 YTD – 768)*

**Permit Fees Collected - \$ 68,470**

*(June 2021 – \$ 56,100)*

**2022 YTD Permit Fees - \$ 261,010**

*(YTD 2021 - \$349,434)*

**Violations / Complaints Investigated – 24**

**Permits Issued – 93**

**Zoning Hearing Board Applications heard: 2**

**Businesses issued Certificate of Occupancy: none**

**Active Land Development Projects:**

PROJECT NAME	LDS#	LOCATION	APP. DATE	MTPC	STATUS	
510 Bethlehem Pike – King	688	Bethlehem Pike	4/22/16	5/16/19	REVISED PLANS SUBMITTED	Approved On Hold by Developer
Higher Rock – Phase 1 & 2	694	Bethlehem Pike			Phase 1 Completed Phase 2 Under Construction	Design Center and Office Building under construction
Montgomery Realty Assoc. - 744 Bethlehem Pike	701	740 Bethlehem Pike	10/29/18		Building Permits Issued	Project Under Construction
Villages at Windsor	704	Horsham and North Wales – Vacant Lot			Under Review	
Bharatiya Temple – phase 2	707	County Line Road			Approved with conditions Jan 2022	Pending Resubmission
Fahy – 276 Stump Road – 2 Lot Subdivision	708	Stump Road			Conditional Approval 6.14.21	Awaiting Bldg Plans
Redners Gasoline Filling Station	709	1200 Welsh Road			Conditional Use & LD Approval Granted	Project on hold by Applicant
Shake Shack	712	804 Bethlehem Pike			Approved with Conditions 1.28.22	Under Review
Walnut Knoll	713	1109-1107 Vilsmeier Road			Conditional Approval 2-Lot Subd. 5.21.21	Solicitor Recording Plans and Agreements
Krispy Kreme	714	Montgomery Square Shopping Center			Approved with Conditions 9.9.21	Pending Resubmission
Westrum Lifestyle Apartments	717	13-17 Bethlehem Pk behind Roadway Inn			BOS Approval 3.28.22	Pending Resubmission
Caliber Carwash	C-76	739 Bethlehem Pike			Conditional Use Approval 2.28.21	Pending Submission of LD
Pecan Properties	719	901 Lansdale Ave			LD Cond. Approval Granted	Pending Resubmission

**Non-Residential Certificates of Occupancies Issued**

none		



# MONTGOMERY TOWNSHIP POLICE DEPARTMENT



## Monthly Activity Report for June 2022

<b>Crime Data:</b>	Total Calls for Service:	2,487
	Total Part I Crimes:	26
	Total Part II Crimes:	125
	Total Criminal Arrests:	74
<b>Crash Data:</b>	Total Crashes:	72
	Reportable Crashes:	22
	Non Reportable Crashes:	50
	Injuries:	14
<b>Traffic Enforcement Activities:</b>	Traffic Stops:	673
	Traffic Citations:	368
	Warning Notices:	13
	Field Contact Cards:	434
	Traffic Complaints Received:	46
	Selective Enforcements:	140
<b>Other Police Activities:</b>	Assist Fire Department:	23
	Building Alarms:	88
	Direct Patrols:	329
	Lockouts:	12
	Medical Assistance:	124
	School Walk-Through:	11
	Vacant Home Checks:	14
Training Hours:	197	
<b>Specialty Unit Usage:</b>	Canine Unit:	24
	Mobile Incident Response Team:	0
	Montgomery County SWAT-CR:	0
<b>Personnel Overtime:</b>	Court Overtime:	0
	Regular Overtime:	21.5
	Reimbursed Highway Grant Overtime:	53.5
	Reimbursed Special Duty Overtime:	6
	Non-Sworn Overtime:	20
	Sworn Comp Time:	30.5
	Non-Sworn Comp Time:	44

**Montgomery Township Police Department**  
**Monthly Activity Report**  
**June 2022**

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**COMMENDATIONS:**

On June 1, 2022, a message was received from Principal John DeSimone thanking officers for their assistance at Montgomery Elementary Olympic Day.

On June 2, 2022, an email was received from Township resident Dale Butler thanking Officer Deussing for his kindness and professionalism during a recent interaction with his grandson.

On June 3, 2022, a letter was received from Township resident Therese Kelly thanking officers for their assistance after a recent interaction.

On June 7, 2022, a card was received from Brian Simon thanking officers for their service to the community.

On June 7, 2022, a letter was received from Chief Daniel Friel of the Warrington Township Police Department thanking officers for their assistance after the passing of one of their officers.

On June 9, 2022, a message was received from Principal John DeSimone of Montgomery Elementary, thanking officers for their assistance during their end-of-year graduation parade.

On June 23, 2022, A call was received from Lisa Martin commending officers for their handling of a recent serious vehicle crash.

On June 28, 2022, an email was received from Township resident Kunbi Rudnick thanking Officer Haber for his assistance during a recent event.

**EDUCATION:**

On June 1 and June 2, 2022, Officer Rushin and Officer Rose attended SWAT-CR training at the Montgomery County Public Safety Training Campus.

On June 8, 2022, Sergeant Hart, Officer Schreiber, and Officer Woch attended Canine In-Service training in Montgomery Township, PA.

From June 13 to June 17, 2022, Sergeant Benner and Sergeant Wagner attended FBI- LEEDA Supervisor Leadership Institute training in Coatesville, PA.

On June 24, 2022, Officer Scully attended Social Media Investigations training via zoom.

**Montgomery Township Police Department**  
**Monthly Activity Report**  
**June 2022**

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On June 29, 2022, Sergeant Hart, Officer Schreiber, Officer Rose, and Officer Woch attended Canine In-Service training in Montgomery Township, PA.

**NOTED INCIDENTS:**

On June 2, 2022, officers responded to Ulta Beauty on Bethlehem Pike for a theft in progress. Officers arrived on scene and observed two subjects approaching a vehicle in the parking lot. Upon seeing officers, the subjects attempt to elude them. Officers apprehended the subjects and recovered \$718.00 worth of stolen merchandise in their possession. A search incident to arrest yielded a large magnet on one of the subjects. This type of magnet is commonly used to bypass security devices placed on merchandise displayed for sale. Officers completed a search warrant for the driver's vehicle. The search warrant was approved, and a search of the vehicle revealed approximately \$8,000.00 in stolen merchandise from various stores in the area. Both subjects were charged with retail theft and related offenses.

On June 6, 2022, officers responded to Goodwill on Bethlehem Pike for a subject recording a female customer in the store's fitting room. Officers arrived on scene and observed the subject leaving in a white Dodge. Officers attempted to stop the vehicle but were unsuccessful due to heavy traffic on Bethlehem Pike. Officers conducted their investigation and positively identified the subject utilizing footage from the store's video surveillance system, data from the Department's fixed License Plate Reader, and the assistance of the Delaware State Police. A summons has been issued charging the subject with invasion of privacy and related offenses.

On June 7, 2022, a Philadelphia resident was arrested and charged with burglary, criminal trespass, and related offenses. On August 11, 2019, officers responded to the Target on Witchwood Drive for a retail theft in progress. As officers arrived on location, they observed a male subject placing stolen merchandise into a stolen vehicle. A female subject was operating the stolen vehicle. Officers approached the vehicle, detaining the female subject. Upon seeing officers, the male subject fled on foot toward the area of Newport Lane. Officers were unsuccessful in locating the male subject but did arrest the female subject, charging her with retail theft and related offenses. The following day, officers responded to the 100 block of Newport Lane for a burglary. Officers spoke with the caller, a concerned neighbor, who advised that the garage door of a home whose owners were away on vacation was found open. Officers conducted an exterior check of the home and found that a small basement window in the rear of the residence had been broken. Officers entered the home, finding the basement entertainment area and primary bedroom ransacked. Officers contacted the homeowner via phone and found that an older model silver Buick sedan in the right garage bay had been taken. Evidence was collected from the scene, including potential DNA evidence left by the burglar. A canvas of

**Montgomery Township Police Department**  
**Monthly Activity Report**  
**June 2022**

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the neighborhood was conducted. One neighbor indicated seeing a subject leaving the development in the stolen Buick. The description of the driver of the Buick matched that of the subject involved in the retail theft on August 11, 2019. On September 1, 2019, the stolen vehicle was recovered by the Philadelphia Police Department in the 35<sup>th</sup> District. The DNA evidence was sent to the Pennsylvania State Police Laboratory for analysis. On November 15, 2021, the Department was notified by the Laboratory that a DNA profile had been obtained and that a search was conducted through their database. A matching DNA profile belonging to the subject from the retail theft at Target was identified. Officers obtained a search warrant for a reference sample from the subject. They responded to the Montgomery County Correctional Facility to obtain the sample to submit to the Laboratory for verification. On February 25, 2022, officers were notified that the DNA reference profile submitted matched the subject's.

On June 7, 2022, a New York resident was arrested and charged with forgery and related offenses. On September 2, 2021, officers took a report of ongoing fraudulent activity occurring at the Wegmans located at 804 Bethlehem Pike. Wegmans Loss Prevention reported that multiple fraudulent accounts were opened and used to make online purchases with compromised credit cards totaling \$19,098.68. Officers identified the subject after reviewing video surveillance footage, data from the Department's fixed License Plate Reader, and information sharing with other law enforcement agencies.

On June 10, 2022, officers on routine patrol encountered a gray Dodge sedan traveling on Bethlehem Pike that had been reported stolen to the Philadelphia Police Department. Officers initiated a traffic stop on the stolen vehicle at Garden Golf Boulevard. Officers approached the vehicle and made contact with the driver. The vehicle was confirmed as still stolen by the Philadelphia Police Department. The driver was taken into custody and charged with receiving stolen property.

On June 10, 2022, officers conducted a traffic stop on a black Hyundai in the 700 block of Bethlehem Pike for a motor vehicle violation. Officers approached the vehicle and immediately detected the odor of marijuana emanating from inside the vehicle. Officers approached the vehicle and spoke with the driver and front seat passenger. Officers noted a partially smoked marijuana cigar and a bag of marijuana in the center console. Consent to search the vehicle was requested and granted. A search of the vehicle resulted in the recovery of twenty bags of marijuana and THC cartridges. The driver and passenger were both taken into custody and charged with violations of the Drug Act.

**Montgomery Township Police Department**  
**Monthly Activity Report**  
**June 2022**

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On June 11, 2022, officers responded to Ulta Beauty on Bethlehem Pike for a subject purchasing items with counterfeit currency. Officers arrived on scene and approached the subject, who fled on foot into the TJ Maxx. Officers were able to apprehend the subject, who had merchandise from GameStop, which he purchased using counterfeit money. A search of the subject incident to arrest yielded seventeen counterfeit one hundred dollar bills and suspected Lysergic Acid Diethylamide (LSD). The subject was taken into custody and charged with forgery and violations of the Drug Act.

On June 14, 2022, officers conducted a traffic stop on a white Suzuki in the 1200 block of Welsh Road for a motor vehicle violation. Officers approached the vehicle and spoke with the driver. During the conversation, officers noted the driver's nervous behavior and detected the odor of marijuana emanating from the vehicle. Officer requested and received consent to search the vehicle. The search yielded a quarter pound of marijuana and a BB-style handgun. The driver was taken into custody and charged with violations of the Drug Act.

On June 17, 2022, officers conducted a traffic stop on a silver Chevrolet on Bethlehem Pike at the Airport Square Shopping Center for a motor vehicle violation. Officers approached the vehicle and spoke with the driver and front seat passenger. While engaged in conversation, officers noted drug paraphernalia in the center console and passenger door armrest. Officer requested and received consent to search the vehicle. The search yielded eight Xanax pills, ten bags of heroin, two bags of methamphetamine, and drug paraphernalia. The driver and passenger were taken into custody for violations of the Drug Act. Both subjects were eligible for the Law Enforcement Treatment Initiative Program (LETI) and have been referred for treatment.

On June 18, 2022, officers responded to Jensen Moving and Storage on Commerce Drive for a catalytic converter theft. Officers reviewed video surveillance footage from the business, which captured the subjects operating a blue Ford. The description of the actors and the vehicle was broadcasted to additional officers on duty. A short time later, a vehicle matching the description was located at Lukoil on Bethlehem Pike. Officers attempted to stop the vehicle, at which time it fled with the gas pump still attached. Officers located one of the subjects inside the Lukoil store and took him into custody for theft by unlawful taking.

On June 21, 2022, officers responded to Best Buy on Bethlehem Pike for a vehicle running in the parking lot with an unattended child in the back seat. Upon arrival, officers located a black Jeep running with the driver's side window partially down. The officer's investigation revealed the vehicle was running unattended with the child inside for approximately twenty minutes with the window open, making it easily accessible for the public to enter the vehicle. Officers located the caregiver and took him into custody for endangering the welfare of a child and recklessly endangering another person.

**Montgomery Township Police Department**  
**Monthly Activity Report**  
**June 2022**

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On June 21, 2022, officers responded to Horsham Road and Stump Road for a motor vehicle accident involving a motorcycle and two additional vehicles. Upon arrival, officers encountered the motorcycle operator lying in the middle of Horsham Road. The motorcycle operator was unresponsive and had sustained severe injuries. Officers rendered aid and applied a tourniquet to the victim until medics arrived. The motorcycle operator was transported to the hospital but tragically succumbed to his injuries. The accident is currently under investigation by the Montgomery Township Highway Safety Unit.

**ITEMS OF INTEREST:**

On June 1, 2022, Officer English held DARE graduation for students of Montgomery Elementary School.

On June 2, 2022, Officer Johnson held DARE graduation for Bridle Path Elementary School students.

On June 4, 2022, Department members attended Lansdale Day as part of the North Penn Police Athletic League.

On June 10, 2022, Department members attended a Coffee with a Cop event at the Starbucks on Bethlehem Pike.

On June 10, 2022, Department members participated in the Last Day of School Parade at Montgomery Elementary School.

On June 11, 2022, Department members participated in the People and Police Community Softball Game sponsored by the Black Reserve Bookstore.

On June 14, 2022, Department members conducted a station tour for students from Souderton High School.

On June 29, 2022, Department members participated in the Variety Club Community Day.

**UPCOMING EVENTS:**

July 7, 2022: Junior Police Academy

August 2, 2022: National Night Out at Windlestrae Park

# Montgomery Township Public Works Department

## Monthly Report – June 2022

### PARKS/OPEN SPACE:

- The entire crew performed routine maintenance & repairs, mowing & trimming, trash removal, playground inspection and equipment maintenance.
- Scott D. & Larry repaired the pickleball nets at Friendship Park multiple times throughout the month.
- Scott Y., Scott D., Chris & Josh hauled and spread wood chips at the Bark Park.
- Scott D. cut back brush for Officer Dunlap that was causing a sight distance issue prohibiting traffic violation enforcement.
- Scott D., Chris, Scott Y., Josh & Dale prepped Memorial Grove Park for the Korean Memorial event. Scott Y. & Josh assisted with the Korean Memorial event on Saturday, 6/25/22.
- The following tree work was done throughout the Township:
  - ✓ The entire crew took down two large dead Oak trees on Township property along the Knapp Road sewer pumphouse.
  - ✓ The entire crew took down a dead Maple tree at Spring Valley Park (Upper).
  - ✓ Scott D. cut up and removed a downed tree from the walking trail at Spring Valley Park (Upper).
  - ✓ Scott Y., Chris, Larry & Josh cut down a dead Maple tree at Whispering Pines Park.
  - ✓ Scott Y., Chris, Larry & Josh cut down a large Oak tree at Spring Valley Park (Upper).
  - ✓ Scott Y., Chris, Larry & Josh cut down a dead tree and trimmed a few others at the Victoria Court basin.
  - ✓ Scott Y., Chris, Larry & Josh trimmed trees along Richardson Road at Autumn Woods Park.
  - ✓ Scott Y., Chris, Larry & Josh cut down a dead Oak tree at the Bark Park.
  - ✓ Scott Y., Chris, Larry & Josh cut down a dead tree at Fellowship Park.
  - ✓ The entire crew took down a Pine tree as requested by Gilmore & Associates for the Sassafras Pipe job.
- In addition to repairing park equipment as it breaks, Darren has also assisted Kevin in the shop with vehicle maintenance.
- Scott Y. passed the category 10 & 23 exams for his Pesticide License that he took on 5/23/22.
- Larry finished mowing the large Township open space areas with the batwing mower.
- Josh began his 6-week mandatory military duty as part of the Army Reserves on Monday, 6/27/22.

### ROADS:

- Bill, Bryan & Joe continued street sweeping as part of our MS4 Stormwater program.
- Scott S., Steve, Joe, Bill & Bryan replaced two (2) storm sewer boxes and pipe on Domorah Drive in preparation for paving.
- Bill, Bryan, Joe, Steve & Scott S. performed concrete repairs in several areas throughout the Township.
- Bryan, Bill & Steve performed repairs to several pieces of equipment both handheld and drivable.
- Bill & Bryan cleaned up and mulched the island at the entrance to the Autumn Woods Development.
- Bill, Scott S. & Steve repaired a damaged area of blacktop on Runnymede Drive due to a clogged storm sewer pipe.
- Bill, Bryan & Scott S. replaced and adjusted elevations on two (2) manholes for the paving on Forest Trail Drive.
- Steve, Joe, Bryan, Bill & Scott S. performed a detailed inspection of all storm sewer manholes in the Montgomery Village Development prior to paving.
- Steve, Scott S., Joe, Bill & Bryan finished rebuilding the storm sewer inlets in preparation for the annual paving.
- Bill, Bryan, Joe & Steve performed full depth crack repairs on roads to be paved this year.

- Joe & Kevin performed a complete rebuild of the snowplow hitch on Truck #12.
- Kevin performed routine maintenance and inspections on several Township vehicles and trailers.

### **FACILITIES:**

- Todd, Dave & Don assisted with the cleaning and restocking of the Administration & Police building.
- Don, Dave, Larry & Todd poured a new concrete base and installed a new streetlight at 220 Tree Line Drive.
- Don, Dave, Larry & Todd began filling woodpecker holes in the VMSC building.
- Dave turned off the MMR school lights for the summer on 6/20/22.
- Don, Larry & Dave replaced 6 defective LED light fixtures in the gym of the CRC and replaced bulbs in the lobby light fixture that were out.
- Don, Dave, Larry replaced all fluorescent high bay fixtures (15 total) with LED fixtures at the Route 202 Firehouse.
- 6/20/22 – Route 463, Taylor Road & Lansdale Avenue – Not Cycling – Put in Emergency Mode – Removed branches on 6/21/22 that were obstructing the view.
- Don & Larry re-lamped the high-hat lights in the board meeting room.
- Dave, Don & Larry responded to a total of 253 PA One Calls throughout the month.
- Dave worked with Gilmore, Rhythm Engineering and Tony Still to address ongoing traffic signal issues.

Filters **Scene Zone** MONTGOMERY - MONTGOMERY TOWNSHIP (46940) | Months in ESO Record Created Date Last Month

TOTAL ZONE CALLS  
**158**

TOTAL VMSC CALLS  
**872**

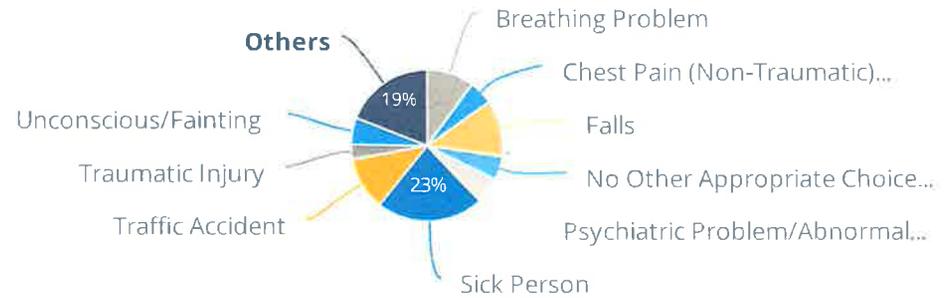
Average Chute Time  
**66.76**

Average Response Time  
**08m:19s**

Top 5 Call Types

Type of Incident	#
Sick Person	36
Falls	19
Traffic Accident	18
Breathing Problem	16
Psychiatric Problem/Abnormal Behavior/Suicide Attempt	9

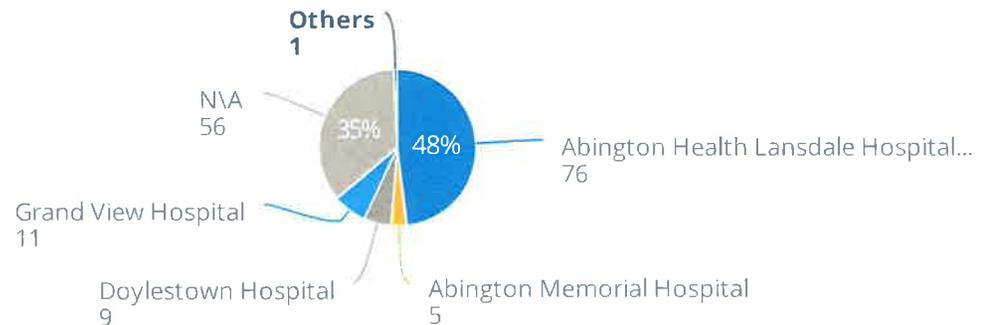
Dispatched Complaint Percentages



Call Disposition

Disposition	#
Transported No Lights/Siren	70
Transported Lights/Siren	32
Patient Refused Evaluation/Care (Without Transport)	19
Cancelled on Scene/No Patient Found	13
Patient Treated, Released (per protocol)	9
Assist, Unit	7
Cancelled (No Patient Contact)	5

Hospital Transports



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #11

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<b>SUBJECT:</b>	New Business – Committee Board Liaison Reports
<b>MEETING DATE:</b>	July 25, 2022
<b>BOARD LIAISON:</b>	
<b>INITIATED BY:</b>	Tanya C. Bamford, Chairwoman

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**BACKGROUND:**

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