

**AGENDA**  
**MONTGOMERY TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**JULY 9, 2018**

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

Tanya C. Bamford  
Candyce Fluehr Chimera  
Michael J. Fox  
Jeffrey W. McDonnell  
Matthew W. Quigg

Lawrence J. Gregan  
Township Manager

**ACTION MEETING – 8:00 PM**

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Announcement of Executive Session
5. Consider Approval of Minutes of June 25, 2018 Meeting
6. Introduce New Public Works Department Employee
7. Consider Participation in the Southeastern Counties Cooperative Purchasing Board Fuel Purchase Program
8. Consider Approval of Amended Preliminary/Final Subdivision Plan LDS# 694 - Higher Rocks Partners L.P.
9. Consider Bids Received – Contract 2014 – 10016 Enclave Boulevard Restoration
10. Consider Authorization to Submit ARLE Grant Application – Traffic Signal Preemption Equipment
11. Consider Adoption of Resolution to Promulgate Updated Emergency Operations Plan
12. Consider Adoption of the 2017 Montgomery County Hazard Mitigation Plan
13. Consider Approval of Final Escrow Release LDS#626 AAA Montgomeryville – Dunkin Donuts
14. Consider Payment of Bills
15. Other Business
16. Adjournment

**Future Public Hearings/Meetings:**

07-11-2018 @5:30pm – Autumn Festival Committee (MontCRC)

07-11-2018 @7:30pm – Park and Recreation Board (Offsite)

07-11-2018 @7:30pm – Zoning Hearing Board

07-16-2018 @6:00pm – Finance Committee

07-18-2018 @6:00pm – Sewer Authority Board

07-18-2018 @7:30pm – Shade Tree Commission

07-19-2018 @7:30pm – Pension Committee

07-19-2018 @7:30pm – Planning Commission

07-23-2018 @8:00pm – Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Public Comment

MEETING DATE: July 9, 2018

ITEM NUMBER: #3

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gregan  
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman of the Board of Supervisors



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BACKGROUND:

The Chairman needs to remind all individual(s) making a comment that they need to identify themselves by name and address for public record.

The Chairman needs to remind the public about the policy of recording devices. The individual(s) needs to request permission to record the meeting from the Chairman and needs to identify themselves, by name and address for public record.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Announcement of Executive Session

MEETING DATE: July 9, 2018

ITEM NUMBER: #4

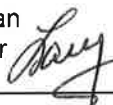
MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gregan  
Township Manager



BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman of the Board of Supervisors

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BACKGROUND:

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

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Approval of Minutes for June 25, 2018

MEETING DATE: July 9, 2018

ITEM NUMBER: #5

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gregan  
Township Manager



BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman of the Board of Supervisors

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BACKGROUND:

Please contact Deb Rivas on Monday, July 9, 2018 before noon with any changes to the minutes.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

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

**MINUTES OF MEETING  
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
JUNE 25, 2018**

At 7:30 p.m. Chairman Candyce Fluehr Chimera called to order the executive session. In attendance were Supervisors Tanya C. Bamford, Michael J. Fox, Jeffrey W. McDonnell and Matthew W. Quigg. Also in attendance were Township Manager Lawrence J. Gregan and Township Solicitor Robert J. Iannozzi, Esquire.

Chairman Candyce Fluehr Chimera called the action meeting to order at 8:00 p.m. In attendance were Supervisors Tanya C. Bamford, Michael J. Fox, Jeffrey W. McDonnell and Matthew W. Quigg. Also in attendance were Township Solicitor Robert J. Iannozzi, Esquire, Township Manager Lawrence J. Gregan, Police Chief J. Scott Bendig, Director of Fire Services Richard Lesniak, Director of Finance Ami Tarburton, Director of Administration and Human Resources Ann Shade, Assistant to the Township Manager Stacy Crandell, Director of Planning and Zoning Bruce Shoupe, Director of Recreation and Community Center Floyd Shaffer, Director of Information Technology Richard Grier and Recording Secretary Deborah A. Rivas.

Following the Pledge of Allegiance, Chairman Candyce Fluehr Chimera called for public comment from the audience and there was none.

Solicitor Robert J. Iannozzi, Esquire announced that the Board had met in an executive session at 7:30 p.m. this evening to discuss one matter of potential litigation. Mr. Iannozzi stated that this matter is a legitimate subject of executive session pursuant to Pennsylvania's Sunshine Law.

Chairman Candyce Fluehr Chimera made a motion to approve the minutes of the June 11, 2018 Board of Supervisors meeting, and Supervisor Tanya C. Bamford seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Township Manager Lawrence J. Gregan reported that a vacancy currently exists on the Montgomery Township Senior Committee and Chuck Vesay, who resides at 638 Laurel Court, has expressed an interest to be appointed as a member of the Senior Advisory Committee. Mr.

Vesay's appointment was recommended by the Senior Committee. Resolution #1 made by Vice Chairman Michael J. Fox, seconded by Supervisor Matthew W. Quigg and adopted unanimously, appointed Chuck Vesay to the Senior Committee for a term to expire on January 1, 2019.

AT 8:04 p.m., Chairman Candyce Fluehr Chimera opened a Public Hearing for a Conditional Use Application, #C-69, for Millers Ale House. Notes of testimony were taken by Court Reporter Tim Kurek. Township Solicitor Robert J. Iannozzi, Esquire reported that an application was received for a conditional use from Water Tower Square Associates for a new 7,302 sf freestanding restaurant, satellite use, at the Water Tower Square Shopping Center, located at the intersection of Horsham Road and North Wales Road. The property was developed in 2003 and currently has a number of retail uses, including Home Depot and Franks Movie Theater. Mr. Iannozzi introduced the Township exhibits into the record and James Garrity, Esquire, the attorney representing the Goldenberg Group, developer of the shopping center, presented the case for the conditional use. Mr. Joseph Daniels of Millers Ale House and Mr. Brian Conlon, P.E., testified on behalf of the Goldenberg Group. There being no additional public comment on the application, the hearing closed at 8:47 p.m. Resolution #2 made by Chairman Candyce Fluehr Chimera, seconded by Vice Chairman Michael J. Fox and adopted unanimously, approved the Conditional Use Application #C-69 for Millers Ale House at 751 Horsham Road.

Director of Planning and Zoning Bruce Shoupe reported that Water Tower Square Associates, in addition to Conditional Use Approval, has requested a waiver from the 25ft. wide landscape buffer between the proposed Millers Ale House and the adjacent commercial property occupied by a 7-11 store. Section 230-78A of the Zoning Ordinance permits the Board of Supervisors to waive or reduce the required 25-foot planting area if the side or rear boundary lines abuts commercial or industrial uses or zoning districts. A recommendation for the waiver was received from the Township's Landscape Architect due to the density of existing

landscaping. Resolution #3 made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Tanya C. Bamford and adopted unanimously, approved the waiver of screening buffer requirement for the Millers Ale House project at Water Tower Square Shopping Center.

Chairman Candyce Fluehr Chimera opened the Public Hearing at 8:50 p.m. for a Liquor License Transfer, #LL-18-04 – Millers Ale House, Inc. Notes of testimony were taken by Court Reporter Tim Kurek. Township Solicitor Robert J. Iannozzi, Esquire reported that this was a liquor license transfer hearing for Millers Ale House. Mr. Iannozzi read the Township's exhibits and legal notice into the record. Attorney Paul Namey, Esquire of Flaherty & O'Hara, PC presented testimony on behalf of Millers Ale House for the liquor license transfer. There being no public comment on the matter, the hearing closed at 9:05 p.m. Resolution #4 made by Chairman Candyce Fluehr, seconded by Supervisor Tanya C. Bamford and adopted unanimously, approved the Liquor License Transfer for Millers Ale House.

Chairman Candyce Fluehr Chimera opened the Public Hearing at 9:07 p.m. for the consideration of the adoption of Ordinance #18-306-Z – Amending the following provisions of Chapter 230 Zoning Code Article XIII, Sections 230-78(A), Article XV, Section 230-89(I), Article XVI, Section 230-95(B) and Article XXX, Section 230-223(5)(C) to remove language authorizing waiver of buffer requirements by the Board of Supervisors. Notes of testimony were taken by Court Reporter Tim Kurek. Bruce Shoupe, Director of Planning and Zoning, reported that the appropriate code chapter for such waivers is Chapter 205, Subdivision and Land Development. There being no public comment, Chairman Chimera closed the hearing at 9:11 p.m. Resolution #5 made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Matthew W. Quigg and adopted unanimously, approved Ordinance #18-306-Z, an ordinance amending the Zoning Ordinance by deleting the Board of Supervisors' waiver or reduction required planting areas language in Article XIII, Section 230-78(A), C-Commercial District; Article XV, Section 230-89(I), S-Shopping Center District; Article XVI, Section 230-95(B). RE-Regional Shopping Center

District and deleting the Board of Supervisors' security fence waiver language set forth in Article XXX, Section 230-223(5)(C), Wireless Telecommunication Facilities.

Resolution #6 made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Tanya C. Bamford and adopted by a vote of 4 to 0, with Vice Chairman Michael J. Fox abstaining due to his employment with Univest Bank, approved construction escrow release #3 in the amount of \$186,831.82 for LDS#630 – Firefox Phase II.

A motion to approve the payment of bills was made by Supervisor Tanya C. Bamford, seconded by Supervisor Matthew W. Quigg, and adopted unanimously, approving the payment of bills as submitted.

There being no further business to come before the Board, the meeting adjourned at 9:24 p.m.



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

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SUBJECT: Introduce New Public Works Department Employee

MEETING DATE: July 9, 2018

ITEM NUMBER: #6

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Kevin A. Costello  
Director of Public Works

BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman



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BACKGROUND:

Tonight we would like to introduce and welcome new employee, Joseph Cardamone, to Montgomery Township as a Laborer in the Public Works Department. He will be working under Greg Reiff, Park Foreman, to assist with park maintenance and projects as well as other varied tasks. This position is filling a vacancy in the Department.

Mr. Cardamone joined us on July 2, 2018 and brings a wide range of experience as a laborer and heavy equipment operator, as well as knowledge of landscape maintenance. Joseph also holds a Class A CDL driver's license and is an ASE Certified Mechanic.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

PREVIOUS BOARD ACTION:

ALTERNATIVES/OPTIONS:

BUDGET IMPACT:

Funding for the position has been allocated in the approved 2018 Budget.

RECOMMENDATION:

Welcome Joseph Cardamone as a new employee of Montgomery Township.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby welcome new employee, Joseph Cardamone, to Montgomery Township effective July 2, 2018.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

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

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SUBJECT: Consider Purchase of Fuel through the Southeastern PA Counties Cooperative Purchasing Board

MEETING DATE: July 9, 2018

ITEM NUMBER: #7

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Kevin A. Costello  
Public Works Director

BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman

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BACKGROUND:

This year, we once again have the opportunity for the Township to purchase petroleum products from the cooperative purchase contract through the Southeastern PA Counties Cooperative Purchasing Board. The new contract was awarded to Petroleum Traders Corporation of Fort Wayne, IN. The contract is valid for a period of two years and will run from June 30, 2018 to June 30, 2020.

Attached is a copy of the execute contract and the pricing spreadsheet. The pricing is based per gallon on the weekly adjusted Rack PADD1 Report. The differential, the amount added per gallon, is .2051 for unleaded gasoline and .2011 for biodiesel fuel.

The Cooperative Purchasing Boards contract will allow the Township to realize a savings with the economies of scale created by participation of three counties and hundreds of municipalities throughout the tri-county area

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

None

BUDGET IMPACT:

Allocations for fuel for all Departments were included in the 2018 approved final Budget.

RECOMMENDATION:

It is recommended that the Board authorized the Township's participation in the Southeastern PA Counties Cooperative Purchasing Board's Cooperative Purchasing Contract awarded to Petroleum Traders Corporation for the purchase of gasoline and diesel fuel for 2018 through 2020.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the Township's participation in the Southeastern PA Counties Cooperative Purchasing Board's Cooperative Purchasing Contract awarded to Petroleum Traders Corporation of Fort Wayne, IN for the purchase of gasoline and diesel fuel for a period of two years ending on June 30, 2020

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

AGREEMENT

THIS AGREEMENT, made this June 20, 2018 by and between (Name and Address):  
Petroleum Traders Corporation, 7120 Pointe Inverness Way Fort Wayne, IN 46804  
(hereinafter referred to as "Supplier") and the County of Bucks, 55 East Court Street, Doylestown Pennsylvania 18901 (hereinafter referred to as "County").

**WITNESSETH**

1. Supplier shall supply and deliver to the County such goods awarded to Supplier pursuant to the following Sealed Bid- **2-YEAR CONTRACT TO PROVIDE #2 HEATING OIL, UNLEADED GASOLINE & DIESEL FUEL** for the Southeastern PA Counties Cooperative Purchasing Board, Spec #24-05/18 for the Southeastern Pennsylvania Counties Cooperative Purchasing Board in accordance with the scope of services set forth in the Notice to Bidders, specifications related thereto, Supplier's executed bid and in accordance with the legal advertisement for sealed bids published in the Intelligencer on April 25 and 30, 2018 all of which are incorporated herein by reference as though fully set forth at length.

2. The Agreement sum shall be UNIT COST as indicated in the Supplier's executed bid. Said prices shall be the total compensation paid by the County to the Supplier including all related incidental work thereto.

3. Supplier further agrees to indemnify, defend and save harmless the County from any and all actions, claims and demands whatsoever that may result from Supplier's use of any facilities owned by the County and does further agree to repair any damage to the County-owned property caused by Supplier's negligence or willful actions and the Supplier shall further supply proof of the required insurances as set forth in the subject specifications and set forth below:

- A. Commercial General Liability - (policy to include premises and operations, products/completed operations and blanket contractual liability - the contractual section of the coverage must cover this agreement)
  - General Aggregate Limit \$2,000,000.
  - Products and Completed Operations Aggregate Limit \$2,000,000.
  - Each Occurrence Limit \$1,000,000.
- B. Automobile Liability - to include owned, non-owned and hired vehicles:
  - Combined Single Limit \$ 500,000.
  - or Bodily Injury \$ 250,000. each person
  - Bodily Injury \$ 500,000. each accident
  - And Property Damage \$ 100,000.
- C. Workers Compensation Statutory and Employer's Liability
  - Bodily Injury by Accident \$ 100,000. each accident
  - Bodily Injury by Disease \$ 100,000. each employee
  - Bodily Injury by Disease \$ 500,000. policy limit
- D. When it applies, Additional Insured -- must read: The County of Bucks, its Board of Commissioners, employees, directors, officers, departments and divisions shall be included as additional insured with respect to the work performed for this Agreement: 2-Year Contract to Provide #2 Heating Oil, Unleaded Gasoline & Diesel Fuel, Spec #24-05/18.
- E. Cancellation Clause - must read: Should any of the above-described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.
- F. Certificate Holder - "County of Bucks Board of Commissioners", Attn: Office of the Controller, 55 East Court Street, Doylestown PA 18901

FAILURE TO SUPPLY PROOF OF INSURANCE SHALL CONSTITUTE A MATERIAL BREACH OF THIS AGREEMENT. Remedies for such material breach include termination of agreement by County and / or the withholding of payments by the County until such time that material breach is cured.

4. The parties hereto do hereby agree that they shall comply with all conditions and provisions of the specifications whenever such specifications are not inconsistent with the terms and provisions of this Agreement,

and do hereby agree to execute all documents, agreements, and other papers related hereto and in form satisfactory to the County.

5. **HOLD HARMLESS CLAUSE** In the event that any of the insurance hereinbefore provided shall not, by reason of any act, omission or negligence of the Supplier be procured or kept in full force and effect, the Supplier shall indemnify, defend and save harmless the County of Bucks, its officers, subordinates, employees and agents against losses, claims and demands to the same extent as the County would have been indemnified by each insurance if it had been in full force and effect. The Supplier shall also indemnify and hold harmless the County against any and all losses, claims and demands to the extent that they are not recoverable under each insurance policy solely because of a deductible franchise or average provision therein and to the extent that the proceeds of insurance collections from underwriters are reduced by any customary broker's commissions.

6. **SUITS AND CLAIMS** The Supplier agrees to indemnify, defend, and save harmless the County, and all its officers, subordinates, employees and agents, from all suits and actions of any name, nature, and description brought against them or any of them for or on account of any damages or loss sustained by any party by reason of the conduct or omissions of the Supplier or his agents, servants, or employees in the performance of this Agreement or subsequent to the completion of the work under this Agreement whether such injury or damages be due to negligence, willful misconduct or the inherent nature of the work. It is not the intention of this Section or anything herein provided to confer in a third party beneficiary a right of action upon any person whatsoever and nothing hereinbefore or hereinafter set forth shall be construed so as to confer upon any person other than the County of Bucks a right of action either under this Agreement or in any manner whatsoever.

7. **APPLICABLE LAW** This Agreement shall be governed by and interpreted and enforced in accordance with the laws of the Commonwealth of Pennsylvania (without regard to any conflict of law's provisions) and the decisions of the Pennsylvania courts. The Supplier consents to the venue and jurisdiction of the Court of Common Pleas of Bucks County in Pennsylvania, waiving any claim or defense that such forum is not convenient or proper. The Supplier agrees that any such court shall have in personam jurisdiction over it, and consents to service of process in any manner authorized by Pennsylvania law.

8. **INTEGRATION** The Agreement, including all referenced documents and attachments, constitutes the entire agreement between the parties. No agent, representative, employee or officer of either the County or Supplier has authority to make, or had made, any statement, agreement or representation, oral or written, in connection with the Agreement, which in any way can be deemed to modify, add to or detract from, or otherwise change or alter its terms and conditions unless otherwise explicitly stated within the agreement. No negotiations between the parties, nor any custom or usage, shall be permitted to modify or contradict any of the terms and conditions of the Agreement. No modifications, alterations, changes, or waiver to the Agreement or any of its terms shall be valid or binding unless accomplished by a written amendment signed by both parties. All such amendments will be made pursuant to the terms of the Agreement or using the appropriate County form.

9. **CONTROLLING TERMS AND CONDITIONS** The terms and conditions of this Agreement shall be the exclusive terms of agreement between the Supplier and the County. Other terms and conditions or additional terms and conditions included or referenced in the Supplier's invoices, business forms, or other documentation shall not become part of the parties' agreement and shall be disregarded by the parties, unenforceable by the Supplier and not binding on the County.

10. **RIGHT TO KNOW LAW**

- A. The Pennsylvania Right-to-Know Law, 65 P.S. §§ 67.101-3104, ("RTKL") applies to this Agreement.
- B. If the County needs the Supplier's assistance in any matter arising out of the RTKL related to this Agreement, it shall notify the Supplier using the legal contact information provided in this Agreement. The Supplier, at any time, may designate a different contact for such purpose upon reasonable prior written notice to the County.
- C. Upon written notification from the County that it requires the Supplier's assistance in responding to a request under the RTKL for information related to this Agreement that may be in the Supplier's possession, constituting, or alleged to constitute, a public record in accordance with the RTKL ("Requested Information"), the Supplier shall:

- 1) Provide the County, within ten calendar days after receipt of written notification, access to, and copies of, any document or information in the Supplier's possession arising out of this Agreement that the County reasonably believes is Requested Information and may be a public record under the RTKL; and
  - 2) Provide such other assistance as the County may reasonably request, in order to comply with the RTKL with respect to this Agreement.
- D. If the Supplier considers the Requested Information to include a request for a Trade Secret or Confidential Proprietary Information, as those terms are defined by the RTKL, or other information that the Supplier considers exempt from production under the RTKL, the Supplier must notify the County and provide, within seven calendar days of receiving the written notification, a redacted copy of such document along with a written statement signed by a representative of the supplier explaining why the requested material is exempt from public disclosure under the RTKL.
- E. The County will rely upon the written statement from the Supplier in denying a RTKL request for the Requested Information unless the County determines that the Requested Information is clearly not protected from disclosure under the RTKL. Should the County determine that the Requested Information is clearly not exempt from disclosure, the Supplier shall provide the Requested Information within five business days of receipt of written notification of the County's determination.
- F. If the Supplier fails to provide the Requested Information within the time period required by these provisions, the Supplier shall indemnify defend and hold the County harmless for any damages, penalties, costs, detriment or harm that the County may incur as a result of the Supplier's failure, including any statutory damages assessed against the County.
- G. The Supplier shall have the obligation to request participation and defend the decision issued by the Bucks County Office of Open Records in any appeal to the Pennsylvania Office of Open Records and subsequent appeal regarding documents of Supplier
- H. The Supplier's duties relating to the RTKL are continuing duties that survive the expiration of this Agreement and shall continue as long as the Supplier has Requested Information in its possession.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound and authorized to sign this Agreement on behalf of the respective parties and hereby execute this Agreement the day and year first above written.

Petroleum Traders Corporation

Company Name

BY: Gayle Newton Contract Sales Manager  
Signature Title

Gayle Newton Contract Sales Manager  
Printed Name Title

FEIN: 35-1462227

SS # or FEDERAL I.D. #

COUNTY OF BUCKS  
BY THE BOARD OF COMMISSIONERS

Robert G. Loughery Chairman

Charles H. Martin Vice Chairman

Diane M. Ellis-Marseglia LCSW

ATTEST:

Diane M. Ellis-Marseglia 6/20/18  
Chief Clerk

2-Year Contract to Provide #2 Heating Oil, Unleaded Gasoline and Diesel Fuel for the Southeastern PA Counties Cooperative Purchasing Board

Spec # 24-05/18

Number	External Ref. Number	Type	Description	Unit Of Measure	Base Quantity	Alternate Quantity	Lykins Energy Solutions	Petroleum Traders Corpotation	Riggins Inc.			
300	Montgomery Tank Wagon	B	Heating Oil- Fixed Differential	Gallon	18838		\$1.3048	\$24,579.82	\$0.1994	\$3,756.30	\$0.3700	\$6,970.06
300.1	Montgomery Tank Wagon	A	Heating Oil- Actual Price	Gallon		18838	\$2.3021	\$43,366.96	\$2.3021	\$43,366.96	\$2.3021	\$43,366.96
301	Montgomery Truck Transport	B	Heating Oil- Fixed Differential	Gallon	20000		\$0.0111	\$222.00	\$0.0524	\$1,048.00	\$0.0430	\$860.00
301.1	Montgomery Truck Transport	A	Heating Oil- Actual Price	Gallon		20000	\$2.3021	\$46,042.00	\$2.3021	\$46,042.00	\$2.3021	\$46,042.00
302	Montgomery Tank Wagon	B	Unleaded Gasoline- Fixed Differential	Gallon	38961		\$0.5410	\$21,077.90	\$0.2051	\$7,990.90	\$0.2300	\$8,961.03
302.1	Montgomery Tank Wagon	A	Unleaded Gasoline- Actual Price	Gallon		38961	\$2.2474	\$87,560.95	\$2.2474	\$87,560.95	\$2.2474	\$87,560.95
303	Montgomery Truck Transport	B	Unleaded Gasoline- Fixed Differential	Gallon	115943		(\$0.0064)	(\$742.04)	\$0.0168	\$1,947.84	\$0.0280	\$3,246.40
303.1	Montgomery Truck Transport	A	Unleaded Gasoline- Actual Price	Gallon		115943	\$2.2474	\$260,570.30	\$2.2474	\$260,570.30	\$2.2474	\$260,570.30
304	Montgomery Tank Wagon	B	Biodiesel- Fixed Differential	Gallon	11622		\$0.9302	\$10,810.78	\$0.2001	\$2,325.56	\$0.3200	\$3,719.04
304.1	Montgomery Tank Wagon	A	Biodiesel- Actual Price	Gallon		11622	\$2.3458	\$27,262.89	\$2.3458	\$27,262.89	\$2.3458	\$27,262.89
304.2	Montgomery Tank Wagon	A	Biodiesel- Fixed Winter Additive	Gallon		1	\$0.0250	\$0.03	\$0.0200	\$0.02	\$0.0200	\$0.02
305	Montgomery Truck Transport	B	Biodiesel- Fixed Differential	Gallon	1		\$0.0801	\$0.08	\$0.0168	\$0.02	\$0.0410	\$0.04
305.1	Montgomery Truck Transport	A	Biodiesel- Actual Price	Gallon		1	\$2.3458	\$2.35	\$2.3458	\$2.35	\$2.3458	\$2.35
305.2	Montgomery Truck Transport	A	Biodiesel- Fixed Winter Additive	Gallon		1	\$0.0250	\$0.03	\$0.0200	\$0.02	\$0.0200	\$0.02
306	Montgomery Tank Wagon	B	No. 2 Red Dye- Fixed Differential	Gallon	3323		\$0.5713	\$1,898.43	\$0.2216	\$736.38	\$0.4800	\$1,595.04
306.1	Montgomery Tank Wagon	A	No. 2 Red Dye- Actual Price	Gallon		3323	\$2.3603	\$7,843.28	\$2.3603	\$7,843.28	\$2.3603	\$7,843.28
307	Montgomery Truck Transport	B	No. 2 Red Dye- Fixed Differential	Gallon	1		\$0.0912	\$0.09	\$0.0096	\$0.01	\$0.0430	\$0.04
307.1	Montgomery Truck Transport	A	No. 2 Red Dye- Actual Price	Gallon		1	\$2.3603	\$2.36	\$2.3603	\$2.36	\$2.3603	\$2.36
307.2	Montgomery Tank Wagon	A	No. 2 Red Dye- Fixed Winter Additive	Gallon		1	\$0.0250	\$0.03	\$0.0200	\$0.02	\$0.0200	\$0.0200

\* The gas price shown is that of the OPIS PADD 1 report for the week of May 29, 2018

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

Resolution #

**SUBJECT:** Consider Approval of Amendment to Preliminary/Final Land Development Plan LDS  
694 – Higher Rock Partners, LP

**MEETING DATE:** July 9, 2018

**ITEM NUMBER:** #8

**MEETING/AGENDA:** WORK SESSION ACTION XX NONE

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

**INITIATED BY:** Bruce Shoupe  **BOARD LIAISON:** Candyce Fluehr Chimera  
Director of Planning and Zoning Chairman

**BACKGROUND:**

Preliminary /Final Land Development Plan LDS # 694, Higher Rock Partners, LP, was granted Conditional Land Development approval on December 18, 2017. The development will include the present Sal's Nursery adding onto the existing design center building and constructing a new retail center, a Wawa with fuel dispensary, Citadel Bank, Wendy's Restaurant, a strip retail building and a 3-story office building along with associated improvements, such as parking, green space, and site amenities.

Since that approval, the developer has made a number of site grading changes to the site plan that were not anticipated in the original approval. The developer recently received Montgomery County Conservation District approval for the grading changes and would like to proceed with obtaining a Grading Permit to start site work in anticipation of completing all of the prior approval conditions. The site grading changes were significant enough to require Board consideration of the changes as an Amendment to the original plan approval.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:**

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

**PREVIOUS BOARD ACTION:** Zoning Hearing Board approval granted on October 4, 2017, Conditional Use was approved on December 18, 2017 and Preliminary/Final Land Development approval on December 18, 2017.

**ALTERNATIVES/OPTIONS:**

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

**BUDGET IMPACT:** None

**RECOMMENDATION:** The resolution be adopted by the Board of Supervisors.

**MOTION/RESOLUTION:**

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

**MOTION** \_\_\_\_\_ **SECOND** \_\_\_\_\_ **VOTE** \_\_\_\_\_

**ROLL CALL:**

Tanya Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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



**RESOLUTION #**

**MONTGOMERY TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**

**A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL FOR THE AMENDED LAND DEVELOPMENT PLAN FOR HIGHER ROCK PARTNER LP, FOR HIGHER ROCK PARTNERS DEVELOPMENT, BETHLEHEM PIKE AND STUMP ROAD, LDS #694**

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant Conditional Preliminary/Final approval of the Amended Subdivision-Land Development plan dated June 15, 2018 for **Higher Rock Partners LP, for Higher Rock Partners proposed Retail and Mixed Use, Bethlehem Pike and Stump Road**, as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant prior to the recording of the final plan:

1. Fulfill all obligations and requirements of the following review letters **and any subsequent Consultant comments, Gilmore & Associates**, Inc. Amended Preliminary/Final Land Development review letter dated July 5, 2018; Preliminary/Final Land Development review letters May 2, 2018 and March 9, 2018; Application for Grading Permit review letter dated July 3, 2018; Site Accessibility review letters dated July 6, 2018 and March 20, 2018; **Boucher & James**, Inc. letters dated July 3, 2018, April 30, 2018 and March 9, 2018; Traffic Planning and Design review letters dated May 2, 2018; March 9, 2018 and **Montgomery Township Fire Marshal** review dated June 29, 2018.
2. Enter into a Land Development Agreement and post financial security in the amount of 110% of the total cost or all public improvements to the satisfaction of the Township Engineer and Township Solicitor for each phase of this development if required. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks. The record plan shall indicate phasing if required. Upon completion of public improvements, financial security shall be posted in the amount of 15% of the original 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. Satisfy the requirements of all Montgomery Township Codes and rules and regulations of the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.
4. Payment of all Township Consultant and Solicitors fees related to this project.
5. Obtaining all other Regulatory Authority Permits having jurisdiction over this project.

6. Execute the required Storm Water Management Facilities Maintenance and Monitoring Agreement, HOP Subsurface Stormwater Facilities Agreement and Landscaping Declaration of Covenants and Restriction for its benefit and its successors and assigns.
7. Comply with Zoning Hearing Board Decision and Order for Application 17090002 held on October 4, 2017.
8. Comply with the Conditional Use Decision and Order #C-66, dated December 18, 2017.
9. Comply with all conditions contained in Conditional Preliminary/Final approval granted under Resolution #3, dated December 18, 2017 for the plan set last revised October 13, 2017.
10. Provide a copy of all cross easement documentation for review prior to recording. The applicant should provide access easement to the Township to allow access to streetlights for maintenance, but not the requirement to maintain.

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

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 9<sup>th</sup> day of July, 2018.

MOTION BY:

SECOND BY:

VOTE:

The applicant agrees to the above conditions this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

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

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

EXHIBIT "A"

LIST OF DRAWINGS – REVISION 11 6.15.2018

<u>SHEET</u>	<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED DATE</u>
1	...COVER SHEET	10-13-17	6-15-18
2	...OVERALL SITE PLAN	10-13-17	6-15-18
3	...SITE PLAN (A)	10-13-17	6-15-18
4	...SITE PLAN (B)	10-13-17	6-15-18
5	...SITE PLAN (C)	10-13-17	6-15-18
6	...PROJECT NOTES	10-13-17	6-15-18
7	...LOT CONSOLIDATION & LOT LINE ADJUSTMENT PLAN	10-13-17	6-15-18
8	...EASEMENT PLAN	<b>11.22.17</b>	<b>6-15-18</b>
9	...OVERALL EXISTING CONDITIONS & DEMOLITION PLAN	10-13-17	6-15-18
10	EXISTING CONDITIONS & DEMOLITION PLAN(A)	10-13-17	6-15-18
11	...EXISTING CONDITIONS & DEMOLITION PLAN (B)	10-13-17	6-15-18
12	...EXISTING CONDITIONS & DEMOLITION PLAN (C)	10-13-17	6-15-18
13	...TREE REMOVAL / PROTECTION PLAN	10-13-17	6-15-18
14	...OVERALL GRADING PLAN	10-13-17	6-15-18
15	...GRADING PLAN (A)	10-13-17	6-15-18
16	...GRADING PLAN (B)	10-13-17	6-15-18
17	...GRADING PLAN (C)	10-13-17	6-15-18
18	...OVERALL UTILITY PLAN	10-13-17	6-15-18
19	...UTILITY PLAN (A)	10-13-17	6-15-18
20	...UTILITY PLAN (B)	10-13-17	6-15-18
21	...UTILITY PLAN (C)	10-13-17	6-15-18
22	...UTILITY TABLES	10-13-17	6-15-18
23	...STORM SEWER PROFILES	10-13-17	6-15-18
24	...STORM SEWER PROFILES	10-13-17	6-15-18
25	...STORM SEWER PROFILES	10-13-17	6-15-18
26	...STORM SEWER PROFILES	10-13-17	6-15-18
27	...SANITARY SEWER PROFILES	10-13-17	6-15-18
28	...SANITARY SEWER PROFILES	10-13-17	6-15-18
29	...SANITARY SEWER PROFILES	10-13-17	6-15-18
30	...OVERALL SOIL EROSION & SEDIMENT POLLUTION CONTROL PERMIT BOUNDARY PLAN	10-13-17	6-15-18
31	...PHASE 1 OVERALL SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN	10-13-17	6-15-18
32	...PHASE 1 OVERALL SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN (A)	10-13-17	6-15-18
33	...PHASE 1 SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN (B)	10-13-17	6-15-18
34	...PHASE 1 SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN (C)	10-13-17	6-15-18
35	...PHASE 2 OVERALL SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN (A)	10-13-17	6-15-18
36	...PHASE 2 SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN (A)	10-13-17	6-15-18
37	...PHASE 2 SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN (B)	10-13-17	6-15-18
38	...PHASE 3 SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN (C)	10-13-17	6-15-18
39	...SOIL EROSION & SEDIMENT POLLUTION CONTROL NOTED	10-13-17	6-15-18
40	...SOIL EROSION & SEDIMENT POLLUTION CONTROL DETAILS	10-13-17	6-15-18
41	...SOIL EROSION & SEDIMENT POLLUTION CONTROL DETAILS	10-13-17	6-15-18
42	...SOIL EROSION & SEDIMENT POLLUTION CONTROL DETAILS	10-13-17	6-15-18
43	...OVERALL PCSM LANDSCAPE PLAN	10-13-17	6-15-18

44...OVERALL PCSM LANDSCAPE PLAN (A)	10-13-17	6-15-18
Resolution #		
Page 4 of 4		
45...OVERALL PCSM LANDSCAPE PLAN (B)	10-13-17	6-15-18
46...OVERALL PCSM LANDSCAPE PLAN (C)	10-13-17	6-15-18
47...PCSM LANDSCAPE DETAILS	10-13-17	6-15-18
48...PCSM LANDSCAPE DETAILS	10-13-17	6-15-18
49...OVERALL LIGHTING PLAN	10-13-17	6-15-18
50...LIGHTING PLAN (A)	10-13-17	6-15-18
51...LIGHTING PLAN (B)	10-13-17	6-15-18
52...LIGHTING PLAN (C)	10-13-17	6-15-18
53...PAVEMENT PLAN	10-13-17	6-15-18
54...DETAILS	10-13-17	6-15-18
55...DETAILS	10-13-17	6-15-18
56...DETAILS	10-13-17	6-15-18
57...DETAILS	10-13-17	6-15-18
58...WAWA DETAILS	10-13-17	6-15-18
59...WENDY'S DETAILS	10-13-17	6-15-18
60...SIGNAGE DETAILS	10-13-17	6-15-18
61...ACCESSIBLE ROUTE DETAILS	10-13-17	6-15-18
62...ACCESSIBLE ROUTE DETAILS	10-13-17	6-15-18
63...PRE-DEVELOPMENT DRAINAGE AREA PLAN	10-13-17	6-15-18
64...POST DEVELOPMENT DRAINAGE AREA PLAN	10-13-17	6-15-18
65...INLET DRAINAGE AREA PLAN	10-13-17	6-15-18
66...OVERALL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	10-13-17	6-15-18
67...POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (A)	10-13-17	6-15-18
68...POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (B)	10-13-17	6-15-18
69...POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (C)	10-13-17	6-15-18
70...POST CONSTRUCTION STORMWATER MANAGEMENT NOTES	10-13-17	6-15-18
71...POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	10-13-17	6-15-18
72...POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	10-13-17	6-15-18
73...POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	10-13-17	6-15-18
74...POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	10-13-17	6-15-18
75...POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	10-13-17	6-15-18
76...POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	10-13-17	6-15-18
77...POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	10-13-17	6-15-18
78...FIRE TRUCK CIRCULATION PLAN	10-13-17	6-15-18
79...DELIVERY TRUCK CIRCULATION PLAN	10-13-17	6-15-18
80...TRASH TRUCK CIRCULATION PLAN	10-13-17	6-15-18
81...AERIAL PLAN	10-13-17	6-15-18



July 5, 2018

File No. 2016-07014-01

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

Reference: AMENDED Preliminary/Final Subdivision and Land Development Application – LDS#694  
Higher Rock Partners, LP  
Tax Map Parcel Numbers: 46-00-00298-007, 46-00-00295-001, 46-00-00301-004, 46-00-03562-001, 46-00-03556-007, 46-00-03562-109; Block 19 – Units 3, 49, 17, 19, 35, and 43  
Stump Road and Bethlehem Pike (S.R. 0309)

Dear Bruce:

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

**I. SUBMISSION**

- A. Preliminary/Final Land Development, Subdivision & Conditional Use Plans for Higher Rock Partners, LP (81 sheets), prepared by Bohler Engineering, dated October 13, 2017, last revised June 15, 2018 (Revision 11).
- B. General Project Description and Preliminary Stormwater Management Calculations (SWM) for Higher Rock Partners, LP's Proposed Retail & Mixed Use, prepared by Bohler Engineering, dated October 13, 2017, last revised June 15, 2018.
- C. PAG-02 NPDES General Permit for Stormwater Discharges Associated with Construction Activities ("PAG-02 General Permit"), NPDES Permit No. PAC460174, dated June 25, 2018.

**II. GENERAL**

Refer to our Land Development Review letter dated March 20, 2018 for a detailed project description.

The Montgomery Township Zoning Hearing Board granted several variances and special exceptions from the Montgomery Township Zoning Ordinance (Chapter 230). Refer to the Opinion and Order dated November 17, 2017 for details.

The Montgomery Township Board of Supervisors granted Conditional Use Approval, subject to conditions, related to commercial uses within the HLI Highway Limited Industrial Overlay Zoning District and the gasoline filling station use. Refer to Resolution #2 adopted December 18, 2017 for details. Any outstanding comments in our Conditional Use plan review dated November 30, 2017 have been incorporated into this letter.

The Montgomery Township Board of Supervisors granted Preliminary & Final Land Development Approval, subject to conditions. Refer to Resolution #3 adopted December 18, 2017 for details, including a list of waivers granted as part of the approval.

The Applicant submitted amended land development plans and reports. The amended plan revisions include but are not limited to; earthworks, grading, and a ±35 feet high retaining at the northwestern area of Lot 1 along with associated landscaping, stormwater management facilities, and erosion and sediment pollution controls. The amended plans also include revisions to address previous comments associated with the original land development application that received conditional preliminary/final approval as noted above.

This letter is intended to address any outstanding conditions of the Conditional Use approval, the original Preliminary/Final Land Development approval, as well as the revisions included with the amended land development submission.

Our comments regarding the Application for Grading Permit associated with this project (dated July 3, 2018) are incorporated into this letter for completeness.

### III. REVIEW COMMENTS

#### A. Zoning Ordinance (Chapter 230)

Based on our review, the plans appear to comply with the Montgomery Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent. We defer review of proposed signage to the Township Code Officer.

#### B. Subdivision and Land Development Ordinance (Chapter 205)

Based on our review, plans appear to comply with the Montgomery Township Subdivision and Land Development Ordinance. Upon further development of the plans, additional items may become apparent. We offer the following comments regarding outstanding administrative items.

1. §205-113 – It is our understanding that the Applicant intends to provide a fee-in-lieu of dedication of Park or recreational land.

#### C. Stormwater Management Ordinance (Chapter 206)

Based on our review, the plans appear to comply with the Montgomery Township Stormwater Management Ordinance (Chapter 206). Upon further development of plans, additional items may become apparent. We offer the following comments regarding outstanding administrative items.

1. §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. The Applicant intends to enter into this agreement prior to plan recording.

#### D. General

1. 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.
2. We defer review of all landscaping, lighting, and traffic requirements to the Township Landscape Architect, Township Lighting Consultant, and Township Traffic Engineer, respectively.
3. Legal descriptions for each lot to be created, easements to be provided, and rights-of-way to be dedicated shall be provided for review prior to recording. The name of the Proposed Light and Sign Easement #2 should include "sidewalk" to be clear regarding the intent of the easement (Sheet 8). The easement language for these easements shall be to the satisfaction of the Township Solicitor.
4. Design calculations and construction details, including all fall protection barriers, for the retaining walls shall be provided for Township review and approval prior to construction (General Grading & Utility Note 32, Sheet 6). The plans include fall protection along the top of the newly added retaining wall on Lot 1. We recommend this wall be designed to accommodate future guiderail and that this be noted on the plans.
5. Only one spot elevation for the retaining wall on Lot 1 has been provided. Additional top and bottom of wall spot elevations are required to be shown on the plan. At a minimum, spot elevations at every change in direction and 5 foot bottom contour change shall be provided.
6. Discharge from IN49 is directed by a 24 inch RCP to MH31. The manhole acts as a manifold for several other pipes. The 24 inch pipe from IN49 was sized assuming 70% of the tributary area is impervious cover to account for future development of the area above the wall (Lot 1). The energy grade lines (EGLs) at MH31 and at the nearest adjacent structures (OS04 & MH22) are contained below the top of grates for these structures (Stormwater Management Calculations, pages 280 and 281, Pipe Report for the 100 year design storm). It appears that IN49, MH31, and the connecting pipe will function as intended based on the information and analysis provided by the Applicant. However,

based upon the hydraulic grade lines (HGLs) at MH31, we recommend the Applicant evaluate OS04 to verify it will function as intended and that backflow from MH31 will not impact the operation of the outlet structure.

7. Provide documentation supporting the proposed burial depth of the 24 inch RCP Pipe IN49-MH31. We note Class III RCP is specified (General Grading & Utility Note 21, Sheet 6 of 81). American Concrete Pipe Association Fill Tables indicate a maximum depth range of 9 to 23 feet for 24 inch Class III RCP depending on the bedding type. If the proposed burial depth requires specific bedding, RCP Class, etc. we recommend a specific detail and notes be added to the plans documenting the various requirements for this pipe.
8. It appears standard PennDOT precast inlet box details accommodate maximum burial depths up to 30 feet (PennDOT Publication 72M, RC-46M, Sheet 26 of 34). Provide structural documentation for review and approval prior to construction supporting the proposed burial depth of IN49, which is in excess of 30 feet. A note shall be added to the plans regarding the requirement for Township review and approval prior to construction.
9. UGB 4 OCS Detail on Sheet 72 should reference MH31 as the receiving structure rather than IN49. The slope and invert elevations on the detail shall be verified and be consistent with the plans.
10. The reference to IN49A on page 2 of the SWM narrative should be IN49.
11. Review of the Opinion of Probable Construction Cost will be provided under separate cover.
12. Site Accessibility review will be provided under separate cover.

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

Sincerely,



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

JPD/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Ken Amey, AICP  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
John Antonucci – Higher Rock Partners, LP  
Jim Kahn, President – Higher Rock Partners, LP  
Wendy Feiss McKenna – Robert L. Brant & Associates  
George Hartman, P.E. – Bohler Engineering  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



May 2, 2018

File No. 2016-07014-01

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

Reference: Preliminary/Final Subdivision and Land Development Application – LDS#694  
Higher Rock Partners, LP  
Tax Map Parcel Numbers: 46-00-00298-007, 46-00-00295-001, 46-00-00301-004, 46-00-03562-001, 46-00-03556-007, 46-00-03562-109; Block 19 – Units 3, 49, 17, 19, 35, and 43  
Stump Road and Bethlehem Pike (S.R. 0309)

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. Preliminary/Final Land Development, Subdivision & Conditional Use Plans for Higher Rock Partners, LP (76 sheets), prepared by Bohler Engineering, dated October 13, 2017, last revised April 6, 2018.
- B. General Project Description and Preliminary Stormwater Management Calculations (SWM) for Higher Rock Partners, LP's Proposed Retail & Mixed Use, prepared by Bohler Engineering, dated October 13, 2017, last revised April 6, 2018.
- C. Comment Response Letter, prepared by Bohler Engineering, dated April 9, 2018.

Refer to our previous letter dated March 20, 2018 for a detailed project description.

The Montgomery Township Zoning Hearing Board granted several variances and special exceptions from the Montgomery Township Zoning Ordinance (Chapter 230). Refer to the Opinion and Order dated November 17, 2017 for details.

The Montgomery Township Board of Supervisors granted Conditional Use Approval, subject to conditions, related to commercial uses within the HLI Highway Limited Industrial Overlay Zoning District and the gasoline filling station use. Refer to Resolution #2 adopted December 18, 2017 for details. Any outstanding comments in our Conditional Use plan review dated November 30, 2017 have been incorporated into this letter.

The Montgomery Township Board of Supervisors granted Preliminary & Final Land Development Approval, subject to conditions. Refer to Resolution #3 adopted December 18, 2017 for details, including a list of waivers granted as part of the approval.

Based on our review, the plans appear to comply with the Montgomery Township Zoning Ordinance (Chapter 230), Subdivision and Land Development Ordinance (Chapter 205), and the Montgomery Township Stormwater Management Ordinance (Chapter 206). Upon further development of the plans, additional items may become apparent. We defer review of proposed signage to the Township Code Officer.

We offer the following comments regarding outstanding administrative items with regard to the Subdivision and Land Development Ordinance (Chapter 205), and the Montgomery Township Stormwater Management Ordinance (Chapter 206).

1. §205-113 – It is our understanding that the Applicant intends to provide a fee-in-lieu of dedication of Park or recreational land.



2. §206-12 – At a minimum, the applicant shall obtain an NPDES permit for the proposed earth disturbance and stormwater BMPs. We note an NPDES permit is required for this project and is currently under review by the County Conservation District. The Applicant has recently re-submitted an application to the MCCD for this approval.
3. §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. The Applicant intends to enter into this agreement prior to plan recording.
4. Legal descriptions for each lot to be created, easements to be provided, and rights-of-way to be dedicated shall be provided for review prior to recording.
5. We defer review of all landscaping, lighting, and traffic requirements to the Township Landscape Architect, Township Lighting Consultant, and Township Traffic Engineer, respectively.
6. 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.
7. Site Accessibility review will be provided under separate cover.

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

Sincerely,



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

JPD/SW/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Ken Amey, AICP  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
John Antonucci – Higher Rock Partners, LP  
Jim Kahn, President – Higher Rock Partners, LP  
Wendy Feiss McKenna – Robert L. Brant & Associates  
George Hartman, P.E. – Bohler Engineering  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



March 9, 2018

File No. 2016-07014-01

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

Reference: Preliminary/Final Subdivision and Land Development Application – LDS#694  
Higher Rock Partners, LP  
Tax Map Parcel Numbers: 46-00-00298-007, 46-00-00295-001, 46-00-00301-004, 46-00-03562-001, 46-00-03556-007, 46-00-03562-109; Block 19 – Units 3, 49, 17, 19, 35, and 43  
Stump Road and Bethlehem Pike (S.R. 0309)

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.

#### I. SUBMISSION

- A. Preliminary/Final Land Development, Subdivision & Conditional Use Plans for Higher Rock Partners, LP (73 sheets), prepared by Bohler Engineering, dated October 13, 2017, last revised February 1, 2018.
- B. General Project Description and Preliminary Stormwater Management Calculations (SWM) for Higher Rock Partners, LP's Proposed Retail & Mixed Use, prepared by Bohler Engineering, dated October 13, 2017, last revised January 30, 2018.
- C. Comment Response Letter, prepared by Bohler Engineering, dated February 5, 2018.

#### II. GENERAL

The project consists of six parcels with combined gross and net areas of 18.705 acres and 18.25 acres, respectively that will be subdivided into four lots along with the extension of Witchwood Road from Stump Road to Bethlehem Pike. The project is located at the intersection of Bethlehem Pike (S.R. 0309) and Stump Road, within the LI Limited Industrial and HLI Highway Limited Industrial Overlay Zoning Districts. The Applicant, Higher Rock Partners, LP, proposes to demolish all existing features with the exception of an existing 1,530 square foot (SF), two-story garden center to remain on proposed Lot 2 and an existing 1,419 SF brick building to remain on Lot 4. The applicant proposes the development of the project site in accordance with a unified development plan. Lots 1, 3, & 4 will be situated west of the proposed Witchwood Road extension. Lot 1 would contain a Wendy's restaurant with a drive thru and outdoor seating, and a Wawa with gasoline filling station. Lot 3 will contain a 4,500 SF Garden Center (Building 1). Lot 4 will remain unchanged and contain the existing 1,419 SF brick building. Lot 2 will be situated east of the proposed road extension and contain a Citadel Bank with a drive-thru, a three-story, 16,000 SF office building, a 6,000 SF retail building, and the existing garden center (Garden Center Building 2) with a 1,500 square foot addition.

The applicant's proposal includes appurtenant parking, utilities, storm water management, landscaping, etc. to support the proposed uses. The Applicant intends to offer dedication of the Witchwood Drive extension to the Township.

The Montgomery Township Zoning Hearing Board granted several variances and special exceptions from the Montgomery Township Zoning Ordinance (Chapter 230). Refer to the Opinion and Order dated November 17, 2017 for details.

The Montgomery Township Board of Supervisors granted Conditional Use Approval, subject to conditions, related to commercial uses within the HLI Highway Limited Industrial Overlay Zoning District and the gasoline filling station use. Refer to Resolution #2 adopted December 18, 2017 for details. Any outstanding comments in our Conditional Use plan review dated November 30, 2017 have been incorporated into this letter.

The Montgomery Township Board of Supervisors granted Preliminary & Final Land Development Approval, subject to conditions. Refer to Resolution #3 adopted December 18, 2017 for details, including a list of waivers granted as part of the approval.

### III. REVIEW COMMENTS

#### A. Zoning Ordinance (Chapter 230)

Based on our review, the plans appear to comply with the Montgomery Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent. We defer review of proposed signage to the Township Code Officer.

#### B. Subdivision and Land Development Ordinance (Chapter 205)

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

1. §205-10.H(6) - Off-street loading areas. The Applicant has noted that the garden centers do not require deliveries from a semi-trailer truck. We recommend a note to that effect be provided on the plans.
2. §205-79.B(2) – Courses and distances sufficient for legal descriptions of all lines shall be shown on the plans. The error of closure shall not be greater than on part in 2,500. Metes and bounds of the outer most perimeter of the four lots to be created are provided. The metes and bounds of all interior lines shall be included on the plans.
3. §205-113 – Park or recreational land. It is our understanding that the applicant intends to provide a fee-in-lieu of dedication of land.

#### C. Stormwater Management Ordinance (Chapter 206)

Based on our review, the following items do not appear to comply with the Montgomery Township Stormwater Management Ordinance (Chapter 206). Upon further development of plans, additional items may become apparent.

1. §206-12 – At a minimum, the applicant shall obtain an NPDES permit for the proposed earth disturbance and stormwater BMPs. We note an NPDES permit is required for this project and is currently under review by the County Conservation District.
2. §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.

#### D. General

1. 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.
2. Waste storage. A waste disposal area has been designated on the plans for each area. However, there is not a detail of the enclosure for the Garden Center Building 1 (Lot 3). A detail should be included or the detail on Sheet 51 renamed to apply to all trash enclosures if that is the intent.
3. Legal descriptions for each lot to be created, easements to be provided, and rights-of-way to be dedicated shall be provided for review prior to recording.

4. The date of the Board meeting when the waivers were granted was December 18, 2017. The date shall be corrected on the Cover Sheet.
5. The list of waivers granted on the Cover Sheet includes 23 waivers. The Approval Resolution included 28 waivers. We recommend that all waivers granted be listed on the plan for consistency.
6. We defer review of all landscaping, lighting, and traffic requirements to the Township Landscape Architect, Township Lighting Consultant, and Township Traffic Engineer, respectively.
7. Site Accessibility review will be provided under separate cover.

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

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

Sincerely,



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

JPD/SW/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Ken Amey, AICP  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
John Antonucci – Higher Rock Partners, LP  
Jim Kahn, President – Higher Rock Partners, LP  
Wendy Feiss McKenna – Robert L. Brant & Associates  
George Hartman, P.E. – Bohler Engineering  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



July 3, 2018

File No. 2016-07014-01

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

Reference: Application for Grading Permit Review – LDS#694  
Higher Rock Partners, LP  
Tax Map Parcel Numbers: 46-00-00298-007, 46-00-00295-001, 46-00-00301-004, 46-00-03562-001, 46-00-03556-007, 46-00-03562-109; Block 19 – Units 3, 49, 17, 19, 35, and 43  
Stump Road and Bethlehem Pike (S.R. 0309)

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the Application for Grading Permit referenced above and offers the following comments for consideration by the Montgomery Township Board of Supervisors. Please note the applicant submitted revised information shortly after the initial submission of the Application for Grading Permit Review. To expedite this process we have reviewed the most recent information available at the time of this letter. The information reviewed is listed below.

#### I. SUBMISSION

- A. Application for Grading Permit, prepared by Bohler Engineering, dated June 8, 2018.
- B. Grading Plans (Sheets 14 – 17 of 81), Proposed Retail & Mixed Use Preliminary/Final Land Development, Subdivision & Conditional Use Plans for Higher Rock Partners, LP, prepared by Bohler Engineering, dated October 13, 2017, last revised June 15, 2018.
- C. Soil Erosion & Sediment Control Boundary Plans and Details (Sheets 30 – 42 of 81), Proposed Retail & Mixed Use Preliminary/Final Land Development, Subdivision & Conditional Use Plans for Higher Rock Partners, LP, prepared by Bohler Engineering, dated October 13, 2017, last revised June 15, 2018.
- D. General Project Description and Preliminary Stormwater Management Calculations, prepared by Bohler Engineering, dated October 13, 2017, last revised June 15, 2018.
- E. PAG-02 NPDES General Permit for Stormwater Discharges Associated with Construction Activities (“PAG-02 General Permit”), NPDES Permit No. PAC460174, dated June 25, 2018.
- F. Opinion of Probable Construction Cost associated with the proposed grading activities, prepared by Bohler Engineering, dated June 4, 2018.

#### II. GENERAL

Refer to our previous letter dated March 9, 2018 for a detailed description of the overall land development project associated with this grading permit. The Montgomery Township Board of Supervisors previously granted Preliminary & Final Land Development Approval, subject to conditions. Refer to Resolution #3 adopted December 18, 2017 for details, including a list of waivers granted as part of the approval. This review of the Application for Grading Permit addresses only the Grading Permit and does not address any outstanding issues associated with the Land Development Application. Also, the plans submitted with the Application for Grading Permit incorporated significant changes, including a ±35 feet tall retaining wall. The associated land development plans are considered amended plans and will be considered separately by the Board of Supervisors. This review addresses only the Grading Permit and does not include review of the overall,

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

amended land development.

### III. REVIEW COMMENTS

Based on our review, the plans appear to comply with the applicable grading and erosion and sediment control sections of the Montgomery Township Subdivision and Land Development Ordinance (Chapter 205) and the Montgomery Township Stormwater Management Ordinance (Chapter 206) where waivers have not been previously granted. Upon further development of the plans, additional items may become apparent. We note the following general comments that shall be addressed by the Applicant.

1. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCC, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
2. If a grading permit is issued; the revision date of the current plan set (June 15, 2018) should be referenced. Also, the activities associated with the permit should be limited to Construction Sequence Phase I, 1 through 9 (Sheet 39 of 81, last revised June 15, 2018). The development should not proceed beyond the sequence noted herein until such time that the amended land development is approved by the Board of Supervisors and the various agreements and financial security are in place.
3. Design calculations and construction details, including all fall protection barriers, for the retaining walls shall be provided for Township review and approval prior to construction. The plans include fall protection along the top of the newly added retaining wall on Lot 1. We recommend the wall be designed to accommodate future guiderail.
4. Only one spot elevation for the retaining wall on Lot 1 has been provided. Additional top and bottom of wall spot elevations are required to be shown on the plan. At a minimum, spot elevations at every change in direction and 5 foot bottom contour change shall be provided.
5. Discharge from IN49 is directed by a 24 inch RCP to MH31. The manhole acts as a manifold for several other pipes. The 24 inch pipe from IN49 was sized assuming 70% of the tributary area is impervious cover to account for future development of the area above the wall (Lot 1). The energy grade lines (EGLs) at MH31 and at the nearest adjacent structures (OS04 & MH22) are contained below the top of grates for these structures (Stormwater Management Calculations, pages 280 and 281, Pipe Report for the 100 year design storm). It appears that IN49, MH31, and the connecting pipe will function as intended based on the information and analysis provided by the Applicant. However, based upon the hydraulic grade lines (HGLs) at MH31, we recommend the Applicant evaluate OS04 to verify it will function as intended and that backflow from MH31 will not impact the operation of the outlet structure.
6. Provide documentation supporting the proposed burial depth of the 24 inch RCP Pipe IN49-MH31. We note Class III RCP is specified (General Grading & Utility Note 21, Sheet 6 of 81). American Concrete Pipe Association Fill Tables indicate a maximum depth range of 9 to 23 feet for 24 inch Class III RCP depending on the bedding type. If the proposed burial depth requires specific bedding, RCP Class, etc. we recommend a specific detail and notes be added to the plans documenting the various requirements for this pipe.
7. It appears standard PennDOT precast inlet box details accommodate maximum burial depths up to 30 feet (PennDOT Publication 72M, RC-46M, Sheet 26 of 34). Provide structural documentation for review and approval prior to construction supporting the proposed burial depth of IN49, which is in excess of 30 feet.
8. Review of the Opinion of Probable Construction Cost will be provided under separate cover.
9. Review of the amended Land Development Plans will be provided under separate cover.

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

Sincerely,



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

JPD/si

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Ken Amey, AICP  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
John Antonucci – Higher Rock Partners, LP  
Jim Kahn, President – Higher Rock Partners, LP  
Wendy Feiss McKenna – Robert L. Brant & Associates  
George Hartman, P.E. – Bohler Engineering  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



July 6, 2018

File No. 2016-07014-01

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

Reference: Preliminary/Final Land Development and Subdivision Application – LDS#694  
Site Accessibility Review  
Higher Rock Partners, LP - Stump Road and Bethlehem Pike (S.R. 0309)  
Tax Parcel #46-00-00298-007, 46-00-00295-001, 46-00-00301-004, 46-00-03562-001, 46-00-03556-007, and 46-00-03562-109; Block 19, Units 3, 49, 17, 19, 35, and 43

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has completed an accessibility review of the Preliminary/Final Land Development, Subdivision & Conditional Use Plans for Higher Rock Partners, LP (81 sheets), prepared by Bohler Engineering, dated October 13, 2017, last revised June 15, 2018.

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

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

In addition, we note the Applicant has indicated ATM machines will be installed to meet all standards of ADA compliance. Details should be provided at the time of building permitting to confirm the requirements of sections IBC §E105.5 & ICC §707 are satisfied.

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

Sincerely,

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

VJE/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Ken Amey, AICP  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
John Antonucci – Higher Rock Partners, LP  
Jim Kahn, President – Higher Rock Partners, LP  
Wendy Feiss McKenna – Robert L. Brant & Associates  
George Hartman, P.E. – Bohler Engineering  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.

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March 20, 2018

File No. 2016-07014-01

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

Reference: Preliminary/Final Land Development and Subdivision Application – LDS#694  
Site Accessibility Review  
Higher Rock Partners, LP - Stump Road and Bethlehem Pike (S.R. 0309)  
Tax Parcel #46-00-00298-007, 46-00-00295-001, 46-00-00301-004, 46-00-03562-001,  
46-00-03556-007, and 46-00-03562-109; Block 19, Units 3, 49, 17, 19, 35, and 43

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the preliminary/final land development plans 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, outdoor patio/seating areas, or any interior elements. We offer the following comments for consideration:

I. SUBMISSION

- A. Preliminary/Final Land Development, Subdivision & Conditional Use Plans for Higher Rock Partners, LP (73 sheets), prepared by Bohler Engineering, dated October 13, 2017, last revised February 1, 2018.

II. ACCESSIBILITY REVIEW COMMENTS

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

1. IBC §1104.1 – At least one accessible route within the site shall be provided from the public streets and sidewalk to an accessible building entrance. Spot elevations should be added to the portion of sidewalk connecting the public sidewalk along Witchwood Drive to the proposed office building entrance to demonstrate an accessible route can be provided.
2. IBC §1105.1.3 – The plans indicate restricted entrances are proposed for several of the buildings. Where restricted entrances are provided to a building or facility, at least one restricted entrance to the building or facility shall be accessible. The plans should show an accessible route can be provided to the noted restricted entrances, specifically Wendy's, Wawa, and Citadel Bank. We note no restricted entrance is identified for the proposed retail building.

3. IBC §1105.1.6 – At least one accessible entrance shall be provided to each tenant in a facility. Information shall be provided to indicate whether any tenant buildings are proposed with individual exterior tenant entrances to confirm whether the requirements of this section apply to the land development plans and have been met, as may be applicable.
4. IBC §§1106.1 & 1106.6 - Accessible parking spaces shall be located on the shortest accessible route of travel to an accessible building entrance and dispersed to be located near the multiple accessible entrances. In addition, a minimum of 4 accessible spaces are required for a parking facility consisting of 76-100 spaces. A van accessible parking space and access aisle should be located at the northern side of the 3-story office building to satisfy the requirements of these sections.
5. IBC §1111.1 – If not all entrances (public, restricted, service, etc.) are accessible, the plans shall be revised to provide signage at accessible entrances. The signage shall comply with ICC §703 and include the International Symbol of Accessibility. In the event not all entrances are accessible, required signage should be shown on the plan with associated details.
6. IBC §1111.2 – If not all entrances (public, restricted, service, etc.) are accessible, directional signage, indicating the route to the nearest like accessible entrance, shall be provided at inaccessible building entrances. The directional signs shall comply with ICC §703 and include the International Symbol of Accessibility. In the event not all entrances are accessible, required signage should be shown on the plan with associated details.
7. IBC §E105.5 & ICC §707 – The Applicant has indicated ATM machines will be installed to meet all standards of ADA compliance. Details should be provided to confirm the requirements of these sections are satisfied.
8. ICC §§403, 405, & 406 – Information shall be provided to confirm that the slopes of all accessible routes comply with the walking surface, ramp, or curb ramp requirements. Additionally, a detailed design shall be provided for each curb ramp; curb ramp designs which are being reviewed by PennDOT as part a Highway Occupancy Permit do not need to be added to the land development plans.
9. ICC §502.5 – Spot elevations shall be provided at the four corners of each accessible parking space and access aisle to confirm that the surface slopes are not steeper than 1:48.
10. A “No Parking By Order of Fire Marshal” (AA) sign is proposed within the ramp section on the southeast corner of the proposed retail building. We recommend the sign be relocated outside the ramp section of the accessible route.
11. We recommend detectable warning surfaces (DWS) be placed on all proposed accessible curb ramps located along Witchwood Drive. The detail for the DWS should be added to the plans.

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

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

Sincerely,



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

VJE/si

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
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Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
John Antonucci – Higher Rock Partners, LP  
Jim Kahn, President – Higher Rock Partners, LP  
Wendy Feiss McKenna – Robert L. Brant & Associates  
George Hartman, P.E. – Bohler Engineering  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.



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July 3, 2018

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

**SUBJECT: HIGHER ROCK MIXED USE LAND DEVELOPMENT  
AMENDED PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
TOWNSHIP LD/S NO. 694  
PROJECT NO. 1655305R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Amended Preliminary/Final Land Development, Subdivision, and Conditional Use Plans for the Proposed Retail and Mixed-Use Land Development prepared for Higher Rock Partners, LP by Bohler Engineering, dated October 13, 2017, last revised June 15, 2018. The site is located south of the intersection of Route 309 and Stump Road, within the LI Limited Industrial Zoning District and the HLI Highway Limited Industrial Overlay District.

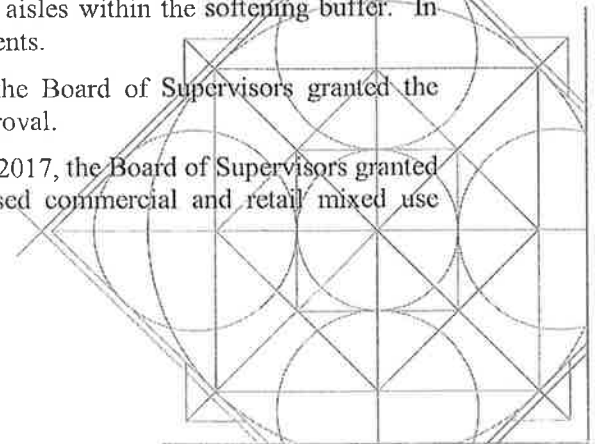
The existing site consists of five tax parcels. Present uses include a retail garden center/nursery, residential, and vacant/unimproved lots. The plans proposed the consolidation and subdivision of the subject parcels into four (4) lots and an area of right-of-way to be dedicated to the Township and used for an extension of Witchwood Drive.

Lot 1 is proposed to contain a 2,566 SF Wendy's Restaurant with drive-thru facilities and a 5,585 SF Wawa Convenience Store with a 16-bay Gasoline Filling Station. Lot 2 is proposed to contain a 2,676 SF Citadel Bank Financial Institution with drive-thru facilities, a 6,000 SF Retail Sales Building, and a 16,000 SF 3-story Business or Professional Office Building. In addition, a 1,500 SF addition is proposed to be constructed to enlarge the existing Retail Garden Center Building/Nursery structure. Lot 3 is proposed to contain a 4,500 SF Garden Center Building/Nursery. It appears that Lot 2 will continue to be used for plant material display accessory to the Garden Center, and an existing single-residence is to remain on Lot 1. Associated parking, signage, dumpster, and underground stormwater management facilities are also proposed.

On November 17, 2017 the applicant received variances and special exceptions from the Zoning Hearing Board for the following: to permit an outdoor dining area accessory to the restaurant use; to permit reduced front yard and building setbacks for the proposed garden center(s); to permit the location of the trash enclosure in front of the Wawa building; to permit reduced parking spaces for the proposed garden center buildings, and to permit portions of the parking and drive aisles within the softening buffer. In addition, variances were granted for a number of signage requirements.

At their regularly scheduled meeting on December 18, 2017, the Board of Supervisors granted the application Conditional Preliminary/Final Land Development Approval.

In addition, at their regularly scheduled meeting on December 18, 2017, the Board of Supervisors granted the application Conditional Use Approval to permit the proposed commercial and retail mixed use development as described above within the LI/HLI Districts.



The submitted Amended plan has been revised to show a large area of fill to the west of the proposed Wawa, with large retaining walls at the perimeter. The fill is proposed to remain on the site instead of being removed. As a result, additional woodland disturbance is proposed. It appears that the rest of the proposed landscape improvements remain as shown in previous submissions.

We offer the following comments for your consideration.

1. Landscape Plan Requirements

SLDO Section 205-51(18): a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. Unit costs for plant material shall include costs for labor, materials, and guaranty, and shall be so stated on the estimate. A revised cost estimate reflecting the changes shown in the amended plan shall be submitted.

2. General Comments

- A. SLDO 205-55.A: No building permit shall be issued unless a performance bond or other surety approved by the Township solicitor has been filed with the Township in an amount equal to the cost of purchasing, planting, maintaining and replacing all vegetative materials for a period of 18 months after written acceptance of the first landscape installation by the Township.
- B. A portion of the retaining wall and plantings to the west of the proposed Wawa is not included in landscape plans A, B or C. The Applicant's project team has provided a PDF of this area to confirm that all required landscaping has been provided. The landscape plans shall be revised to include all proposed plantings within the PCSM Landscape Plans.
- C. A number of trees and shrubs within the South softening buffer are located between the retaining wall and the property line. The retaining wall will be as high as 25' along the south property line, and as high as 33' near the inlet to the west of the Wawa. The plans show that where the retaining wall is nearest to the property line, there will be approximately 10' between the wall and property line. Access to the trees and shrubs in this area to provide water and maintenance may prove difficult. Additionally, the amount of shade generated by the wall and the restricted growing space may impact the growth of the trees in this area. We recommend that the design team evaluate the species in these areas to ensure that the plants are situationally appropriate, or to determine whether relocating a portion of the plant material to the top of the retaining wall would be feasible.
- D. The proposed retaining wall to the rear of the Wawa will be between 22' and 33' in height. We recommend that evergreen trees, shrubs and vines be used in addition to the proposed Magnolias in order to provide better visual coverage for this large wall.
- E. One grouping of *Zelkova serrata* 'Village Green' along Witchwood Drive west of the proposed office building is labeled as having seven (7) trees, but only six (6) are shown. The plans shall be revised to correct this discrepancy.
- F. Tree Labels in the Off-Site Planting Area diagram on sheet 47 of 81 are not legible; in addition this planting area is only partially shown on PCSM Landscape Plan C. The plans should be revised to clearly show the plants proposed in this area.

Mr. Lawrence Gregan, Township Manager  
Higher Rock Mixed Use Land Development  
July 3, 2018  
Page 3 of 3

- G. The Tree Replacement Landscape Schedule indicates that seventeen (17) *Fagus grandifolia* are proposed as replacement trees. However, the compliance chart shows that fifteen (15) are proposed. The plans shall be revised to correct this discrepancy.

Sincerely,



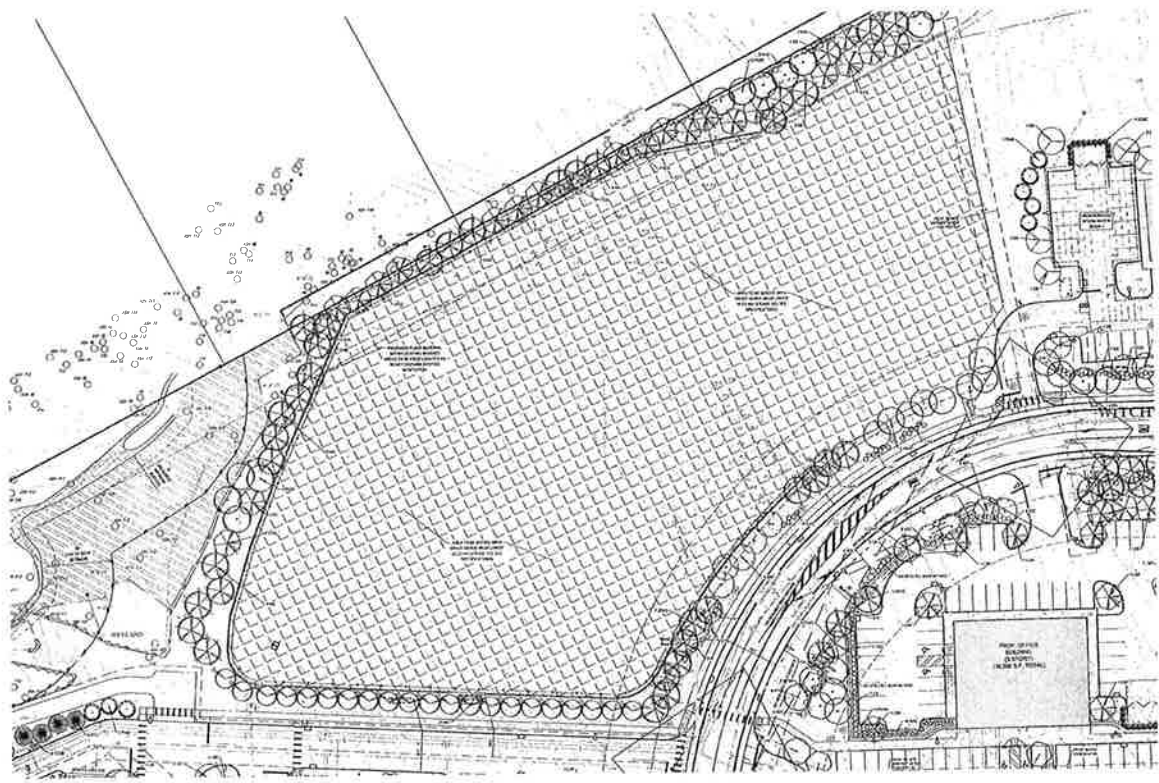
Judith Stern Goldstein, ASLA, R.L.A.  
Managing Director



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

JSG/vll/kam

cc: Board of Supervisors  
Planning Commission  
Bruce Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer  
James P. Dougherty, P.E., Gilmore & Associates, Inc.  
Kevin Johnson, P.E., Traffic Planning & Design  
Ken Amey, AICP  
John and Mary Anne Antonucci, Higher Rock Partners, LP  
Jim Kahn, Higher Rock Partners, LP  
George J. Hartman III, P.E., Bohler Engineering PA, LLC





**Boucher & James, Inc.**  
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY  
INNOVATIVE ENGINEERING

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

2756 Rimrock Drive  
Stroudsburg, PA 18360  
570-629-0300  
Fax 570-629-0306  
Mailing:  
P.O. Box 699  
Bartonsville, PA 18321

559 Main Street, Suite 230  
Bethlehem, PA 18016  
610-419-9407  
Fax 610-419-9408

[www.bjengineers.com](http://www.bjengineers.com)

April 30, 2018

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

**SUBJECT: HIGHER ROCK MIXED USE LAND DEVELOPMENT  
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
TOWNSHIP LD/S NO. 694  
PROJECT NO. 1655305R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary/Final Land Development, Subdivision, and Conditional Use Plans for the Proposed Retail and Mixed-Use Land Development prepared for Higher Rock Partners, LP by Bohler Engineering, dated October 13, 2017, last revised April 6, 2018. The site is located south of the intersection of Route 309 and Stump Road, within the LI Limited Industrial Zoning District and the HLI Highway Limited Industrial Overlay District.

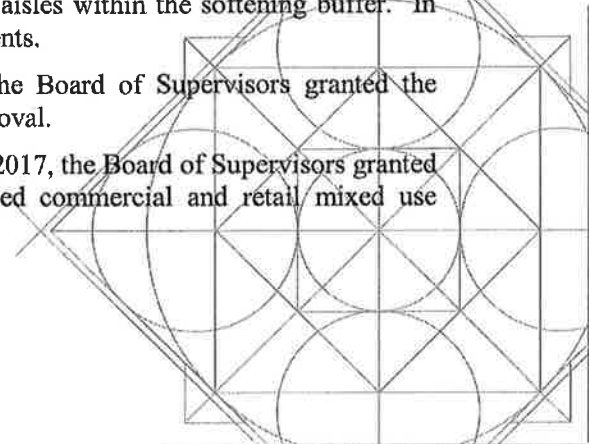
The existing site consists of five tax parcels. Present uses include a retail garden center/nursery, residential, and vacant/unimproved lots. The plans proposed the consolidation and subdivision of the subject parcels into four (4) lots and an area of right-of-way to be dedicated to the Township and used for an extension of Witchwood Drive.

Lot 1 is proposed to contain a 2,566 SF Wendy's Restaurant with drive-thru facilities and a 5,585 SF Wawa Convenience Store with a 16-bay Gasoline Filling Station. Lot 2 is proposed to contain a 2,676 SF Citadel Bank Financial Institution with drive-thru facilities, a 6,000 SF Retail Sales Building, and a 16,000 SF 3-story Business or Professional Office Building. In addition, a 1,500 SF addition is proposed to be constructed to enlarge the existing Retail Garden Center Building/Nursery structure. Lot 3 is proposed to contain a 4,500 SF Garden Center Building/Nursery. It appears that Lot 2 will continue to be used for plant material display accessory to the Garden Center, and an existing single-residence is to remain on Lot 1. Associated parking, signage, dumpster, and underground stormwater management facilities are also proposed.

On November 17, 2017 the applicant received variances and special exceptions from the Zoning Hearing Board for the following: to permit an outdoor dining area accessory to the restaurant use; to permit reduced front yard and building setbacks for the proposed garden center(s); to permit the location of the trash enclosure in front of the Wawa building; to permit reduced parking spaces for the proposed garden center buildings, and to permit portions of the parking and drive aisles within the softening buffer. In addition, variances were granted for a number of signage requirements.

At their regularly scheduled meeting on December 18, 2017, the Board of Supervisors granted the application Conditional Preliminary/Final Land Development Approval.

In addition, at their regularly scheduled meeting on December 18, 2017, the Board of Supervisors granted the application Conditional Use Approval to permit the proposed commercial and retail mixed use development as described above within the LI/HLI Districts.





Mr. Lawrence Gregan, Township Manager  
Higher Rock Mixed Use Land Development  
April 30, 2018  
Page 2 of 2

We offer the following comments for your consideration.

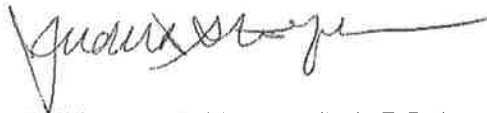
1. Landscape Plan Requirements

SLDO Section 205-51(18): a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. Unit costs for plant material shall include costs for labor, materials, and guaranty, and shall be so stated on the estimate.

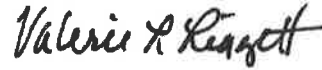
2. General Comments

SLDO 205-55.A: No building permit shall be issued unless a performance bond or other surety approved by the Township solicitor has been filed with the Township in an amount equal to the cost of purchasing, planting, maintaining and replacing all vegetative materials for a period of 18 months after written acceptance of the first landscape installation by the Township.

Sincerely,



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



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

JSG/vll/kam

cc: Board of Supervisors  
Planning Commission  
Bruce Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer  
James P. Dougherty, P.E., Gilmore & Associates, Inc.  
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March 9, 2018

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

**SUBJECT: HIGHER ROCK MIXED USE LAND DEVELOPMENT  
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
TOWNSHIP LD/S NO. 694  
PROJECT NO. 1655305R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary/Final Land Development, Subdivision, and Conditional Use Plans for the Proposed Retail and Mixed-Use Land Development prepared for Higher Rock Partners, LP by Bohler Engineering, dated October 13, 2017, last revised February 1, 2018. The site is located south of the intersection of Route 309 and Stump Road, within the LI Limited Industrial Zoning District and the HLI Highway Limited Industrial Overlay District.

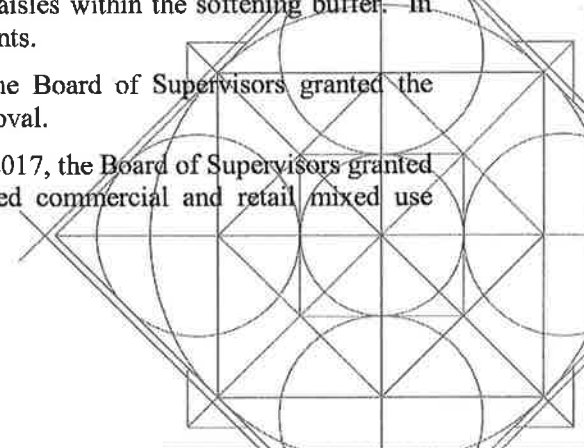
The existing site consists of five tax parcels. Present uses include a retail garden center/nursery, residential, and vacant/unimproved lots. The plans proposed the consolidation and subdivision of the subject parcels into four (4) lots and an area of right-of-way to be dedicated to the Township and used for an extension of Witchwood Drive.

Lot 1 is proposed to contain a 2,566 SF Wendy's Restaurant with drive-thru facilities and a 5,585 SF Wawa Convenience Store with a 16-bay Gasoline Filling Station. Lot 2 is proposed to contain a 2,676 SF Citadel Bank Financial Institution with drive-thru facilities, a 6,000 SF Retail Sales Building, and a 16,000 SF 3-story Business or Professional Office Building. In addition, a 1,500 SF addition is proposed to be constructed to enlarge the existing Retail Garden Center Building/Nursery structure. Lot 3 is proposed to contain a 4,500 SF Garden Center Building/Nursery. It appears that Lot 2 will continue to be used for plant material display accessory to the Garden Center, and an existing single-residence is to remain on Lot 1. Associated parking, signage, dumpster, and underground stormwater management facilities are also proposed.

On November 17, 2017 the applicant received variances and special exceptions from the Zoning Hearing Board for the following: to permit an outdoor dining area accessory to the restaurant use; to permit reduced front yard and building setbacks for the proposed garden center(s); to permit the location of the trash enclosure in front of the Wawa building; to permit reduced parking spaces for the proposed garden center buildings, and to permit portions of the parking and drive aisles within the softening buffer. In addition, variances were granted for a number of signage requirements.

At their regularly scheduled meeting on December 18, 2017, the Board of Supervisors granted the application Conditional Preliminary/Final Land Development Approval.

In addition, at their regularly scheduled meeting on December 18, 2017, the Board of Supervisors granted the application Conditional Use Approval to permit the proposed commercial and retail mixed use development as described above within the LI/HLI Districts.



We offer the following comments for your consideration.

1. Landscape Plan Requirements

SLDO Section 205-51(18): a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. Unit costs for plant material shall include costs for labor, materials, and guaranty, and shall be so stated on the estimate.

2. Planting Requirements

A. ZO 230-127.A(8) requires two (2) square feet of landscaping for each square foot of freestanding sign area for freestanding signs within the Limited Industrial District. The following should be addressed as they relate to landscaping required for freestanding signs:

1. The required landscaping shall be provided for the freestanding Wendy's Pre-Sell and Menu boards.
2. Freestanding Multi-Tenant signs, with 100 SF +/- of area on each side, require a minimum of 400 SF of landscaping for each sign. The Multi-Tenant signs in front of the proposed retail and Garden Center buildings propose 250.17 SF +/- and 386.46 SF +/- of landscaped area respectively. The plans shall be revised to demonstrate compliance with the landscaping requirement.
3. We recommend a note be added to the plans requiring compliance with this landscape requirement should any additional monument or other freestanding signage be added to the site.

3. Recommended Plant List and Planting Standards and Guidelines

- A. SLDO 205-56.A and B: street trees shall have a single, straight trunk and unpruned central leader free of codominant stems within the lower half of the crown. A note shall be added to the plan specifying this requirement for street trees.
- B. SLDO 205-56.A and B: main branches of street trees are required to be pruned to a height of 8' above the ground, and small street trees are required to be pruned to a height of 6'. General Note #11 requires pruning to a height of 9' above the ground. As the small street trees proposed will be a minimum of 8-10' in height we recommend the note be revised to use the ordinance pruning heights.
- C. SLDO 205-56.D requires evergreen trees have a single leader with no codominant stems, symmetrically branched to the ground. A note shall be added to the plan specifying this requirement.

4. General Comments

- A. SLDO 205-55.A: No building permit shall be issued unless a performance bond or other surety approved by the Township solicitor has been filed with the Township in an amount equal to the cost of purchasing, planting, maintaining and replacing all vegetative materials for a period of 18 months after written acceptance of the first landscape installation by the Township.
- B. We recommend that the Slope Tree Planting Detail and the Evergreen Tree Planting Detail be revised to specify that brightly colored flagging be attached to the guy wires for safety purposes.
- C. Proposed Tree Protection Fence adjacent the control building and south of the proposed garden center shall be revised so that the limit of disturbance does not intrude into the tree protection zone.

Mr. Lawrence Gregan, Township Manager  
Higher Rock Mixed Use Land Development  
March 9, 2018  
Page 3 of 3

- D. The waiver list on the cover sheet shall be revised to show December 18, 2017 as the date of approval for the waivers listed.
- E. Supplemental Landscape Note 6 should be revised to indicate that weed barrier is only to be installed on the Wawa property.
- F. Supplemental Landscape Note 6 should be revised to specify the guarantee period as 18 months from the date of authorization for start of maintenance by the Montgomery Township Board of Supervisors.
- G. Landscape Specification 11.A should be revised to reference Supplemental Landscape Note 14.
- H. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



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



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

JSG/vll/kam

cc: Board of Supervisors  
Planning Commission  
Bruce Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer  
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Jim Kahn, Higher Rock Partners, LP  
George J. Hartman III, P.E., Bohler Engineering PA, LLC



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

**May 2, 2018**

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

**RE: Retail and Mixed Use - Higher Rock Partners, LP  
Preliminary/Final Land Development Plan Review**  
*Montgomery Township, Montgomery County, PA*  
Montgomery Township LD/S# 694  
TPD No. MOTO-00054

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the following items:

- Preliminary/Final Land Development Plans prepared by Bohler Engineering, dated October 13, 2017, last revised April 6, 2018;
- Response letter prepared by Bohler Engineering, dated April 9, 2018.

TPD designed the Witchwood Drive Extension and the improvements to Stump Road and Bethlehem Pike. As such, TPD did not review the design of the Witchwood Drive Extension nor review the design for any of the improvements to the existing road network. PennDOT will continue its review of the design of the improvements to Stump Road and Bethlehem Pike as part of their review of the Highway Occupancy Permit plan and Traffic Signal Permit plan submissions. Gilmore Associates reviewed the design of the Witchwood Drive Extension to ensure compliance with the Township SALDO. Therefore, our review was limited to Plan Comments (on-site circulation and traffic control measures), the traffic impact study, and site lighting. Rather than repeating comments from our May 2, 2018 Conditional Use Plan Review Letter, all comments in that Review Letter apply to the Land Development Application as well.

Based on our review, we offer the following comments using the same numbering system as our December 4, 2017 and March 9, 2018 review letters for those comments not yet addressed. Comments that were addressed are not shown.

Mr. Bruce S. Shoupe  
May 2, 2018  
Page 2

**Plan Comments**

3. The centerline profiles for Driveways 2 and 4 should be included in the plans for review. It appears that some of the information for these driveways is shown on Sheet 15, but some of the CADD levels may be turned off.
12. In our opinion, the stop sign and stop bar on the southbound approach of the north/south parking aisle for the upper level of the office building at the internal intersection of the office building access drive from Witchwood Drive need to be removed.

**Site Lighting Comments**

13. Backlight Control Shields are now proposed for three lighting fixtures. However, light spillover can be further reduced if the A1 fixtures at the northern ingress radius of the Enter-Only driveway on Bethlehem Pike and at the egress right turn lane radius from Witchwood Drive onto Stump Road are also provided with the BLS option.
19. Please revise the CCT for all fixtures to be 4000K. Upon initial research of the fixtures provided, 4000K should be available for all proposed fixtures.

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

Sincerely,  
TRAFFIC PLANNING AND DESIGN, INC.



Kevin L. Johnson, P.E.  
*President*

cc: Larry Gregan, Township Manager  
Mary Gambino, Township Project Coordinator  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
George Hartman, PE, Bohler Engineering  
John Antonucci, Applicant  
James Kahn, Applicant  
Frank Falzone, P.E., TPD  
Jerry Baker, P.E., TPD  
Eric Hammond, TPD



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

**March 9, 2018**

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

**RE: Retail and Mixed Use - Higher Rock Partners, LP  
Preliminary/Final Land Development Plan Review**  
*Montgomery Township, Montgomery County, PA*  
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Based on our review, we offer the following comments using the same numbering system as our December 4, 2017 review letter for those comments not yet addressed. Comments that were addressed are not shown.

### Plan Comments

2. The sight distance triangles shown on the landscape plans (Sheets 37-40) show trees located within the sight lines for, and between, both driveways serving the office building. In addition, the driveways are located on the inside of a horizontal curve with fairly steep grades along Witchwood Drive. Therefore, it is recommended that the sight distance triangles for both driveways (extending toward each other) should be maximized by revising the sight triangles to begin at a point 10 feet back from the edge of road on both driveways (as currently shown) and extending along the retaining wall.
3. The driveway grades for Driveways 2 and 4 must be revised to not exceed 4% for a distance of 20 feet behind the curblin in accordance with Section 92-2 of the Montgomery Township Ordinances.
4. The response letter indicates that deliveries for the Wendy's restaurant will occur during non-business hours and the garden center will not require deliveries from semi-trucks. Therefore, a note needs to be provided in the General Notes section on Sheet 6 and on the truck circulation plans on Sheets 70-73 indicating the largest delivery vehicle that each building can accommodate and the hours that deliveries will be permitted/restricted. In addition, the Township should determine if conditions pertaining to deliveries are required on the plan approval and/or lease documents.
6. The following comments pertain to the truck circulation plans on Sheets 70 - 72:
  - a. TPD will defer to the Fire Marshal for review of the fire truck templates with respect to fire codes, required routes, clearance to parked vehicles, etc.
  - b. The plans need to either 1) demonstrate that a delivery vehicle entering the site from the entrance only driveway on Bethlehem Pike can turn right at the internal intersection heading toward the proposed retail building to ensure that a sufficient corner radius has been provided at the internal intersection or 2) post the site entrance at this intersection for no right turns by trucks per the standard signs in the current edition of the *Manual on Uniform Traffic Control Devices (MUTCD)*.
  - c. The trash truck template for the bank (Sheet 72) shows the truck encroaching on the drive-thru concrete pad. However, it is unclear if there is an overhang covering the pad and if sufficient vertical clearance is provided. The Applicant's engineer should verify that there will be sufficient vertical clearance for trash trucks.
7. TPD is continuing to coordinate with the Fire Company, Township staff, and PennDOT regarding actuation of the Fire Company access on Stump Road located between the existing signalized intersection at Bethlehem Pike and the proposed signalized intersection at Witchwood Drive.



9. The pavement markings along Witchwood Drive should be revised to dedicated left turn lanes at the proposed driveway intersections in lieu of a two-way center turn lane as previously indicated. The pavement markings on the land development plans should be coordinated with the roadway improvement plans.
11. The following comments pertain to the notes which were previously requested:
  - c. TPD will defer to the Township engineer for an accessibility review.
  - d. The sight distance note for Driveway #2 should be revised to indicate a required sight distance of 250 feet to the left and 195 feet to the right.

#### **New Plan Comments**

12. In our opinion, stop signs and stop bars need to be eliminated at the internal intersection of the office building access drive from Witchwood Drive with the north/south parking aisle for the upper level of the office building.
13. In our opinion, the stop bar on the north side of the DO NOT ENTER pavement marking legend at the first internal intersection of the right turn entrance only drive from Bethlehem Pike needs to be eliminated.

#### **Traffic Impact Study Comments**

1. TPD has revised the traffic signal permit plan for the intersection of Witchwood Drive and Knapp Road to extend the storage length for the northbound Witchwood Drive approach per the recommendation in the August 2017 Traffic Study. Therefore, this comment has been addressed.

#### **Site Lighting Comments**

10. The reviewer acknowledges that Note No. 19 has been added to the Lighting Plans addressing 50% reduction for post-10PM lighting through dimming. However, the note includes wording for the possibility for 100% output post-10PM supporting a specific purpose. Please identify if a specific purpose exists within the development where lights shall remain at 100% output between 10PM and dawn requiring Township approval, or remove "unless supporting a specific purpose" wording from Note No. 19.
12. The luminaire schedule was revised to add the BUG rating. The four lights (wall mounted sconces) at each entrance to the WAWA building have uplight, while the remainder of proposed lighting fixtures have zero uplight (U0). As previously stated, all outdoor lighting fixtures that light the area under outdoor canopies shall be shielded in such a manner that no light is emitted above a horizontal plane. Please revise the S1 and S2 fixtures to be shielded as identified.

Mr. Bruce S. Shoupe  
March 9, 2018  
Page 4

13. In an effort to minimize light spillover, the proposed lighting fixtures along the northern property limits of the site, adjacent to Ramp E and to the east of the intersection of Witchwood Drive and Stump Road, shall be revised to provide backlight control shields. There are 2-A1, 1-B3, and 1-B1 fixtures requiring the BLS option and change in distribution. Please revise the plans and analysis to accommodate this revisions.
16. The reviewer acknowledges that Montgomery Township has granted a waiver from the required use of laminated wood poles for proposed street lighting. However, if the light fixtures located along Witchwood Drive and site access roads will require an alternative installation to the Light Pole Foundation Detail on the Overall Lighting Plan, please provide for review.
18. The reviewer acknowledges the response that light levels are within IES recommendations for the proposed crosswalk. However, per IES RP-8-14, Section 5.3, it is preferred for poles to be placed before crosswalks. Thus, the comment remains as previously requested.

**New Site Lighting Comments**

19. The Catalog Numbers included within the Luminaire Schedule's Description column do not identify the CCT of all fixture type within the project limits. Please revise to tabulate the CCT of all fixtures, specifically the C, S1, S2 and W1 fixtures. Additionally, investigate if providing the same CCT for all proposed fixtures is feasible.
20. The Lighting Plans shall be signed and sealed by a Professional Engineer.

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

Sincerely,  
TRAFFIC PLANNING AND DESIGN, INC.

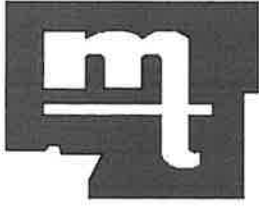


Kevin L. Johnson, P.E.  
President

cc: Larry Gregan, Township Manager  
Mary Gambino, Township Project Coordinator  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
George Hartman, PE, Bohler Engineering  
John Antonucci, Applicant  
James Kahn, Applicant

Mr. Bruce S. Shoupe  
March 9, 2018  
Page 5

Frank Falzone, P.E., TPD  
Jerry Baker, P.E., TPD  
Eric Hammond, TPD



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

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

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

June 29, 2018

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

Re: Higher Rock Partners LP

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans of the: Higher Rock Partners Project. The initial plan review was performed with the understanding that all of the proposed structures were going to be protected by an automatic fire suppression system. You recently informed the Fire Marshal's Office that the proposed Wawa will not be protected by an automatic fire suppression system.

Give the change as described above, the Fire Marshal's Office offers the following comments:

**APPENDIX B**  
**FIRE-FLOW REQUIREMENTS FOR BUILDINGS**

**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 proposed 5,585 square foot Wawa will be classified as Type IIB construction. Based on the requirements set forth in Table B105.1, the applicant is required to provide a minimum fire flow of 1,500 gallons per minute for a duration of 2 hours. The applicant shall provide documentation showing compliance with this code section.

**APPENDIX C**  
**FIRE HYDRANT LOCATIONS AND DISTRIBUTION**

**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.

Bruce Shoupe  
June 29, 2018  
Page 2

**Comment: Based on minimum fire-flow requirement of 1,500 gallons per minute, one (1) fire hydrant is required. The applicant has already proposed a fire hydrant that meets the requirements of this code section.**

In the interest of fire protection and public safety, the Fire Marshal's Office would like to see the building equipped with an automatic fire suppression system as initially proposed. An automatic fire suppression system will not only reduce the risk of injury to the customers, employees, and firefighters but also reduce the potential for property damage caused by a fire.

Notwithstanding the applicant's decision to remove the automatic fire suppression system from the proposed Wawa, the Fire Marshal's Office recognizes that the proposed development is in compliance with the 2009 International Fire Code.

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

Sincerely,

Richard M. Lesniak  
Director of Fire Services

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Ken Amey, AICP  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
John Antonucci – Higher Rock Partners, LP  
Jim Kahn, President – Higher Rock Partners, LP  
Wendy Feiss McKenna – Robert L. Brant & Associates  
George Hartman, P.E. – Bohler Engineering  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.

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

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SUBJECT: Consider Bids Received – Contract 2014-10016 Enclave Boulevard Restoration

MEETING DATE: July 9, 2018

ITEM NUMBER: #9

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gregan  
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman

---

**BACKGROUND:**

Staff received and opened bids on July 6, 2018 at 10:00 a.m. at the Township Building. Two bids were received as follows:

Land Tech Enterprises, Inc.: Base Bid - \$107,720.00/ Alternate Bid \$31,980.00  
Ply-Mar Construction Company, Inc.: Base Bid – \$108,850.00 /Alternate Bid \$31,440.00

The Township Engineer estimate for this project was Base Bid - \$41,892.03/Alternate Bid \$21,846.00

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

**PREVIOUS BOARD ACTION:**

The Board authorized the advertisement of the bid at its Public Meeting on April 23, 2018.

**ALTERNATIVES/OPTIONS:** None

**BUDGET IMPACT:** None

**RECOMMENDATION:** Due to the receipt of bids being more than double the Engineers estimate, it is recommended that the Board of Supervisors reject all bids and authorize rebidding of the contract.

**MOTION/RESOLUTION:**

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby reject all bids received for Contract 2014-10016 - Enclave Boulevard Restoration and direct staff to reevaluate the specifications and rebid the project.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

**ROLL CALL:**

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Authorization to Submit PennDOT ARLE Grant- Emergency Vehicle Preemption System

MEETING DATE: July 9, 2018 ITEM NUMBER: # 10.

MEETING/AGENDA: ACTION NONE

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

INITIATED BY: Stacy Crandell Assistant to Township Manager  BOARD LIAISON: Candyce Fluehr Chimera Chairman, Board of Supervisors

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BACKGROUND:

The Pennsylvania Department of Transportation (PennDOT) is offering funding from the Automated Red Light Enforcement (ARLE) System Grant Funding Program to fund worthwhile projects that improve the safety and mobility of the traveling public. Chief Bendig has provided the attached memo recommending the conversion of the Township's Emergency Preemption System equipment from "sonic" systems to optical systems.

In support of this recommendation we have prepared an application for a grant under the ARLE program to implement "Optical" Emergency Vehicle Preemption" Systems and remove the existing "Sonic" Emergency Vehicle Preemption Systems for eleven traffic signals along the Bethlehem Pike (Route 309) corridor through the Township.

This project is the first phase of a Township-wide initiative to implement Optical Emergency Vehicle Preemption at all of the Township's traffic signalized intersections to provide for an updated emergency vehicle preemption system that can be accessible by all of the regions emergency responders.

The following is the list of traffic signal systems that will be included in this phase of the project:

- SR 309 Bethlehem Pk/Richardson Rd
- SR 309 Bethlehem Pk/DeKalb Pk/Upper State Rd
- SR 309 Bethlehem Pk/English Village Drive/ Gwynedd Crossing Drive
- SR 309 Bethlehem Pk/ North Wales Rd
- SR 309 Bethlehem Pk/Hartman Rd
- SR 309 Bethlehem Pk/Montgomery Mall
- SR 309 Bethlehem Pk/McLaughlin Rd/Taylor Rd
- SR 309 Bethlehem Pk/Knapp Rd
- SR 309 Bethlehem Pk/Connector A
- SR 309 Bethlehem Pk/Montgomery Mall South Access
- SR 309 Bethlehem Pk/Fox Meadow Dr/Line St.

The Township is seeking a grant in the amount of \$248,919.00 for this project. While a match is not required but is looked at favorably when awarding the grant, the Township's local match will consist of the cost to purchase and install seventeen (17) new light bars. The new light bars will be outfitted with the necessary emitters required to activate the Optical Vehicle Preemption System at an estimated cost of \$46, 692.16. These light bars are scheduled for replacement under the Township's Capital Equipment Replacement program.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

The amount of the grant requested will cover 100% of the engineering and construction costs for implementation of this equipment. Although a monetary match is not required, but is looked at favorably when awarding funding, the Township Staff recommends utilizing municipal funds estimated at \$46,692.16 to purchase and install the 17 light bars outfitted with emitters required to use the Optical Emergency Vehicle Preemption Systems from Township Police cars. Township Fire Department vehicles already have this equipment as do vehicles operated by the Volunteer Medical Service Corps of Lansdale.

RECOMMENDATION:

Staff is recommending the Board authorize the submission of the ARLE grant application to PennDOT.

MOTION/RESOLUTION:

See attached resolution.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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



**RESOLUTION**

**BE IT RESOLVED**, by authority of the Board of Supervisors of  
(Name of governing body)  
the Township of Montgomery, Montgomery County, and it  
(Name of MUNICIPALITY)  
is hereby resolved by authority of the same, that the Township Manager of  
(designate official title)  
said MUNICIPALITY is authorized and directed to sign the attached Automated Red Light  
Enforcement Program Project Funding Agreement on its behalf.

**ATTEST**

Township of Montgomery  
(Name of MUNICIPALITY)

\_\_\_\_\_  
(Signature and designation of official title)  
**LAWRENCE J. GREGAN, SECRETARY**

By: \_\_\_\_\_  
(Signature and designation of official title)  
**CANDYCE FLUEHR CHIMERA, CHAIRMAN**

I, Deborah Rivas, Assistant Secretary, of  
(Name) (Official Title)  
the Board of Supervisors of Montgomery Township, do hereby certify that the foregoing is  
(Name of governing body and MUNICIPALITY)  
a true and correct copy of the Resolution adopted at a regular meeting of the Montgomery  
Township Board of Supervisors, held the 9<sup>h</sup> day of July, 2018.  
(Name of governing body)

DATE: July 9, 2018

\_\_\_\_\_  
(Signature and designation of official title)  
**DEBORAH RIVAS**  
**ASSISTANT SECRETARY**



## 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: Larry Gregan, Township Manager  
From: J. Scott Bendig, Chief of Police  
Date: June 28, 2018  
Re: Optical Emergency Vehicle Preemption System

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An emergency vehicle preemption (EVP) system allows the normal operation cycle of a traffic signal to be overridden, halting conflicting traffic and allowing the emergency vehicle the right-of-way. These EVP systems are designed to help reduce emergency vehicle response times and enhance traffic safety.

Currently, the majority of Montgomery Township's signalized intersections are outfitted with sonic style EVP systems. Sonic style EVP systems use the sound of the siren on an emergency vehicle approaching an intersection to override the normal traffic signal cycle giving priority to the approaching emergency vehicle. Microphones mounted at or in advance of the intersection pick up the sound of the siren. While the sonic style EPV system eliminates the need and cost for additional equipment to be installed on emergency vehicles, the effectiveness of the sonic style EPV systems are in question. The effectiveness of a microphone to pick up a siren and activate the signal preemption is dependent upon the mounting location of the siren on the emergency vehicle, the siren tone utilized, as well as environmental conditions, to include precipitation and wind. Due to these factors, it is not uncommon for an emergency vehicle to be through an intersection when the sonic style EPV system finally activates the signal preemption.

At a recent Montgomery Township Traffic Engineers meeting, a discussion regarding EVP systems occurred. It was agreed that an optical EVP system was a more effective system. Optical EVP systems utilize infrared and visible lights that are installed in the lightbars of emergency vehicles to override the normal traffic signal cycle. These optical EVP systems are more dependable, negating many of the factors that make the sonic style EPV systems unpredictable. Additionally, optical EVP systems are the preferred EVP systems for a majority of municipalities that surround Montgomery Township. At present, all fire department and Volunteer Medical Service Corps vehicles are all equipped with optical EVP systems. Currently, the police department light bars are not equipped to activate optical EVP systems. Because of the improved reliability and safety of the

optical EPV systems, the department is proposing to include optical EVP equipment in all new light bars when they are replaced in coordination with the township's capital equipment replacement schedule. The ultimate goal is to upgrade all of the police vehicles to include optical EPV equipment in anticipation of upgrading of Township traffic signal equipment to optical EPV systems.

**2018 Automated Red Light Enforcement (ARLE) Grant Program Application**



**Montgomery Township (ARLE-2018-46211-1520)**

**District / County** 06 - Montgomery County

**Project Title** Montgomery Township Emergency Vehicle Preemption System

**Applicant Contact Information**

**First Name**

Lawrence

**Last Name**

Gregan

**Title**

Township Manager

**Street Address**

1001 Stump Road

**City**

Montgomeryville

**Zip Code**

18936

**Phone Number**

2153936900

**Alternative Phone Number**

**E-mail Address**

lgregan@montgomerytwp.org

**Project Summary**

**Project Title**

Montgomery Township Emergency Vehicle Preemption System

**Project Type**

Emergency Preemption System

**Description of Proposed Project**

This project is located in the Township of Montgomery, Montgomery County. The project will implement Optical Emergency Vehicle Preemption systems to each of the project's traffic signals and remove the existing Sonic Emergency Vehicle Preemption Systems. This project is Phase 1 of a township wide initiative to implement Optical Preemption at all of the township's traffic signalized intersections for an optimal performing emergency vehicle preemption system that can be accessible by all of the region's emergency responders. This project will convert the intersections along S.R. 0309. There are a total of eleven (11) signalized intersections within this project.

**Is this a multi municipality application?**

**Location**

**Location Description**

This project is located in the Township of Montgomery, Montgomery County. This project is along State Route 0309 and the intersection of S.R.0463 (Horsham Road) and Stump Road to capture eleven (11) of the township's traffic signalized intersections. The signalized intersections are

Permit No.	Intersection
64-0032	SR 309 Bethlehem Pk/Richardson Rd
64-1056	SR 309 Bethlehem Pk/DeKalb Pk/Upper State Rd
64-2704	SR 309 Bethlehem Pk/English Village Drive/ Gwynedd Crossing Drive
64-1594	SR 309 Bethlehem Pk/ North Wales Rd
64-1618	SR 309 Bethlehem Pk/Hartman Rd
64-1983	SR 309 Bethlehem Pk/Montgomery Mall
64-2616	SR 309 Bethlehem Pk/McLaughlin Rd/Taylor Rd
64-3004	SR 309 Bethlehem Pk/Knapp Rd
64-3367	SR 309 Bethlehem Pk/Connector A
64-1984	SR 309 Bethlehem Pk/Montgomery Mall South Access
64-2807	SR 309 Bethlehem Pk/Fox Meadow Dr/Line St

**Does this project involve traffic signals?**

Pennshare ID	Permit No	Municipality	MajorStreet	MinorStreet	Corridor
8891	NO PERMIT	Montgomery Township			Critical
1136	NO PERMIT	Montgomery Township			Critical
7467	NO PERMIT	Montgomery Township			Critical
7473	NO PERMIT	Montgomery Township			Critical
7495	NO PERMIT	Montgomery Township			Critical
4312	NO PERMIT	Montgomery Township			Critical
7490	NO PERMIT	Montgomery Township			Critical
7487	NO PERMIT	Montgomery Township			Critical
7468	NO PERMIT	Montgomery Township			Critical
7404	NO PERMIT	Montgomery Township			Critical
7483	NO PERMIT	Montgomery Township			Critical

**Project Location Map Attachments**

- 68263-TOWNSHIP SIGNALS MAP 309.pdf
- 68270-TOWNSHIP MAP 309.pdf

**Project Justification**

**Description of Existing Problem(s) to be Addressed:**

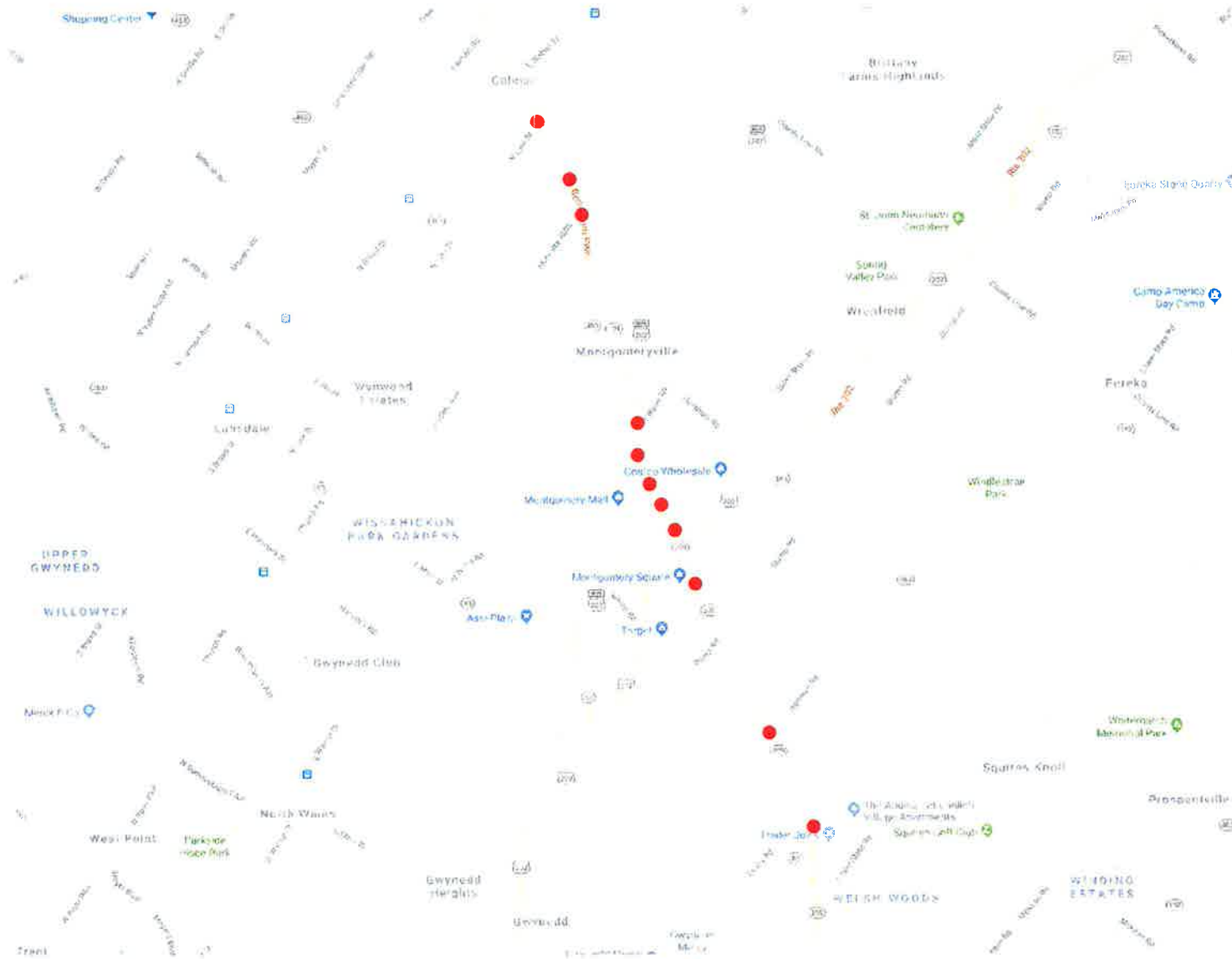
The Township currently operates their traffic signals with Sonic Emergency Vehicle Preemption (EVP). Surrounding municipalities operate with Optical EVP. These systems are not the same technology nor compatible with one another. Standardization of this operational safety device is paramount to ensure safety to all responding emergency vehicles as well as the general motoring public.



# TOWNSHIP OF MONTGOMERY

## Montgomery County

### Location of Project's Traffic Signals





# TOWNSHIP OF MONTGOMERY

## Montgomery County

### Township Map



**Description of the Anticipated Benefits:**

**Safety, congestion reduction, modernization, energy efficiency, reduction of long-term operation and maintenance, etc.**

Fire and Emergency Medical Services and Police in all the surrounding municipalities use the Optical EVP, Opticom, so the conversion from Sonic to Opticom will be a significant safety improvement both when Montgomery Township is providing mutual aid assistance in response to a call in an adjacent municipality and when surrounding municipalities are providing mutual aid assistance in response to a call in Montgomery Township. Standardization with this type of equipment, significantly improves the response time of the emergency responses, which in turn can save lives.

**How does this Impact the Region:**

**Describe the Consistency with any Regional (MPO/RPO), County, Local Plans, Official Maps, etc.**

Implementation of this Optical traffic signal preemption will maintain consistency with the traffic signal emergency vehicle preemption systems and their associated traffic signal plans throughout the region. This enables emergency vehicles equipped with optical emitters from the entire region to utilize the system. This aligns with the Township's standardization of traffic signal equipment through their comprehensive traffic signal specifications package.

**Describe Current and Past Maintenance and Operations Plan:**

The Township utilizes their own municipal forces to maintain the traffic signals within the Township in accordance with Publication 191, Guidelines for the Maintenance and Operations of Traffic Signals. Township forces include one IMSA Level 1 Traffic Signal Technician and one IMSA Level 2 Traffic Signal Technician. The Township also contracts with an outside contractor to inspect the traffic signals on a semi-annual basis and to perform any knockdown services as needed. This type of maintenance program allows for quick response for repairs to keep the signals in optimal performance. The Township as well utilizes their consultant traffic engineering staff to observe and monitor the operations of the Traffic Adaptive equipped signal systems included in this application request.

**Maintenance and Operation Plan Attachments**

68930-Signal Maintenance program.pdf

**Explain how the project is innovative in improving safety and mobility:**

With the implementation of this Optical EVP system, it provides the traffic signal to be preempted as the emergency vehicle approaches to allow all conflicting movement traffic within the intersection to be stopped and general motorists in the path of the emergency vehicle to move out of the travel path of the emergency vehicle to safely travel through the intersection. This provides the emergency vehicle a quicker response time to the emergency, which can save lives.

**Explain how the project is cost affective:**

Through the implementation of a township wide emergency vehicle preemption system, the maintenance costs can be reduced since the knowledge of the system by the maintenance forces become extremely familiar with its' operation and functionality and the need to maintain fewer spare components for various systems are all cost beneficial.

**Explain the proposed project schedule:**

The anticipated schedule for the project would be to receive the ARLE award in September, 2018, begin design of the project in the fall, 2018, advertise and bid in summer of 2019 and complete construction by fall of 2020. This will complete the project within a two year time frame.

**Project Schedule Attachments**

68264-MOTO 00123 Project Schedule 309.pdf





**MONTGOMERY TOWNSHIP  
PUBLIC WORKS DEPARTMENT**

Mailing Address: 1001 STUMP ROAD  
MONTGOMERYVILLE, PA 18936-9605

Telephone: 215-855-0510 • Fax: 215-855-4474

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

KEVIN COSTELLO  
DIRECTOR

**Garage:** 90 Domorah Drive  
Montgomeryville, PA 18936-9605

**August 29, 2017**

**Fred Herb, Project Manager  
Armour & Sons Electric  
23 East Cabot Boulevard  
Langhorne, Pennsylvania 19047**

**RE: Formalized Schedule and Documentation Procedure  
Annual Traffic Signal Maintenance Inspections**

Dear Mr. Herb,

In order to formalize a schedule and documentation procedure for the annual traffic signal maintenance inspections completed by Armour & Sons Electric, we have created a contract for your review and approval. The purpose of this contract is to assist the Public Works Department with scheduling Township staff to complete inspections of the traffic signals 6 months after the completion of the annual inspections completed by Armour & Sons Electric. The terms of the contract are as follows:

1. Armour & Sons Electric will have 45 calendar days to complete the annual traffic signal inspections.
2. The annual signal inspection will be completed between September and October of each calendar year.
3. Following completion of the inspections in October, an itemized inspection report shall be submitted to the Township within 15 business days.
4. Inspections are to be completed for each signalized intersection primarily maintained by Montgomery Township. A list of the intersections and school flashers is attached.
5. An inspection report shall be submitted for each location that documents that the various components of the traffic signal were inspected in accordance with PennDOT Publication 191, dated 1989, titled "Guidelines for the Maintenance of Traffic Signal Systems". The inspection report will clearly state the intersection name, name of inspector, and date of inspection at the top of each report. A sample report is attached.
6. The inspection report shall not include items previously addressed.
7. The inspection report shall separately note general maintenance items from permit conformance items.

8. A new filter shall be installed in each of the inspected signal's controller cabinet.
9. The lenses of each inspected traffic signal head and video detection camera shall be cleaned.
10. Traffic signals that are under control of PennDOT due to construction will be excluded until construction is complete and signals are turned back over to the Township.
11. The highlighted intersections are the only intersections to be inspected as part of the contract.

Payment will not be made to the contractor until all of the above terms are met to the satisfaction of the Township. If all terms are satisfied, the payment breakdown and total is as follows:

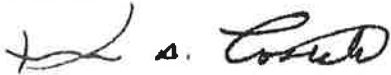
- \$250.00 for Bethlehem Pike, Doylestown Road & Horsham Road (5-Points) x 1 = \$250.00
  - \$175.00 for remaining signals x 43 = \$7,525.00
  - \$100.00 for flashing warning devices x 3 = \$300.00
- TOTAL Contract Amount = \$8,075.00**

All inspection reports shall be typed and clearly state the specific issues found during the inspection. It is the contractor's responsibility to maintain a timely schedule and provide the required documents to the Township within the timeframe stated. By signing below, you agree to these terms:

I, Fred Herb, of Amour + Sons have read and agree to  
(NAME) (COMPANY)  
terms noted above, today being the 14 day of September, 2017.  
(DAY) (MONTH)

The official schedule will assist the Township with scheduling staff for the 6-month follow-up inspections. This schedule is important given the number of traffic signals maintained by the Township. If there are any questions, or if you would like to discuss these items further, please do not hesitate to contact me.

Sincerely,



Kevin A. Costello, Director of Public Works  
Montgomery Township

Enclosures

cc: Larry Gregan, Township Manager  
Robert G. Stone, TSOS, TOPS





# Proposal

ARMOUR & SONS ELECTRIC, INC.  
23 EAST CABOT BOULEVARD  
LANGHORNE, PA 19047

**PHONE: (215) 943-4400    FAX: (215) 943-8208**

PROPOSAL SUBMITTED TO Montgomery Township		PHONE 215-855-0510	DATE 09/14/2017
STREET 1002 Stump Road		JOB NAME 2017 Traffic Signal Maintenance	
CITY, STATE and ZIP CODE Montgomeryville, PA 18936		JOB LOCATION	
ARCHITECT	DATE OF PLANS	ATTENTION Kevin Costello	JOB PHONE

**We hereby submit estimates to perform maintenance inspections as per Penn DOT Specifications, which include the cleaning of cabinets, the changing of filters, and the verification of compliance with existing PennDOT permits for the following locations:**

- 1) Route 309 & Richardson Road = \$175.00
- 2) Route 309 & Taylor Road = \$175.00
- 3) Bethlehem Pike & Doylestown Road & Horsham Road = \$250.00
- 4) Route 309 & North Wales Road = \$175.00
- 5) Route 309 & Jughandle B (North) = \$175.00
- 6) Route 309 & Jughandle A (South) = \$175.00
- 7) Route 309 & Upper State/Dekalb Pike = \$175.00
- 8) Route 309 & Knapp Road = \$175.00
- 9) Route 309 & Stump Road = \$175.00
- 10) Route 309 & Hartman Road = \$175.00
- 11) Route 309 & English Village = \$175.00
- 12) Route 309/LA Fitness/Connector B = \$175.00
- 13) Route 309 & Line Street = \$175.00
- 14) Witchwood Drive & Knapp Road = \$175.00
- 15) Route 463 & Route 202 Parkway = \$175.00
- 16) Route 463 & Taylor Road = \$175.00
- 17) Route 463 & 5 Points Plaza= \$175.00
- 18) Route 463 & North Wales Road = \$175.00
- 19) Route 463 & Upper State Road = \$175.00
- 20) Route 463 & Stump Road = \$175.00
- 21) Route 463 & Pheasant Run = \$175.00
- 22) Route 463 & Hartman Road = \$175.00
- 23) Route 463 & Kenas Road = \$175.00

- 24) DeKalb Pike & Montgomery Mall = \$175.00
- 25) DeKalb Pike & Knapp Road = \$175.00
- 26) Doylestown Road & Montgomery Glen Drive = \$175.00
- 27) Upper State Road & Garden Golf Blvd. = \$175.00
- 28) DeKalb Pike & Cheswick Drive = \$175.00
- 29) DeKalb Pike & Gwynmont Drive/Gateway Center = \$175.00
- 30) County Line Road & Upper State Road = \$175.00
- 31) County Line Road & Stump Road = \$175.00
- 32) County Line Road & Doylestown Road = \$175.00
- 33) County Line Road & Route 202 Parkway = \$175.00
- 34) Costco Drive & Route 202 Parkway = \$175.00
- 35) Route 309 & Route 202 Parkway – Connector A = \$175.00
- 36) Knapp Road & Route 202 Parkway = \$175.00
- 37) Route 63 & Route 202 Parkway = \$175.00
- 38) North Wales Road & Knapp Road = \$175.00
- 39) North Wales Road & Harbob Lane = \$175.00
- 40) North Wales Road & Montgomery Mall = \$175.00
- 41) Upper State Road & Mary Mother Redeemer = \$175.00
- 42) Route 63 & Bell Run Blvd. = \$175.00
- 43) Route 63 & Stump Road = \$175.00
- 44) Route 63 & Gwynedd Crossing = \$175.00
- 45) Montgomery Elementary School Flashers (Stump Road) = \$100.00
- 46) MMR School Flashers (Upper State Road) = \$100.00
- 47) Doylestown Road Firehouse Flasher = \$100.00

*Armour & Sons Electric, Inc. reserves the right to increase its price if at time of award commodity prices exceed the price quoted in our proposal. Armour & Sons Electric, Inc. agrees to only increase its price by the amount of cost and tax; overhead and profit will not be added to any increases.*

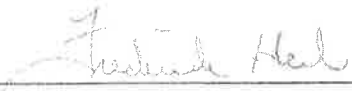
We Hereby Propose to furnish material and labor – complete in accordance with above specifications, for the sum of:

**Eight thousand seventy-five and 00/100 Dollars (\$ 8,075.00)**

Payment to be made as follows: **Net 30 Days**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized  
Signature \_\_\_\_\_

  
Frederick C. Herb, Project Manager

**NOTE:** This proposal may be withdrawn by us if not accepted within 60 days.

*Acceptance of Proposal -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.*

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

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

Date of Acceptance: \_\_\_\_\_



TRAFFIC PLANNING AND DESIGN, INC.

[WWW.TRAFFICPD.COM](http://WWW.TRAFFICPD.COM)

**Montgomery Township, Montgomery County 2018 ARLE Grant Application Information**  
TPD No. MOTO.00123

PROJECT SCHEDULE

Anticipate Award of Grant – September, 2018  
Grant Agreement Executed – November, 2018  
Project Kick-Off Meeting – December, 2018  
ED 1a Evaluation Submission – January, 2019  
R-O-W Clearance Submission – January, 2019  
Utility Clearance Submission – January, 2019  
TE-160 Forms Executed – January, 2019  
ED 1a Evaluation Approval – February, 2019  
R-O-W Clearance Approval – February, 2019  
Utility Clearance Approval – February, 2019  
Preliminary Signal Plans/Proprietary Item Request Submission – March, 2019  
Preliminary Plan Comments Received – April, 2019  
Final Signal Plans/Executed TE-160 Forms Submission – May, 2019  
Preparation of Contract Documents – June, 2019  
Advertise and Bid – July, 2019  
Award Contract – September, 2019  
Construction Complete – September, 2020

**Project Funding**

**Project Budget**

Activity	Requested Amount	Matched Amount
Preliminary Engineering	\$0.00	\$0.00
Final Budget Cost	\$41,486.54	\$0.00
Utilities Cost	\$0.00	\$0.00
Right-of-Way Costs	\$0.00	\$0.00
Construction Cost	\$207,432.72	\$0.00
Miscellaneous Services	\$0.00	\$46,692.16
<b>Total</b>	<b>\$248,919.26</b>	<b>\$46,692.16</b>

<b>Total Project Cost</b>	<b>\$295,611.42</b>
<b>Matched Percentage</b>	<b>15.80 %</b>

**Matched Funding Sources**

- None
- Monetary
- In-Kind Services
- Other

**Cost Estimate Attachments**

68269-MOTO 00123 Cost Estimate 309.pdf  
 68928-Quote of Local Match - ARLE Grant.pdf

**Supporting Documents**

Letter of Support - Senator Greenleaf  
 Letter of Support Representative Stephens  
 Grant Application Resolution  
 Grant Application Cover Letter

**Terms & Conditions**

- This is a grant program that utilizes invoicing and reimbursement with no initial money up front.
- Failure to comply with any and all of these requirements may result in the disapproval or termination of a previously approved project and if the project is already underway, we will be obligated to refund all funding disbursed on the project date.
- Applicant is responsible for advancing the project, not PennDOT. However, PennDOT is available to assist with these processes.
- All of the individuals and entities listed on the application are aware that they are being included in the project listed on the application and agree to their assigned roles, as required.
- We agree to enter into an agreement prepared by PennDOT that, among other things, sets forth the terms and conditions governing the performance of the project, inspection of the work, disbursement of funding, recordkeeping and auditing requirements, and our financial obligations as sponsor and provides for maintenance of the completed project improvements.
- We certify that the affirmations contained in this application are true and correct to the best of the applicant's





TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

**Montgomery Township, Montgomery County 2018 ARLE Grant Application Information**  
TPD No. MOTO.00123

**COST ESTIMATE**

ITEM	QTY.	UNIT COST	ITEM COST
OPTICAL EVP SYSTEM	11	\$10,000.00	\$110,000.00
3 INCH CONDUIT	500	\$ 6.50	\$ 3,250.00
TRENCH & BACKFILL, TYPE III	500	\$ 70.00	\$35,000.00
INSPECTION 12%	1	\$18,857.52	\$18,857.52
MOBILIZATION 3%	1	\$ 4,448.00	\$ 4,448.00
MPT 3%	1	\$ 4,448.00	\$ 4,448.00
MISCELLANEOUS 20%	1	\$31,429.20	\$31,429.20
		<b>CONSTRUCTION TOTAL</b>	<b>\$207,432.72</b>
		DESIGN 20%	\$41,486.54
		<b>ARLE GRANT REQUEST TOTAL</b>	<b>\$248,919.26</b>
		<b>TOTAL PROJECT COST</b>	<b>\$248,919.26</b>



Havis, Inc  
 75 Jacksonville Road, PO Box 2099  
 Warminster, PA 18974  
 800-524-9900 215-957-0729  
 www.havis.com

**CUSTOMER QUOTATION**

MONTGOMERY TOWNSHIP POLICE DEPT  
 1001 STUMP ROAD  
 MONTGOMERYVILLE, PA 18936

**QUOTE # :** Q51700  
**DATE :** 5/1/2018  
**CUSTOMER ID :** 135305  
**EXPIRATION DATE :** 6/30/2018  
**TERMS :** Net 30  
**QUOTED BY :** LANE x3157  
**SHIP VIA :** SHOP INSTALL

JEFF SARNOCINSKI  
 PHONE : 215-393-6953 FAX :

ITEM NO.	QUANTITY	PART ID	DESCRIPTION	MSRP	UNIT COST	AMOUNT
NOTES: NOTE: PRICING IS FOR 10+ UNITS COSTARS CONTRACT # 012-161						
1	10	WH-IH8BRBR	LIBERTY II WC 48" CTR SEC BRBR INCLUDES CENTER STROBE FOR TRAFFIC PREEMPTION  RED/BLUE  TAKE DOWN  ALLEY LIGHTS  MOUNT KIT	2,326.80	\$2,326.80	\$23,268.00
2	1	WH-ISFW34Z	INNER EDGE 10 LED,UTILITY,SPEC COLORS RED/BLUE ALTERNATING  TAKE DOWNS	1,136.00	\$681.60	\$681.60
3	1	WH-ISFW35Z	INNER EDGE FST WC 10LT CHARGER RED/BLUE ALTERNATING  TAKE DOWNS	1,136.00	\$681.60	\$681.60
4	1	WH-ITRAYW8	INNER EDGE RST WC 8-LT TRAY REAR INTERIOR LIGHTBAR FOR CHARGER	1,119.00	\$671.40	\$671.40
5	10	WH-CCSRN3	CENCOM SAPPHIRE SIREN/SWITCH BOX	1,396.00	\$0.00	\$0.00
6	2	WH-CCSRN3	CENCOM SAPPHIRE SIREN/SWITCH BOX	1,396.00	\$837.60	\$1,675.20
7	10	GS-PG-1000	PRIORITY GREEN PRE-EMPT POWER SUPPLY	399.00	\$399.00	\$3,990.00
8	2	GS-PG-ND1000	PRIORITY GREEN NANODASH	449.00	\$449.00	\$898.00
9	12	C-EB40-CCS-1P	BRKT,EQUIP,1PC,4MS,SP	32.55	\$19.53	\$234.36
10	12	SHL	SHOP LABOR LABOR TO: 1. R & R FRONT PARTITION 190.00 2. R & R REAR PARTITION 152.00	1,216.00	\$1,216.00	\$14,592.00



Havis, Inc.  
 75 Jacksonville Road, PO Box 2099  
 Warminster, PA 18974  
 T 800-524-9900 F 215-957-0729  
 www.havis.com

**CUSTOMER QUOTATION**

MONTGOMERY TOWNSHIP POLICE DEPT  
 1001 STUMP ROAD  
 MONTGOMERYVILLE, PA 18936

**QUOTE # :** Q51700  
**DATE :** 5/1/2018  
**CUSTOMER ID :** 135305  
**EXPIRATION DATE :** 6/30/2018  
**TERMS :** Net 30  
**QUOTED BY :** LANE x3157  
**SHIP VIA :** SHOP INSTALL

JEFF SARNOCINSKI  
 PHONE : 215-393-6953 FAX :

ITEM NO.	QUANTITY	PART ID	DESCRIPTION	MSRP	UNIT COST	AMOUNT
			3. REMOVE LIGHTBAR	114.00		
			4. INSTALL NEW LIGHTBAR	228.00		
			5. INTERGRATE IN TO EXISTING SWITCHING	114.00		
			6. PREEMPTOR W/ LIGHTBAR MOUNTED BULB ON PARK KILL	114.00		
			7. REMOVE EXISTING SWITCHBOX & REPLACE WITH CENCOM	304.00		

Warning: Do not mount or store objects in the air bag deployment zone of your vehicle. Havis-Shields recommends the installation of a passenger side air bag cut off switch if equipment will intrude into the deployment zone. Review the vehicle owner's manual for details on safe use of your vehicle air bag restraint system.

This document is not an Order. Please read this quotation thoroughly and verify that it fits your specifications. If this quote fulfills your requirements, please submit a copy of this quote or reference this quote # with your purchase order. No customer order can be generated without a written purchase order or a signed copy of this quotation.

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

**F.O.B. ORIGIN**

**QUOTED LEADTIME :** days

**QUOTE TOTAL:**                     \$46,692.16

PLEASE REPLY TO:

**SENATOR  
STEWART J. GREENLEAF**

711 NORTH YORK ROAD, SUITE 1  
WILLOW GROVE, PA 19090-2124  
(215) 657-7700  
FAX (215) 657-1885  
TOLL FREE (800) 924-3300

SENATE BOX 203012  
HARRISBURG, PA 17120-3012  
(717) 787-6599  
FAX (717) 783-7328  
TOLL FREE (800) 848-5013  
TTY (800) 364-1581

sgreenleaf@psen.gov  
senatorgreenleaf.com



**Senate of Pennsylvania**

June 28, 2018

Leslie S. Richards, Secretary  
PA Department of Transportation  
Commonwealth Keystone Building  
400 North Street  
Harrisburg, PA 17120-0041

Re: Letter of support for Montgomery Township's 2018 ARLE Grant Application

Dear Secretary Richards,

I am writing to express my support for an ARLE Grant application submitted by Montgomery Township in the amount of \$248,919.

The project will implement Optical Emergency Vehicle Preemption systems to each of the project's traffic signals and remove the existing Sonic Emergency Vehicle Preemption Systems. This project is Phase 1 of a township wide initiative to implement Optical Preemption at all of the township's traffic signalized intersections for an optimal performing emergency vehicle preemption system that can be accessible by all of the regions emergency responders. This project will convert the intersections along S.R. 0309. There are a total of eleven (11) signalized intersections within this project.

This grant application has my full support, and I look forward to this project moving forward.

Sincerely,

A handwritten signature in blue ink that reads "Stewart J. Greenleaf".  
Stewart J. Greenleaf

**TODD STEPHENS, MEMBER**  
**151<sup>ST</sup> LEGISLATIVE DISTRICT**

PO BOX 202151  
HARRISBURG, PA 17120-2151  
PHONE: (717) 260-6163  
FAX: (717) 782-2898

515 STUMP ROAD  
NORTH WALES, PA 19454  
PHONE: (215) 368-5165  
FAX: (215) 368-5169



**House of Representatives**  
Commonwealth of Pennsylvania

**COMMITTEES**  
CHILDREN AND YOUTH  
CONSUMER AFFAIRS  
JUDICIARY  
TRANSPORTATION

**COMMISSIONS**  
PENNSYLVANIA COMMISSION ON SENTENCING

E-mail: [tstephen@pahousegop.com](mailto:tstephen@pahousegop.com)  
[www.RepToddStephens.com](http://www.RepToddStephens.com)

June 29, 2018

The Honorable Leslie Richards  
Secretary of Transportation  
Pennsylvania Department of Transportation  
Commonwealth Keystone Building  
400 North Street, 6<sup>th</sup> Floor  
Harrisburg, PA 17120-0064

Dear Secretary Richards,

It has come to my attention Montgomery Township has submitted an application for the Pennsylvania Department of Transportation Automated Red Light Enforcement Program Grant. I am writing to support their application for this grant in the amount of \$248,919.26.

If awarded this grant, Montgomery Township will be able implement Optical Emergency Vehicle Preemption systems to each of the project's traffic signals and remove the existing Sonic Emergency Vehicle Preemption Systems. This project is Phase 1 of a township-wide initiative to implement optical preemption at all of the township's signalized intersections for an optimal performing emergency vehicle preemption system that can be accessible by all of the regions emergency responders. This project will convert the intersections along SR 309. There are eleven (11) signalized intersections within this project.

Permit No.	Intersection
64-0032	SR 309 Bethlehem Pk/Richardson Rd
64-1056	SR 309 Bethlehem Pk/DeKalb Pk/Upper State Rd
64-2704	SR 309 Bethlehem Pk/English Village Drive/ Gwynedd Crossing Drive
64-1594	SR 309 Bethlehem Pk/ North Wales Rd

64-1618	SR 309 Bethlehem Pk/Hartman Rd
64-1983	SR 309 Bethlehem Pk/Montgomery Mall
64-2616	SR 309 Bethlehem Pk/McLaughlin Rd/Taylor Rd
64-3004	SR 309 Bethlehem Pk/Knapp Rd
64-3367	SR 309 Bethlehem Pk/Connector A
64-1984	SR 309 Bethlehem Pk/Montgomery Mall South Access
64-2807	SR 309 Bethlehem Pk/Fox Meadow Dr/Line St

As you may be aware, Route 309 is the main traffic artery running through Montgomery Township. As a lifelong area resident and the representative for Montgomery Township, I can appreciate the need to implement an optical preemption system along this segment of roadway.

Montgomery Township is ready to move forward with this project as soon as funding becomes available.

I respectfully encourage you to support Montgomery Township and award them this grant.

Thank you for your time and consideration of this request.

Sincerely,



Todd Stephens, Member  
Pennsylvania House of Representatives

TS/lis

cc: Montgomery Township Board of Supervisors  
Montgomery Township Manager Larry Gregan

knowledge, information and belief, and that this verification is made subject to the penalties of 16 PA C.S.4904, relating to unsworn falsification to authorities.

I agree to these Terms & Conditions as the applicant

Application Submitted Date 7/5/2018 1:03:35PM

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Approval of Resolution to Promulgate Updated Emergency Operations Plan

MEETING DATE: July 9, 2018                      ITEM NUMBER: # 11

MEETING/AGENDA:                                      ACTION XX                      NONE

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

INITIATED BY: Richard M. Lesniak     BOARD LIAISON: Tanya C. Bamford, Liaison to the  
Director of Fire Services                                      Public Safety Committee

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BACKGROUND:

Pennsylvania legislation requires that political subdivisions of the Commonwealth establish a local emergency management organization. The emergency management organization is tasked with, among other things, the responsibilities to prepare, maintain and keep current an emergency operations plan.

The Pennsylvania Emergency Management Agency suggests that the Emergency Operations Plan (EOP) be updated at least every two years or when the majority of the governing body changes. While the EOP is constantly updated as personnel and contact information changes, the plan hasn't officially been re-adopted by the Board of Supervisors since June of 2012.

All of the Annexes in this plan have been reviewed and updated with current assets, personnel with contact information, and procedures.

The official Promulgation Form is attached to this document for review and signature.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

It is recommended that the Board of Supervisors sign and promulgate the Emergency Operations Plan and direct the Emergency Management Coordinator to distribute the updated materials as required.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby promulgate the



Montgomery Township Emergency Operations Plan dated July 9, 2018.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

**PROMULGATION**

THIS PLAN WAS ADOPTED BY THE MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

UNDER RESOLUTION NO.            DATED JULY 9, 2018

IT SUPERCEDES ALL PREVIOUS PLANS.

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**Chairman of the Board of Supervisors**

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**Township Manager**

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**Emergency Management Coordinator**

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Adoption of the 2017 Montgomery County Hazard Mitigation Plan

MEETING DATE: July 9, 2018

ITEM NUMBER: #12

MEETING/AGENDA:

ACTION XX

NONE

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

INITIATED BY: Richard M. Lesniak  
Director of Fire Services

BOARD LIAISON: Tanya Bamford, Liaison to the  
Public Safety Committee

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BACKGROUND:

The Stafford Act (P.L. 106-390, the Disaster Mitigation Act of 2000) requires state and local governments to develop an approved mitigation plan as a condition for receiving certain federal disaster grants and loans. The act also requires that the plans be updated every five years.

Over the past year, the Montgomery County Planning Commission, Department of Public Safety and municipalities throughout the County have worked together to update said plan. A copy of the Executive Summary from the Plan is attached.

The plan amendment evaluates 24 potential natural, human caused and technological hazards. It also examines the capacity of different levels of government to address these expected hazards. The Plan recognizes that the avoidance of disaster is a shared responsibility of various levels of local government, businesses, and residents. Implementation of measures that will lessen the impact of a disaster will require cooperation at all levels of government and will take several years to complete.

ZONING; SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None.

RECOMMENDATION: To remain in compliance with the Disaster Mitigation Act and be eligible for future federal hazard mitigation funding, it is recommended that the Board of Supervisors adopt the 2017 Montgomery County Hazard Mitigation Plan.

MOTION/RESOLUTION:

See Attached Resolution.

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

SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

RESOLUTION # \_\_\_\_\_

THE BOARD OF SUPERVISORS of MONTGOMERY TOWNSHIP

ADOPTING THE 2017 MONTGOMERY COUNTY HAZARD MITIGATION PLAN

**WHEREAS**, hazards including flooding periodically threaten the safety of people and result in property damage in Montgomery Township; and

**WHEREAS**, the vulnerability of Montgomery Township to some hazard events may be reduced through various mitigation measures; and

**WHEREAS**, Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), 42 U.S.C. 5165, enacted under paragraph 104 of the Disaster Mitigation Act of 2000, provides new approaches to mitigation planning and requires local governments to prepare and adopt mitigation plans as a condition for receiving certain federal disaster grants and loans and to amend these plans every five years; and

**WHEREAS**, a Montgomery County Hazard Mitigation Plan was prepared in 2012 and adopted by the county and Montgomery Township; and

**WHEREAS**, a revised hazard mitigation plan has been prepared by the Montgomery County Planning Commission and Public Safety Department in accordance with appropriate federal guidelines established in accordance with the Stafford Act; and

**WHEREAS**, the public and Montgomery Township in the county was given an opportunity to fully participate in the preparation of the 2017 Montgomery County Hazard Mitigation Plan preparation process; and

**NOW THEREFORE BE IT RESOLVED**, that the Board of Supervisors of Montgomery Township hereby adopts the 2017 Montgomery County Hazard Mitigation Plan; and

**BE IT FUTHER RESOLVED**, that the Township Manager is directed to formally submit a copy of this resolution to Montgomery County to be transmitted to the Pennsylvania Emergency Management Agency (PEMA) and Federal Emergency Management Agency (FEMA) to enable the plan's final approval.

**MOTION BY:**

**VOTE:**

**SECOND BY:**

**DATE:** July 9, 2018

### Executive Summary

#### *Purpose of the Plan*

This plan is intended to provide the county and each of the municipalities with a strategy for mitigation of natural, human and technological disasters that could occur in Montgomery County at any time. It addresses the local government planning responsibilities established by the Stafford Act, (P.L. 106-390, the Disaster Mitigation Act of 2000) which requires state and local governments to develop and adopt an approved mitigation plan as a condition for receiving certain federal disaster grants and loans. This plan revises and updates the Montgomery County Hazard Mitigation Plan prepared in 2012 and adopted by 61 of the 62 municipalities in the county. The first Montgomery County Hazard Mitigation plan approved in 2007 was adopted by all 62 municipalities.

The plan follows the same structure as the 2012 plan. Revisions in the plan reflect the changes and events that have taken place in Montgomery County over the last 5 years that could impact future hazard vulnerability in the county. Recent hazard events provide information about potential vulnerability in our community and likely changes in hazard occurrences. In addition to hazard events over the past 5 years, revisions in the plan address other key changes or trends that could impact future hazards. Other revisions in the plan account for a variety of activities undertaken in the county to implement recommendations made in the 2012 Hazard Mitigation Plan.

#### *Recent Hazard Events*



*Damaged Tree in Souderton Borough*

**Superstorm Sandy** – Hurricane and Tropical Storm Sandy, which later was referred to as Superstorm Sandy, was a large hurricane system that caused extensive coastal damage in New Jersey and New York, ultimately resulting in a Presidential Disaster declaration in Pennsylvania counties, including Montgomery. The damage in Montgomery County caused through the storm on October 28 and 29, 2012 resulted from some flooding and wind damage, causing uprooted and sheared trees. Tree damage from generally easterly winds was particularly strong in

isolated areas of the county. In some of these areas, large stands of evergreen trees were over-turned.

**Severe Winter Storm (Blizzard-Winter Storm Jonas) on January 22-23, 2016** – A Presidential Declaration was declared for various Pennsylvania counties, including Montgomery, due to a severe blizzard that occurred on January 22 and 23. The storm was generally well forecasted several days in advance by most large-scale prediction models used by the National Weather Service. The storm developed near the Gulf Coast, with cold Canadian air already in place over the mid-Atlantic and Appalachian region, and moved up into the

## Montgomery County 2017 Hazard Mitigation Plan

southern Appalachians, and then re-formed closer to the coast, strengthening rapidly while very slowly moving northeast up the coast. This track was conducive to pulling in abundant Gulf and Atlantic moisture into the region, along with the lift and duration necessary for significant amounts of snow.



*January blizzard in Royersford Borough*

Most areas in Montgomery County reported over 20 inches of snow, with King of Prussia reporting 26 inches. The windy conditions also caused snow drifting that resulted in areas of deeper snow conditions. With the advanced warning and the fact that most people remained off the roads during the snow event, hardworking municipal public works crews were able to remove most of the snow from local roads soon after it fell.

**Winter Storm on February 3-4, 2014** – A Presidential Declaration for the winter storm on February 3-4 was made for Pennsylvania counties, including Montgomery County, due to the icy condition of the storm that caused service disruptions to 57 percent of PECO's Montgomery County and Bucks County electric customers and resulted in extremely icy roadway conditions and damage due to downed trees and branches throughout the county. Many power outages in Montgomery County lasted for several days due to amount of tree damage and limited access to damage areas. Communities in the eastern portion of the county with large trees along streets that fell on power lines had the worst impact from the storm.



*Winter storm in Norristown*

**Other rain storm and flooding events** – Since December 2012, other disaster events have occurred, even though they did not rise to Presidential Declaration status. Events such as the April 30, 2014 flood that impacted several communities along the Schuylkill River caused property damage and required evacuation in various locations, including West Norriton Township and Norristown.

**Major localized landslide** occurred in West Conshohocken Borough on June 27, 2015, resulting in the long-term closure of Balligomingo Road between Route 23 (Front Street) and Portland Road for mud removal and slope stabilization. The mudslide resulted from heavy rains along a very steeply sloped area. As part of the landslide, large trees fell over, further destabilizing the slope. Balligomingo Road remains



*Landslide above Balligomingo Road*

## Montgomery County 2017 Hazard Mitigation Plan

closed in the vicinity of the landslide due to unstable upslope conditions. West Conshohocken Borough has been working with the landowner to stabilize the slope.

**Plymouth Road Bridge Sinkhole** – Plymouth Road near the Plymouth Meeting interchange of Interstate 276 and 476 was closed suddenly in March 2015 due to severe structural and foundation damage at the bridge over Plymouth Creek that was caused by undermining from sinkholes. In August 2015, PennDOT reopened the new two-lane bridge which carries about 15,600 cars a day over Plymouth Creek between Butler and Germantown pikes in August.

**Cheltenham Township Sinkhole** – A 25-35 foot deep sinkhole opened suddenly overnight on January 25, 2017 in front of two homes on Brooke Road in Cheltenham, extending into the street and consuming the sidewalk and portions of the lawns and driveway. The sinkhole, located in the Conestoga Limestone formation, was grouted and filled with gravel to stabilize the site. The home at 720 Brooke Road was declared habitable based on a report submitted by the owner's structural engineer. A home located at 724 Brooke Road is still not habitable and may have to be razed.



*Sinkhole at 720 and 724 Brooke Road*

## Montgomery County 2017 Hazard Mitigation Plan

### New or Potential Hazard Conditions or Events



*Bakken crude train in Pottstown*

**Bakken Crude oil shipments by rail** from North Dakota have been routed through Montgomery County over the past few years. These oil trains have greatly increased the quantity of petroleum products shipped through the county on rail lines. Bakken crude shipments are generally being made along the Norfolk Southern freight line from Pottstown to Lower Merion Township. Large petroleum trains in excess of 100 cars typically stop and wait at various locations in Pottstown Borough, Upper Merion Township and Lower Merion Township on their way to

the refinery in Delaware County below Philadelphia. Other shipments through the county utilize CSX tracks in Cheltenham Township. A total of 17 Montgomery County municipalities are impacted by these shipments. On a typical day, as many as 3 to 5 unit trains with 100 or more cars each cross Montgomery County on route to Philadelphia area refineries.



*Limerick Nuclear Power Station*

**Extension of the Limerick Nuclear Power Plant's Operating License.** In October 2014, the Nuclear Regulatory Commission (NRC) renewed the operating license at the Limerick Generating Station for another 20 years. This action took place a full ten years before the first of the original 40-year licenses on the two nuclear reactors was scheduled to expire. The previous expiration dates for the two reactors were Oct. 26, 2024 and June 22, 2029. As a result the NRC's extension, the new licenses will expire on Oct. 26, 2044 for Unit One and June 22, 2049 for Unit Two.

The new **Phoenix State Correctional Institute in Graterford** has been under construction since 2012 to replace the existing State Correction Institute (SCI) that has been located nearby since 1929. The SCI Phoenix is scheduled to open in 2018 with the capacity for 4,000 prisoners. Once the inmates are transferred to the new prison, the existing prison will be decommissioned, although the state could continue to use the older site.



*New Phoenix Prison*



## Montgomery County 2017 Hazard Mitigation Plan

Formal closure of the **Willow Grove Naval Air Station** occurred in 2011. Currently a handful of National Guard and Army Reserve soldiers remain at the site, and the Air Force maintains administrative offices on the property. Horsham Township Base Closure and Relocation Committee worked with the United States Department of Defense (DoD) to develop a plan for the base's redevelopment. That plan, which envisions the removal of the large landing strip and all structures on site for the development of a large mixed use development, was



*Aircraft at the former Willow Grove Naval Air Station*

evaluated through an environmental impact study, which was approved by the DoD in March of 2015. In September 2015, the Horsham Land Redevelopment Authority submitted an "economic development conveyance" (EDC) application to acquire the base. Currently the base redevelopment process is being delayed due to groundwater contamination caused by perfluorooctane sulfonate, which was commonly used in firefighting foams at Willow Grove and other air stations. The future master plan for the site includes nearly 1,500 residential units, commercial space, and a town center for Horsham.

**Domestic Terrorism:** Increases in domestic terrorism have occurred in many parts of the world. Though the Philadelphia area has not experienced any significant episodes of terrorism, the threat from radicalized terrorists is still possible. Groups such as ISIL [ISIS] in Iraq and other terrorist organizations have inspired attacks in Europe and Asia and have been able to radicalize US residents to perform various acts of terrorism.

**Climate Change:** The global climate has experienced significant changes over the last few decades due to increased temperatures that are caused by elevated levels of greenhouse gases in the troposphere. The increased temperatures have also created more variability in the occurrence of storms as well as the severity of individual storm events.

### The Philadelphia Inquirer

Philadelphia, April 9, 2015  
TWO BOMBS EXPLODE THREE DEAD MORE THAN 150 INJURED

## Terror in Boston

Carnage at marathon; FBI takes charge of probe



### People 'started to scream and run'



## Montgomery County 2017 Hazard Mitigation Plan



*Development in Lower Merion Township*

**Changing Demographics in the County:** Montgomery County has continued to grow between 2012 and 2017. Generally between 2010 and 2016, the county experienced an increase of about 3,642 residents per year. Most of that net increase can be attributed to immigration. International immigration represents an important part of that population change, making the county more culturally and racially diverse. At the end of 2015, the county contained 334,759 housing units. Nearly 9,000 units were added in the county between 2010 and 2015. Over the past few years, the attached housing rental market has been very strong in the county with several new apartment complexes being built in the county. Proposed housing and recently completed attached unit residential projects are being located along the Schuylkill River in or near areas subject to flooding.

**Decrease in Public Safety Service Volunteers:** In Pennsylvania, more than 90% of the local firefighters are volunteers. Unfortunately, local fire companies and emergency service providers have had a more difficult time recruiting and retaining volunteers to provide various services. All local emergency service providers, along with the Montgomery County Department of Public Safety (MC DPS) and the Montgomery County Health Department (MCHD) are seeking volunteers to assist in all types of emergencies. If the county was confronted with a large-scale public health or other emergency, there would be a critical need to draw upon volunteers for various functions. To address some of the shortfall of volunteers, local municipalities have hired additional personnel to perform emergency services. Other outreach efforts such as youth camps and recruiting events have been undertaken by the county, local municipalities and emergency service providers to attract new volunteers.



*Young firefighters*

### **Implementation Activities**

#### ***Goal #1: Develop a better understanding of the potential disasters that could occur in Montgomery County.***

In an effort to better integrate data used by county departments for vital decision making, Montgomery County has launched an effort to develop a Geographic Information Systems (GIS) Strategic Management Plan for the entire county.

## Montgomery County 2017 Hazard Mitigation Plan

Montgomery County has acquired impervious coverage data from the Delaware Valley Regional Planning Commission (DVRPC) based on recent aerial imagery. These files include building footprint information that can be maintained and updated as newer imagery is acquired.

Montgomery County was able to secure a forest canopy GIS layer. The data, based on Pennsylvania LiDAR, was compiled by the Northern Research Station of the United States Department of Agriculture (USDA) Forest Service. The GIS layer enables enhanced analytics of forested areas of the county.

In 2012, the Southeastern Pennsylvania Regional Task Force (SEPA RTF) initiated a regional Threat and Hazard Identification and Risk Assessment (THIRA) as required by the federal Department of Homeland Security (DHS). As one of the members of the SEPA RTF, in 2014, Montgomery County completed an update to its high-priority Critical Infrastructure and Key Resource data along with the development of the Montgomery County Threat and Hazard Identification and Risk Assessment. In 2017, Montgomery County completed an update of their risk management program. In this effort, the county will complete a risk assessment, capability assessment, and a risk-based capability/gap analysis.

### *Goal #2. Ensure that the public understands potential hazards and is aware of which actions to be taken to minimize their risks.*

MC DPS has prepared and disseminated an Emergency Management Guide.

MC DPS and MCHD provided various types of topically important outreach activities and literature to help residents and visitors better understand various risks.

### *Goal #3. Significantly reduce the risk of loss of life, injuries, economic costs, and destruction of natural and cultural resources that result from all hazards.*

#### **Infrastructure Upgrades**

**Loch Alsh Reservoir Dam and Spillway Repair:** The large dam along Loch Alsh Avenue in Upper Dublin is owned by the Ambler Water Authority. The dam was already undergoing renovations, including a reinforced and expanded spillway, embankment armoring, retooling of the outlet drain and spillway seepage mitigation, when Tropical Storm Lee hit the area in September 2011, necessitating increased concern and additional structural work. Due to the

Page | 17



Loch Alsh Dam spillway

## Montgomery County 2017 Hazard Mitigation Plan

damage that the dam sustained as a result of the torrential downpours from Tropical Storm Lee, the Pennsylvania Department of Environmental Protection (PA DEP) required new enhancements, including a larger drawdown pipe, an upstream slide gate control structure, upgrading the downstream control valve, improved drainage and spillway improvements. This work has been completed by the Ambler Water Authority.

**Trenton Cut-Off Freight Line Upgrade:** Norfolk Southern Railroad Company recently completed the upgrade of various structures along the Trenton Cutoff Rail line which is a very active rail freight corridor. The construction work involved substantial bridge work.

**Montgomery County Emergency Radio System Upgrade and Expansion:** In 2012 Montgomery County initiated an important upgrade of the countywide 911 communication system, which is used by all the various emergency responders throughout the county, including local fire companies, emergency medical services and police, among others. As part of this more than \$36 million effort, the county added 10 new communications facilities to the current system by installing new antennas and communication equipment to enhance radio system coverage and capacity. All equipment at the existing 20 communications sites was totally replaced and upgraded as part of the new system as well. All radio equipment used by local public safety and first responder personnel was also upgraded as part of this project. The new system is proposed for activation in 2018.



*Emergency Communications site in Upper Frederick*

**Text 911:** In July 2015, Montgomery County launched a new Text-to-911 service that provides county residents the ability to text brief messages to 9-1-1 in the event of an emergency.

### Training

**Montgomery County Code Officer Association Training:** Building code professionals in the county have been working together through the Montgomery County Association of Building Code Officers to ensure that they are up to date on various technical issues associated with their work. This organization has continued to hold meetings since 2012.

**First Responder training at the Public Safety Academy:** The Montgomery County Public Safety Campus in Plymouth Township provides classrooms, training and other support facilities for the Fire Academy, Emergency Medical Services Training Institute, Law Enforcement Division, Hazardous Materials Response Team, and the Sheriff Department's Bomb Disposal Unit.

The Montgomery County Community College also uses the training campus for its Municipal Police Academy, Police In-Service training program and Fire Science classes.

## Montgomery County 2017 Hazard Mitigation Plan

**Limerick Nuclear Power Station:** The Montgomery County Public Safety Department staffed up its Emergency Operations Center (EOC) in November 2017 to conduct a successful full-scale exercise simulating a disaster at the Limerick Nuclear Generating Station. Other full scale drills were conducted in 2015 and 2013.

**Bakken Crude Information Meeting and Exercise:** During 2015, the Montgomery County Public Safety Department held several events to improve preparations for potential emergencies involving the shipment of crude oil through the county. These included a daylong seminar for first responders and local officials; a workshop with impacted municipalities to develop response plans, a three-day training session on containing oil spills, a tabletop exercise for local, county, state and federal officials, and strike team training and exercises.

**Power Line Disruption and Tree Hazard Training:** PECO has conducted various types of tree hazard training for municipal officials throughout Montgomery County. They conducted a tree hazard seminar for Montgomery County Planning Commission staff on July 16, 2013. During the seminar, planting guidelines and tree selection were discussed for roadway tree planting projects. This information has been incorporated into model guidelines used by the county planning commission.

### Public Outreach



*Household Hazardous Waste Collection Event*

**Household Hazardous Waste Collection Events:** Since December 2012, Montgomery County has sponsored 24 household hazardous waste collection events. Each event is typically well-attended, with usually over 1,000 carloads of material safely managed. Montgomery County works with the City of Philadelphia and the surrounding suburban counties to coordinate regional collection efforts, which results in approximately 30 events held annually in the Philadelphia Area. Montgomery County hosted six collection events in 2017.

**Heat and Cold Weather Warnings:** Over the last several years, Montgomery County issued warnings to alert the public about heat and cold weather emergencies that included information about personal safety protection during extreme cold conditions.

## Montgomery County 2017 Hazard Mitigation Plan

### Planning and Policy

**Natural Resource Protection Ordinances:** Through community planning assistance work, MCPC's professional staff has established ordinances that lessen the impact of development on environmentally-sensitive resources, such as floodplains, riparian corridors and steep slopes. These ordinances mitigate future disasters that could result from an event associated with those resources. For example during the last five years Plymouth Township adopted code changes to better sinkhole protections for new development.

**Montgomery County Comprehensive Plan:** *Montco 2040: A Shared Vision* was adopted by the Montgomery County Commissioners in January 2015. The comprehensive plan provides an overall framework for local municipal plans and provides guidance on issues that transcend local boundaries, such as highways, public transportation, flooding, trails, growth trends, redevelopment trends, shopping needs, public safety, and impact of large developments, overall housing needs, natural systems, and economic growth.



The most crucial element in creating the plan was public input. *Montco 2040: A Shared Vision*, which took approximately two years to complete, involved extensive outreach to citizens, businesses, organizations, community leaders, and municipal officials. These efforts included eight public meetings, presentations to interested groups, a survey completed by over 2,500 residents, a dynamic website, videos, a webinar for municipal officials, a photo contest, wide distribution of draft plan versions, and a public hearing on the final draft plan.

Several goals in the plan further the county's resilience to future hazards including:

- Encourage collaboration and partnerships among governments, businesses, institutions, schools, higher education, and other stakeholders.
- Support a modern, resilient, green, and energy efficient infrastructure network.
- Improve stormwater management and reduce the impact of flooding.
- Conserve natural resources, environmentally sensitive areas and farmland.
- Enhance community character and protect neighborhoods.

**Montgomery County Debris Management Plan:** The debris management plan prepared in 2014 to further debris management planning efforts in Montgomery County through the identification, assessment, and cooperation of debris management resources that would be required in the event of a major disaster which would cause significant property damage and destruction of vegetation. Working with a consultant, the Public Safety Department and a steering committee composed of representatives from Montgomery County Planning Commission, Montgomery County Public Works Association, the Waste System Authority of East Montgomery, and private contractors developed the Debris Management Plan. The plan contains debris forecasting, debris collection strategy, debris management site analysis,

## Montgomery County 2017 Hazard Mitigation Plan

cooperative planning with disposal and waste processing site owners, various public works resources, sample contract documents and checklists and appropriate debris management training and exercises. Montgomery County is working with the SEPA RTF to coordinate a regional debris management system to ensure that all the counties could manage debris in the event a debris-forming disaster impacted the entire region. This plan would address the allocation of assets and the overall processing and management of emergency debris.

**PA Transportation Funding:** On November 25, 2013, House Bill 1060 was signed into law, creating Pennsylvania's most comprehensive piece of state transportation legislation in decades. This legislation invests an additional \$2.3 billion to \$2.4 billion into transportation by the fifth year of the plan. Partial funding for the new transportation package is being derived from the elimination of the flat 12-cent gas tax and modernizing an outdated transportation financing structure through the uncapping of the wholesale Oil Company Franchise Tax. The act also increased resources for [transit and created a dedicated Multimodal Fund](#) (PDF) for non-highway modes' capital needs.

This funding package (link: [Transportation Funding Plan Summary](#)) was created when the law was passed. To see projects made possible or in development because of the plan, visit the department's [Projects website](#). These projects improve transportation safety. Several of the projects involve the repair or replacement of bridges. When bridges are replaced, improvements are made to the overall hydraulic capacity of the bridge's opening, which in some cases, lessens local flood impacts. Also through some bridge replacements, the roadway over the bridge is elevated to prevent flooding over the roadway.

### *Goal #4. Encourage and promote actions to minimize the impact of floods within the county.*

#### **Planning and Training**

**Floodplain Map and Municipal Ordinance Updates:** The [FEMA Flood Insurance Rate Maps for Montgomery County](#) were updated by the US Department of Homeland Security's Federal Emergency Management Agency (FEMA) and became effective on March 2, 2016. All Montgomery County municipalities that participate in the National Flood Insurance Program were required to update their floodplain regulations in their zoning code in accordance with federal requirements. MCPC assisted all 62 municipalities in fulfilling these requirements. The model floodplain ordinance prepared by MCPC was used for this task.

**Ambler Flood Study:** After the impacts in Ambler Borough caused by Hurricane Irene and Tropical Storm Lee in 2011, the borough received \$177,000 in grants from the United States Environmental Protection Agency (EPA) and the United States Army Corps of Engineers (USACE) to enable Temple University's Center for Sustainable Communities (CSC) to prepare a stormwater management plan for three urban watersheds — Rose Valley, Honey Run/Stuart Creek and Tannery Run in Ambler Borough and Upper Dublin, Lower Gwynedd and Whitpain Townships.

## Montgomery County 2017 Hazard Mitigation Plan

The CSC's plan, completed in December 2014, identified and prioritized stormwater improvements to mitigate water quality and flooding issues that the municipalities have faced for many years. These measures include: the use of stormwater Best Management Practices (BMPs) to achieve improved water quality and flood-loss reduction through groundwater recharge and retention, stream bank protection, and volume control in upstream areas; and retrofitting existing stormwater facilities in other built-out sections of the study area.

**Tookany Creek Flood Study in Cheltenham:** A study conducted by USACE initiated in 2013 focused on flooding issues within Cheltenham Township, relying on the development of a watershed-based hydrologic analysis. This included evaluating the contributing flows from Jenkintown and Rockledge Boroughs and Abington and Springfield Townships. Cheltenham is part of the first ring of suburban development outside of the City of Philadelphia and is largely built out. Tookany Creek itself is an urbanized tributary of Tacony Creek in the Tacony-Frankford watershed and ultimately part of the Delaware River drainage system. In Cheltenham Township, Tookany Creek is 98% open channel flowing through residential and park lands for more than 95% of its length.



*Stormwater pump station on the Tookany Creek*

Major flooding in this area may occur during any season of the year. Spring floods are generally the results of a combination of heavy rains on frozen ground augmented by melting snow. During the summer and fall, floods are usually associated with widespread heavy rainfall from tropical storms moving up the Atlantic coastline. For smaller tributaries, heavy rainfalls of short duration, particularly summer thunderstorms, cause most of the flooding problems by inundating



## Montgomery County 2017 Hazard Mitigation Plan

low-lying areas. This type of flash flooding is characterized by floodwaters that rise and fall very quickly and usually have high flow velocities.

The feasibility study is the first phase of the Corps' two-phased planning process. The purpose of the feasibility study is two-fold – to evaluate all reasonable solutions to the water resource problems identified in Cheltenham Township as part of the study area, and to provide the basis for a decision on project construction. The final Tookany Creek Watershed Flood Reduction Plan, approved by the Assistant Secretary of the United States Army in 2017, recommends the construction of 6 dry detention basins located within Cheltenham Township that will function as a system. This project is estimated to cost \$9.2 million.

### **Nonstructural/ Flood Proofing Workshops in West Ambler/ Rose Valley Creek Watershed:**

In June 2017, USACE's National Nonstructural Flood Proofing Committee hosted two workshops to promote the use of non-structural risk adaptive measures for reducing flood risk to residential, commercial, and public property. The sessions contained information from USACE, FEMA, EPA, the Pennsylvania Emergency Management Agency (PEMA), and Montgomery County. The sessions were held in West Ambler within Whitpain Township,, a community that has been subject to past flooding from the Wissahickon Creek and tributaries of the creek that flow through the Ambler area.

Members of the USACE Committee conducted assessments on 15 to 20 residential and commercial buildings and facilities for nonstructural flood proofing options. Committee members will write a report on possible solutions based on the assessments. The solutions proposed in the report could be applied to similar facilities within the region.

### **Acquisition and Removal of Floodprone Properties**



**Demolition of repetitive loss flood properties on Hemlock Road in Springfield Township.** In May 2013, Springfield Township performed a comprehensive stormwater analysis. Included in that study were several homes located along Hemlock Road that had regularly been inundated with flooding from the Sunnybrook Creek, which flowed through the properties' backyards. During large storms the flood waters reached heights of 4-5 feet within the lower levels of the homes. Springfield Township was able to acquire and remove 12 homes on Hemlock Road in 2013 and 2014. Now the property is maintained as a riparian buffer area. This project was funded in part through a \$4.3 million hazard mitigation grant from FEMA and PEMA.

*Demolition of homes on Hemlock Road*

## Montgomery County 2017 Hazard Mitigation Plan

**Cheltenham Township Flood Property Acquisition:** Cheltenham Township acquired and removed four twin homes adjacent to the Tookany Creek on Bickley Road in Glenside. They also purchased and removed a home at 110 Rice's Mill Road near the Tookany Creek. These five houses had been flooded on several occasions.



*Flood prone house removal site*

**Whitemarsh Township Flood Property Acquisition:** Whitemarsh Township acquired 6 properties to remove flood-prone structures in areas along the Wissahickon Creek at 607 Stenton Avenue, 6005 West Valley Green Road, 4134 Christie Circle, 7008 and 7004 Mathers Lane and 4130 Butler Pike. Two other properties with structures in the floodplain along Stenton Avenue and West Valley Green Road were purchased by adjacent property owners who removed the structures.

**Abington Township Flood Property Acquisition:** Abington Township has purchased and will remove a house at 1004 Irvin Road.

**Hatboro Borough Flood Property Acquisition:** Hatboro acquired 24 townhouses on Drummers Lane adjacent to a tributary of the Pennypack Creek. These properties sustained several flood losses over a short period of time during the last decade. All six buildings containing the townhouses were removed and the property has been restored as open space along the creek with a paved trail connecting an existing trail to Crooked Billet Elementary School. FEMA funding enabled this removal project.

### Infrastructure Upgrades

**SEPTA Regional Rail Resiliency Work:** On September 22, 2014, the Southeastern Regional Transportation Authority (SEPTA) was selected to receive an \$86.8 million grant from the Federal Transit Administration to harden infrastructure that has become increasingly vulnerable to extreme weather. This grant was a result of a Vulnerability and Risk Assessment of SEPTA's Regional Rail that the agency performed in August 2013 after Superstorm Sandy. The study detailed significant flooding along the rail line west of Conshohocken, near the Conshohocken station, and in the vicinity of the Spring Mill station. The study also documented several areas of runoff and riverside embankment loss along the rail line on either side of Conshohocken. Part of the FTA grant funding enabled SEPTA to perform several important tasks to reduce the impact of flooding, including the following projects in Montgomery County: stabilize the Schuylkill River banks to protect the high-ridership Manayunk/Norristown commuter rail line between Spring Mill and the Miquon Station; establish flood protections at the Jenkintown

## Montgomery County 2017 Hazard Mitigation Plan

commuter rail facility; stabilize the slopes of several commuter railroad embankments to reduce the risk of rockfall or landslides after severe rainfall.

Prior to the grant, SEPTA performed other work to improve resiliency along the Norristown Regional Rail Line, including the raising of the signal house near Miquon and the construction of a new rail interlock near the Miquon Station to allow SEPTA to serve some areas of the Norristown Line while sections of Spring Mill and Conshohocken experienced flooding.

**Flood Warning Gate Installations:** Most of the municipalities in the eastern portion of the county, including most of Springfield, Whitmarsh, Upper Dublin, Cheltenham, Whitpain, and Plymouth Townships, have added gate systems that can easily be deployed at key road locations where flood conditions are likely. Public safety or public works crews can easily unlock and deploy the gates.

**Flood control structures in Upper Dublin Township:** Upper Dublin Township constructed two large flood control dry basin dams in the headwaters of Pine Run and Rapp Run above the 536-acre Fort Washington Business Park, which has been subject to repeated episodes of flooding. The Pine Run structure is 834 feet in length and Rapp Run dam is 720 feet long. Both have innovative 12-foot-high labyrinth weir concrete spillway walls. The two dams provide a combined storage of 122 million gallons of water. They were designed to slowly release runoff to allow infiltration into the ground and streams,



*Flood warning gates in Whitmarsh Township*



*Flood control structure in Upper Dublin Township*

limiting the frequency, intensity, and duration of flooding. The upstream basins above each dam were planted with extensive landscaping including wetland plantings and more than 750 new trees to provide a natural park setting. A flood monitoring and warning system was also developed for each structure. Pedestrian bridges over the spillways and trails at each facility enable them to serve as recreation sites when not in use for flood control. The township received an \$11.83 million H2O PA grant from the Pennsylvania Department of Community and Economic Development

## Montgomery County 2017 Hazard Mitigation Plan

(DCED) for the design and construction of the structures—the largest non-state agency grant in the H2O PA Program. The project received national recognition when Storm Water Solutions magazine named the project a 2013 Top Storm Water and Erosion Control Project.

Upper Dublin Township is also considering implementing zoning that will diversify uses within the business park and promote a distribution of uses to add value to an emerging neighborhood structure of the former Office Park. Additionally, the township is redeveloping key transportation infrastructure in the business park to reduce flooding and potential public safety problems that result from key flooded roads.

**New County Bridge at Arcola Road:** Montgomery County replaced an often flooded bridge over the Perkiomen Creek at Arcola Road in Upper Providence and Lower Providence Townships. The old bridge was subject to flooding at both approaches and had been the scene of a former motorist fatality during a flooding event. The new bridge reduces the flooding hazards on either side of it.

**Flood Safety Hazard Signs:** Many municipalities in the county have erected flood area warning signs to alert motorists about potential flooding conditions.



*Flood warning sign in Upper Frederick Township*

### Plan Contents

The introduction in Chapter 1 provides the basis for this plan and scope of the plan. Chapter 2 includes an update of the Community Profile of the county and 62 municipalities that comprise it. The planning process used for the plan is described in Chapter 3. Chapter 4 provides a Risk Assessment based upon information from all municipalities and various other sources, and addresses 24 different types of potential natural and human caused threats to the county. The revised Capability Assessment in Chapter 5 examines the current capacity of county and municipal government to address the potential needs associated with potential threats identified in the Risk Assessment. Mitigation Strategy, described in Chapter 6, includes specific recommendations based upon plan goals that pertain to all of the potential risks. Future plan maintenance requirements and the process for plan adoption are described in Chapters 7 and 8.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

SUBJECT: Consider Release of Engineering and Legal escrow and Construction Security –  
AAA Development Group – Dunkin Donuts – 1109 Bethlehem Pike – LDS 626

MEETING DATE: July 9, 2018

ITEM NUMBER: #13

MEETING/AGENDA: WORK SESSION ACTION NONE

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

INITIATED BY: Bruce Shoupe BOARD LIAISON: Candyce Fluehr Chimera  
Director of Planning and Zoning Vice Chairman

BACKGROUND:

Attached is a release of construction escrow for the AAA Development Group for the Dunkin Donuts at the above address. This property was sold in 2013 without closing out the project. Upon review of the file the original developer was notified of the outstanding items required to close out this project. The current amount held in the Construction Escrow is \$29,417.99 in the form of a letter of credit with Royal Bank and \$14,369.32 in the Engineering and legal cash escrow account.

The release of this escrow will close this account, as all public improvements have been satisfactorily completed.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT: None.

RECOMMENDATION:

That the construction escrow be released and the maintenance period be ended.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Chimera	Aye	Opposed	Abstain	Absent

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

Resolution #

WHEREAS, a request for final release of construction escrow was received from AAA Development Group, LDS 626, for the Dunkin Donuts located at 1109 Bethlehem Pike. The amount of escrow remaining in the legal and engineering cash account is \$14,369.32 and the construction account is \$ 29,417.99 (held as a Letter of Credit with Royal Bank). The developer has represented that work setforth in the Land Development Agreement has been completed; and

WHEREAS, said request has been reviewed by the Township Staff and Landscape Architect, who recommend that the engineering and legal escrow and construction escrow be released as all public improvements have been satisfactorily completed.

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

BE IT FURTHER RESOLVED that this release of the remaining cash engineering and legal escrow is contingent upon all Township fees being paid.

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: Applicant, J. Dougherty, B. Shoupe, Finance Department, M. Gambino, Minute Book, Resolution File, File

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Bruce S. Shoupe, Director of  
Planning and Zoning

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Release of Engineering and Legal escrow and Construction Security –  
AAA Development Group – Dunkin Donuts – 1109 Bethlehem Pike – LDS 626

MEETING DATE: July 9, 2018

ITEM NUMBER:

MEETING/AGENDA:                      WORK SESSION                      ACTION                      NONE

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

INITIATED BY:    Bruce Shoupe                      BOARD LIAISON:    Candyce Fluehr Chimera  
Director of Planning and Zoning                      Vice Chairman

---

BACKGROUND:

Attached is a release of construction escrow for the AAA Development Group for the Dunkin Donuts at the above address. This property was sold in 2013 without closing out the project. Upon review of the file the original developer was notified of the outstanding items required to close out this project. The current amount held in the Construction Escrow is \$29,417.99 in the form of a letter of credit with Royal Bank and \$14,369.32 in the Engineering and legal cash escrow account.

The release of this escrow will close this account, as all public improvements have been satisfactorily completed.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:    None

PREVIOUS BOARD ACTION:    None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT:    None.

RECOMMENDATION:

That the construction escrow be released and the maintenance period be ended.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION \_\_\_\_\_                      SECOND \_\_\_\_\_                      VOTE \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Chimera	Aye	Opposed	Abstain	Absent

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

## Bruce S. Shoupe

---

**From:** Larry Gregan  
**Sent:** Wednesday, June 27, 2018 12:44 PM  
**To:** Harold Selzer  
**Cc:** Bruce S. Shoupe  
**Subject:** RE: 1109 Bethlehem Pk  
**Attachments:** Dunkin donuts electrical final.pdf; penndot release AAA Dunkin Donuts.pdf; AAA Landscape release.pdf

Harold, This completes the requirements. I will have the approval for release of the security and return of the engineering/legal escrow funds on the BOS agenda for 7/9. Will be back to you after that action is completed. Thanks for following up. Larry

Lawrence J. Gregan, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936  
Work # -215-393-6907  
Fax # - 215-855-6656  
Email - [lgregan@montgomerytp.org](mailto:lgregan@montgomerytp.org)



---

**From:** Harold Selzer <[harold@nsacpa.com](mailto:harold@nsacpa.com)>  
**Sent:** Wednesday, June 27, 2018 12:11 PM  
**To:** Larry Gregan <[LGregan@montgomerytp.org](mailto:LGregan@montgomerytp.org)>  
**Subject:** FW: 1109 Bethlehem Pk

Larry, Code Inspections went through their files and found the final approval on 5/23/2008. This should be the last piece to release the LC.

Please confirm receipt of this and let me know if anything else is required.

Thank you for your help

*Harold Selzer*

Harold Selzer, CPA

Naskret, Selzer & Associates, LLC  
3 Becker Farm Rd Ste 101  
Roseland, NJ 07068  
Phone: 973-994-9555 ext 201  
Fax: 973-994-4477  
Cell: 201-910-3633

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**From:** Kate Hartman <[katehcii@aol.com](mailto:katehcii@aol.com)>  
**Sent:** Wednesday, June 27, 2018 11:40 AM  
**To:** Harold Selzer <[harold@nsacpa.com](mailto:harold@nsacpa.com)>  
**Subject:** 1109 Bethlehem Pk



Good Morning,

Here is a copy of the electrical approval for 1109 Bethlehem Pk.

Thank You,

Kate Hartman  
Assistant Office Manager  
Code Inspections, Inc.  
603 Horsham Road  
Horsham Pa 19044  
215-672-9400  
215-672-9736 (fax)



# Highway Occupancy Permit

Permit No.: 06068002

Name and Address of Permittee: AAA MONTGOMERYVILLE LP 5 GLEN EAGLES DRIVE NEW HOPE, PA 18938	County: Montgomery	Issue Date: 12/5/2007
	County Contact No.: (610) 275-1409	Expiration Date: 12/5/2008
	Issuing District Office: 6-0	Application No.: 10204677
	District Contact No.: (610) 205-6795	Account No.:
	Municipalities: Montgomery Township	Permit Fee: \$ 50.00

*Immediately upon completion of the work Permittee shall notify the permit office where application was made. Subject to all the conditions, agreements, restrictions, and regulations prescribed by the Pennsylvania Department of Transportation, (see in particular 67 Pa. Code, Chapter 212, 411 and 459 and State Highway Law, 36 P.S. Section 670 - 411, 420 and 421 ) and subject to the plans, special conditions, or restrictions herein set forth or attached hereto. This permit shall be located at the work site and shall be available for inspection by any police officer or Department representative.*

<b>Location and Description of Work</b>		Permit No.: 06068002
1 of 1	State Route #: 0309 Segment(s): From 0280 To 0280 Offset(s): From 0062 To 0062	522: Install Low Volume Driveway with Drainage Facilities

Acknowledgement of Completion All work was completed consistent with permit and regulations  Date: 06/19/2018  By: Margarita Sanjurjo- Alan	_____ Secretary of Transportation
	_____ District Executive



**Boucher & James, Inc.**  
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

Lourensville Professional Building  
1456 Forty Road, Building 500  
Daylestown, PA 18901  
215-345-9400  
Fax 215-345-9401

2756 Kimrock Drive  
Stroudsburg, PA 18360  
570-629-0300  
Fax 570-629-0306

Mailing:  
P.O. Box 699  
Duntownville, PA 18321

559 Main Street, Suite 230  
Bethlehem, PA 18010  
610-419-9407  
Fax 610-419-9408

[www.bjsengineers.com](http://www.bjsengineers.com)

May 24, 2018

Mr. Lawrence Gregan, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18963

**SUBJECT: DUNKIN DONUTS  
PROJECT CLOSEOUT INSPECTION  
TOWNSHIP LD/S NO. 626  
PROJECT NO. 0655223R**

Dear Mr. Gregan:

Please be advised that on Tuesday, May 22, 2018, as requested, I conducted an inspection of plant material at Dunkin Donuts on Bethlehem Pike, in accordance with the approved landscape plan, prepared by McCloskey and Faber, P.C., dated June 23, 2006 and last revised October 30, 2006.

Close to 100% of the quantity of plants shown on the landscape plan are present on the site, are in good condition, and exceed the landscape plan size requirements. Due to the sizes of the existing plants on the site, the volume of plant material now exceeds that required by the landscape plan. We would consider the current landscaping on the site sufficient to meet the requirements of the original approved landscape plan.

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

Sincerely,

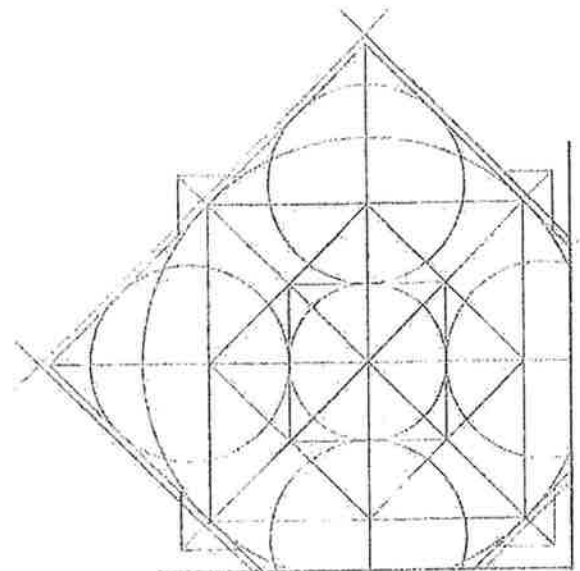
*Valerie R Liggett*

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

VLL/kam

cc: Board of Supervisors  
Bruce Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer  
Mary Gambino, Project Coordinator

P:\2006\0655223R\Documents\Correspondence\Ltr.To.LGregan.ProjectCloseout.doc



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION  
www.dot.state.pa.us



Date: 03/30/09  
Permit Application #: 152205  
Permit #: 06068002  
Letter of Credit#: 80-0001-00

Township: Montgomery  
Permittee: AAA Montgomeryville, L.P.  
5 Glen Eagle Drive  
New Hope, PA 18938

County: Montgomery

Re: Final Inspection

Issuer : Public Savings Bank  
Address: 2755 Philmont Avenue  
Huntingdon Valley, PA 19006

Dear Issuer:

This letter is to serve as the Department's written acknowledgement of acceptance of the cancellation of the letter of credit associated with the referenced Highway Occupancy Permit, and any supplements thereto.

The Department's final acceptance of all work under Permit # 06068002 is effective as of March 30, 2009. Therefore pursuant to the terms of the letter of credit the amount available shall be reduced by 100% to US\$ 0, and the letter of credit may be cancelled with no further security required. Original instrument attached.

Sincerely,

Nate McCollum  
Montgomery County Permits Supervisor

Cc: Rich Avicelli, DPM  
Reginald Connell, ADPM  
permittee  
file

PO Box 350 Norristown, PA 19401



### District 6-0 HOP Tracking System



- Home
- Applications
- Calendar
- Map
- Reports
- Search
- Messages
- Contacts
- Help
- PDF Help

**Applications**

Applicant: AAA Montgomeryville, LP

[Edit](#)

Address: 5 Glen Eagles Drive  
New Hope, Pa 18938  
215-262-9081

Major Permit

Expedited Review

Application No.:	152205	Job Number:	M07-031XE
County:	Montgomery	Municipality:	Montgomery Township
Classification:	Low	S.R.:	0309
SEQ.:	0290	Offset:	0062
Desc. Code:	521,309,318,378,315	Record Status:	Archive
Road Name:	balhahem Pike	Detour:	<input type="checkbox"/>
Submission #:	7	Permit #:	06068002

[Click here to activate Record](#)

**Description of Work:**

Install driveway

- Photographs
- CAD Drawings
- Documents

Applicant's Consultant: ludgate eng.  
Permit Engineer: Farzin Afraabipour

**Application/Permit Close Out** Requires ROW Plans

[Click here to modify the close out information](#)

Closed Out Date: 12/4/2015	Closed Out Status: Complete	Paving History Complete: N	ROW Plans Submitted: N
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**Application Fees**

[Click here to enter a new Fee record](#)

Received	Amount	Check #:	Check Date:	Sent to CO:	Type:
Total: \$0.00					

**Letter of Credit Information**

[Click here to modify the letter of credit information](#) or [here for more details](#)

Agreement No.:	Amount:	Issued:	Expires:
0601600125	16,050.50	3/18/2008	3/18/2011

**Start of Work Notification**

[Click here to modify the Start of Work notification](#) or [here for more details](#)

Start Date:	End Date:	Contractor:	Contact:	Phone:
3/19/2008	5/23/2008	slemmer	greg wireman	287 718-9629

**Submission Reimbursables**

[Click here to enter a new reimbursable record](#)

Date:	Amount:	Inv. Number:	Inv. Date:	Type:	Inspector:
-------	---------	--------------	------------	-------	------------

4/18/2008	\$178.81	1800744813	Inspection	<a href="#">Edit</a>
				<a href="#">Delete</a>
3/28/2008	\$557.97	1800743898	Inspection	<a href="#">Edit</a>
				<a href="#">Delete</a>
2/7/2008	\$507.12	1800703853	Inspection	<a href="#">Edit</a>
				<a href="#">Delete</a>
<b>Total: \$1,243.90</b>				

**Review Status**

<b>Status:</b>	<b>Received:</b>	<b>Returned:</b>	<b>Days:</b>	<b>Approved:</b>	<b>Issued:</b>
Permit Issued	11/21/2007	12/8/2007	15	12/3/2007	12/5/2007
<b>Courtesy Return:</b> <input type="checkbox"/>					

[Review Details](#)   [View Application History](#)

**Comments:**

show entire property, include traffic circulation, to 6-0 03/06/07. to drainage 3/8/07. back from traffic on 4/20/07 comments 4/11/07 to owner 4/23/07 n- 3210 mailed to ludgate engineering tom ludgate. Resubmitted to traffic 6/4/07. back from traffic 6/29/07 comments 6/20/07 to owner 7/2/07 mailed to ludgate engineering tom ludgate

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Code Inspections, Inc.  
605 Horsham Road - Horsham, PA 19044

**DUPLICATE ELECTRICAL APPROVAL**

Municipal Confirmation Only / Not a Utility Cut-in Card

Owner's Name Dunkin Donuts Job # J-801239  
Job Location 1109 Bethlehem Pike Town / Twp. Montgomeryville /  
Equipment Montgomery  
Final electric including switches, fixtures and receptacles 600 amp service  
with ground rod. - refit store ; ( 5 )  
pole lights 100a .e. halite fixtures in parking lot

Contractor's Name Brody Electrical Construction Permit #:  
Service Approval Date: 03/25/2008  
Inspector's Name Jim Forkin Rough Approval Date: 02/14/2008  
Final Approval Date: 05/23/2008

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Payment of Bills

MEETING DATE: July 9, 2018                      ITEM NUMBER: # 14.

MEETING/AGENDA: WORK SESSION              ACTION XX              NONE

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

INITIATED BY: Lawrence J. Gregan              BOARD LIAISON: Candyce Fluehr Chimera,  
Township Manager                                      Chairman of the Board of Supervisors



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BACKGROUND:

Please find attached a list of bills for your review.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approval all bills as presented.

MOTION/RESOLUTION:

None.

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



Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 01 UNIVEST CHECKING					
06/25/2018	01	72079	00000602	CONRAD SIEGEL	4,530.00
06/26/2018	01	72080	00000169	FEDEX	38.66
06/26/2018	01	72081	03214568	FULTON CARDMEMBER SERVICES	2,039.45
06/26/2018	01	72082	398	UNITED STATES TREASURY	733.73
06/29/2018	01	72083	100000158	FRANKS THEATRES	1,401.60
07/06/2018	01	72084	00002039	ABINGTON HEALTH LANSDALE HOSPITAL	136.00
07/06/2018	01	72085	00000006	ACME UNIFORMS FOR INDUSTRY	571.62
07/06/2018	01	72086	00000340	ADVENT SECURITY CORPORATION	222.00
07/06/2018	01	72087	MISC	ALDI, INC.	8,085.00
07/06/2018	01	72088	MISC-FIRE	ALEXANDER J DEANGELIS	30.00
07/06/2018	01	72089	00000027	ARMOUR & SONS ELECTRIC, INC.	45,194.59
07/06/2018	01	72090	00000031	AT&T	138.54
07/06/2018	01	72091	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	71.76
07/06/2018	01	72092	00906105	BATTERIES & BULBS	12.49
07/06/2018	01	72093	00000043	BERGEY'S	79.01
07/06/2018	01	72094	MISC-FIRE	BILL WIEGMAN	30.00
07/06/2018	01	72095	00000209	BOUCHER & JAMES, INC.	17,678.25
07/06/2018	01	72096	MISC-FIRE	BRANDON UZDZIENSKI	30.00
07/06/2018	01	72097	100000405	C.E.S.	41.00
07/06/2018	01	72098	MISC-FIRE	CARL HERR	30.00
07/06/2018	01	72099	00902354	CHRISTOPHER SIMON	1,316.00
07/06/2018	01	72100	00000363	COMCAST	304.64
07/06/2018	01	72101	00000335	COMCAST CORPORATION	615.96
07/06/2018	01	72102	MISC-FIRE	DAVID P BENNETT	15.00
07/06/2018	01	72103	00000629	DAVIDHEISER'S INC.	446.00
07/06/2018	01	72104	00906056	DENNIS GILLEN	1,000.00
07/06/2018	01	72105	00002097	DISCOVERY BENEFITS INC.	450.00
07/06/2018	01	72106	00000161	EUREKA STONE QUARRY, INC.	1,041.47
07/06/2018	01	72107	100000129	EUROFINS QC, INC.	325.00
07/06/2018	01	72108	MISC	FIDATO PARTNERS LLC	12.69
07/06/2018	01	72109	100000733	FUNDAMENTAL TENNIS	900.00
07/06/2018	01	72110	MISC	FYE #1679	141.06
07/06/2018	01	72111	00000188	GALLS, AN ARAMARK CO., LLC	1,123.45
07/06/2018	01	72112	00000817	GILMORE & ASSOCIATES, INC.	40,430.78
07/06/2018	01	72113	00000817	VOID	0.00
07/06/2018	01	72114	00000198	GLASGOW, INC.	314.27
07/06/2018	01	72115	MISC-FIRE	GLEN ROETMAN	30.00
07/06/2018	01	72116	00001323	GLICK FIRE EQUIPMENT COMPANY INC	156.74
07/06/2018	01	72117	00000219	GLOBAL EQUIPMENT COMPANY	422.25
07/06/2018	01	72118	00001784	GOOGLE INC.	103.39
07/06/2018	01	72119	00000608	GOOSE SQUAD L.L.C.	900.00
07/06/2018	01	72120	00001709	GOULDEY WELDING & FABRICATIONS, INC	942.00
07/06/2018	01	72121	100000210	GREEN GUARD FIRST AID & SAFETY	147.43
07/06/2018	01	72122	00000195	GTR	35.64
07/06/2018	01	72123	100000132	HARRY T. ALLEN	200.00
07/06/2018	01	72124	00000903	HOME DEPOT CREDIT SERVICES	272.65
07/06/2018	01	72125	00000829	IMSA - INTERNATIONAL MUNICIPAL	40.00
07/06/2018	01	72126	00904661	INSITE FIREARMS & LAW ENFORCEMENT	1,896.00
07/06/2018	01	72127	00002064	INTERNATIONAL ASSOC. OF FIRE CHIEFS	120.00
07/06/2018	01	72128	00000102	INTERSTATE BATTERY SYSTEMS OF	114.95
07/06/2018	01	72129	00001067	INTOXIMETERS, INC.	400.50
07/06/2018	01	72130	MISC-FIRE	JACOB MILLEVOI	30.00
07/06/2018	01	72131	MISC-FIRE	JAKE WELTMAN	75.00
07/06/2018	01	72132	MISC-FIRE	JOHN H. MOGENSEN	15.00
07/06/2018	01	72133	MISC-FIRE	JON WASHINGTON	60.00
07/06/2018	01	72134	00002046	JUMP START SPORTS	2,644.00
07/06/2018	01	72135	100000157	JUMPIN JACK'S	990.00
07/06/2018	01	72136	MISC-FIRE	KEITH A MILLER	150.00
07/06/2018	01	72137	MISC-FIRE	KEITH GRIERSON	15.00
07/06/2018	01	72138	00000107	KENNEDY COMPANIES	247.95
07/06/2018	01	72139	100000732	KRISTIE MIKULSKI	250.00
07/06/2018	01	72140	00000271	LANSDALE CHRYSLER PLYMOUTH INC.	225.28
07/06/2018	01	72141	00906015	MAGIC BY STUART INC.	275.00
07/06/2018	01	72142	100000332	MARCY LYNCH FITNESS	70.00
07/06/2018	01	72143	00000689	MARY KAY KELM, ESQUIRE	962.50
07/06/2018	01	72144	MISC-FIRE	MARY NEWELL	120.00
07/06/2018	01	72145	100000727	MEGAN LEWIS	85.00
07/06/2018	01	72146	MISC-FIRE	MICHAEL D. SHINTON	30.00
07/06/2018	01	72147	MISC-FIRE	MICHAEL JANSSEN	15.00
07/06/2018	01	72148	MISC-FIRE	MICHAEL SHEARER	60.00
07/06/2018	01	72149	100000515	MICHELLE IMBROGNO	85.00
07/06/2018	01	72150	MISC-FIRE	MIKE BEAN	30.00
07/06/2018	01	72151	100000113	MIKE GREER	1,500.00
07/06/2018	01	72152	100000735	MONTGOMERY COUNTY PUBLIC WORKS ASSO	720.00
07/06/2018	01	72153	00000643	MONTGOMERY COUNTY-NORRISTOWN	10,000.00
07/06/2018	01	72154	1264	MORGAN STANLEY SMITH BARNEY INC	137,136.50
07/06/2018	01	72155	00000324	MOYER INDOOR / OUTDOOR	160.40
07/06/2018	01	72156	00905070	NORTH WALES LIBRARY	1,500.00

Check Date	Bank	Check	Vendor	Vendor Name	Amount
07/06/2018	01	72157	100000728	NORTH WALES WATER AUTHORITY	20,975.00
07/06/2018	01	72158	00001134	OFFICE DEPOT, INC	161.42
07/06/2018	01	72159	MISC-FIRE	PAUL R. MOGENSEN	100.00
07/06/2018	01	72160	00000595	PENN VALLEY CHEMICAL COMPANY	860.56
07/06/2018	01	72161	00001358	PENNSYLVANIA RECREATION AND PARK	5,097.00
07/06/2018	01	72162	00000009	PETTY CASH	282.32
07/06/2018	01	72163	00000009	PETTY CASH	207.39
07/06/2018	01	72164	00000446	PHISCON ENTERPRISES, INC.	1,100.00
07/06/2018	01	72165	00000945	PIPERSVILLE GARDEN CENTER, INC.	500.38
07/06/2018	01	72166	100000731	PITNEY BOWES	72.67
07/06/2018	01	72167	100000471	PLASTERER EQUIPMENT COMPANY, INC.	1,387.39
07/06/2018	01	72168	00000345	PRINTWORKS & COMPANY, INC.	657.71
07/06/2018	01	72169	MISC	PRITCHARD LAW OFFICE, LLC	410.05
07/06/2018	01	72170	00000252	PURE CLEANERS	529.25
07/06/2018	01	72171	100000729	RAGHAVACHARI SRIKANT	125.00
07/06/2018	01	72172	00000439	RED THE UNIFORM TAILOR	74.00
07/06/2018	01	72173	00000228	REGAL CINEMEDIA CORP	1,365.00
07/06/2018	01	72174	00002033	REPUBLIC SERVICES NO. 320	1,391.95
07/06/2018	01	72175	00000117	RIGGINS INC	2,653.24
07/06/2018	01	72176	00000115	RIGGINS, INC	4,448.93
07/06/2018	01	72177	MISC-FIRE	RYAN ALLISON	30.00
07/06/2018	01	72178	MISC-FIRE	RYAN CROUTHAMEL	15.00
07/06/2018	01	72179	MISC-FIRE	RYAN RUDELL	15.00
07/06/2018	01	72180	100000398	SACHIN KARNIK	306.00
07/06/2018	01	72181	MISC-FIRE	SEAN ALLISON	90.00
07/06/2018	01	72182	100000708	SERGIO ANIS	69.00
07/06/2018	01	72183	100000730	SHARON CANNON	135.00
07/06/2018	01	72184	00000163	SHARON TUCKER	36.10
07/06/2018	01	72185	00000833	SHERWIN WILLIAMS COMPANY	77.24
07/06/2018	01	72186	00000468	SIRCHIE FINGER PRINT	899.31
07/06/2018	01	72187	MISC-FIRE	STEVE SPLENDIDO	30.00
07/06/2018	01	72188	00000485	SYRENA COLLISION CENTER, INC.	768.00
07/06/2018	01	72189	00001860	TAYLOR JONES	166.67
07/06/2018	01	72190	00661122	TEES WITH A PURPOSE	246.00
07/06/2018	01	72191	00001982	TEMPLE UNIVERSITY - CJTP	345.00
07/06/2018	01	72192	00000772	THE PEAK CENTER	3,000.00
07/06/2018	01	72193	00906111	THE PROTECTION BUREAU	204.00
07/06/2018	01	72194	00001273	TIM KUREK	354.25
07/06/2018	01	72195	00001771	TIMAC AGRO USA	949.16
07/06/2018	01	72196	MISC-FIRE	TREVOR DALTON	30.00
07/06/2018	01	72197	100000290	TRIAD TRUCK EQUIPMENT	380.59
07/06/2018	01	72198	00000040	VERIZON	180.32
07/06/2018	01	72199	00000040	VERIZON	258.28
07/06/2018	01	72200	00000040	VERIZON	134.99
07/06/2018	01	72201	00000040	VERIZON	145.91
07/06/2018	01	72202	00000040	VERIZON	134.99
07/06/2018	01	72203	00000038	VERIZON WIRELESS SERVICES, LLC	3,071.70
07/06/2018	01	72204	MISC-FIRE	VINAY SETTY	60.00
07/06/2018	01	72205	MISC-FIRE	VINCE ZIRPOLI	180.00
07/06/2018	01	72206	03214583	VWP/WF CORPORATE SERVICES	6,375.95
07/06/2018	01	72207	00001329	WELDON AUTO PARTS	240.31
07/06/2018	01	72208	00906130	WISMER AUTO INTERIORS	460.00
07/06/2018	01	72209	00001084	WITMER ASSOCIATES, INC.	1,745.00

01 TOTALS:

(1 Check Voided)

Total of 130 Disbursements:

356,296.23

07/06/2018

Check List  
For Check Dates 06/26/2018 to 07/09/2018

Check Date	Name	Amount		
06/28/2018	BCG 401	401 Payment	\$	16,126.38
06/28/2018	BCG 457	457 Payment	\$	11,321.35
06/28/2018	PA SCDU	Withholding Payment	\$	802.03
06/28/2018	UNITED STATES TREASURY	941 Tax Payment	\$	81,118.37
07/02/2018	UNITED STATES TREASURY	945 Tax Payment	\$	6,881.46
07/05/2018	STATE OF PA	State Tax Payment	\$	9,177.24
Total Checks: 6			\$	125,426.83