

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
MAY 13, 2024
7:00 P.M.

www.montgomerytp.org

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

Carolyn McCreary
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Public Comment
4. Consent Agenda:
 - Minutes of April 25, 2024 Meeting
 - Payment of the May 13, 2024 Bills
 - Escrow Release #2 and Start of Maintenance – Krispy Kreme
 - Ratification of Real Estate Tax Appeal Settlement – 1201-1281 Knapp Road
 - Ratification of Real Estate Tax Appeal Settlement – 145-165 Witchwood Drive
 - Ratification of Real Estate Tax Appeal Settlement – 0 Witchwood Drive

Presentations:

5. Police Department Commendations
6. American Red Cross Lifesaving Award Presentations
7. Recognition of Citizen Police Academy Graduates

Planning and Zoning

8. Proposed Text Amendment – Montgomery Township Municipal Sewer Authority Cell Tower
9. Quick Lube Land Development Application

Public Works:

10. Award the Bid for Stormwater Infrastructure Management Projects

Administration and Finance:

11. Authorize the Advertisement of Ordinance Amendments for Montgomery Township Municipal Sewer Authority
12. Authorize Purchase of Networking Equipment - Admin Switches and HA Firewall
13. Award of Bids – Municibid Online Surplus Asset Sale
14. Authorization for the Sale of Municipal Equipment by Online Auction

Board of Supervisors Agenda

May 13, 2024

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New Business:

15. Adoption of Resolution Recognizing National Police Week
16. Adoption of Resolution Recognizing National Public Works Week
17. Adoption of Resolution Recognizing National EMS Week
18. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #03

SUBJECT: Public Comment
MEETING DATE: May 13, 2024
BOARD LIAISON:
INITIATED BY: Audrey R. Ware, Vice-Chairwoman

BACKGROUND:

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

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #04

SUBJECT: Consent Agenda
MEETING DATE: May 13, 2024
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the April 25, 2024 Board meeting
- Payment of the May 13, 2024 Bills
- Escrow Release #2 and Start of Maintenance – Krispy Kreme
- Ratification of Real Estate Tax Appeal Settlement – 1201-1281 Knapp Road
- Ratification of Real Estate Tax Appeal Settlement – 145-165 Witchwood Drive
- Ratification of Real Estate Tax Appeal Settlement – 0 Witchwood Drive

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

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
APRIL 25, 2024**

1. Call to Order: The April 25, 2024 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Vice Chairwoman Audrey R. Ware called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

Vice Chair Audrey R. Ware
Supervisor Tanya C. Bamford
Supervisor Annette M. Long
Supervisor Beth A. Staab
Township Solicitor Sean Kilkenny, Esq.
Township Manager Carolyn McCreary

ALSO IN ATTENDANCE:

Police Chief J. Scott Bendig
Fire Chief William Wiegman
Director of Finance Brian Shapiro
Director of Planning & Zoning Marianne McConnell
Director of Public Works Greg Reiff
Director of Rec & Community Ctr. Floyd Shaffer
Director of IT Richard Grier
Public Information Coordinator Derek Muller
Recording Secretary Deborah Rivas

ABSENT:

Chair Candyce Fluehr Chimera

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, Ms. Ware made the following announcements:

- The Township has received the Government Finance Officers Association's (GFOA) Award for Outstanding Achievement in Popular Annual Financial Reporting for the fiscal year ending December 31, 2022.
- Congratulations to Vicki Souder, our Silver Sneakers instructor at the Montgomery Township Community and Recreation Center, for winning the 2024 SilverSneakers Instructor of the Year award!
- Thank you to everyone who brought their electronics to our E-Recycling Event last Saturday. Together we recycled 16,886 pounds of electronic waste.
- Reminder of upcoming events: Saturday, April 27, 2024, 9am to Noon, Arbor Day Tree Giveaway in Honor of Roy Rodriguez and Friday, May 24, 2024, Stars, Stripes and Remembrance.

4. Recognition: Retirement of Officer Rob Johnson: Chief Bendig reported that on April 14, 2024, Officer Robert Johnson retired from the Montgomery Township Police Department after thirty-seven years of service to our community. Rob Johnson began his service in Montgomery Township on November 4, 1988, as a police dispatcher. On July 28, 1989, he was sworn in as an officer with the Police Department. He has served in various roles during his tenure, including officer-in-charge, field training officer, bicycle patrol officer, and DARE instructor. He will be most known for his work as the department's Community Policing liaison, coordinating a litany of events for the department, including the Junior Police Academy, Citizens Police Academy, National Night Out, and the annual Halloween Candy giveaway. His skillset and dedication will be sorely missed. State Representative Steve Malagari presented a Citation from the PA House of Representatives and a Citation from the PA State Senate for PA Senator Maria Collett. Towamencin Township Police Chief

Tim Troxel presented a plaque on behalf of the PAL Organization, stating that Officer Johnson was instrumental in moving the organization forward in the regional area.

MOTION: Upon motion by Ms. Ware, seconded by Ms. Long, and unanimously carried (4-0), the Board recognized Officer Rob Johnson's retirement and expressed their deep gratitude to him for his dedication and faithful service to the Montgomery Township Police Department and the Montgomery Township community.

5. Public Comment: There was no public comment.

6. Consent Agenda:

MOTION: Upon motion by Ms. Ware, seconded by Ms. Staab, and unanimously carried (4-0), the minutes of the April 8, 2024 Board meeting and the payment of bills totaling \$243,103.33 for April 25, 2024, were approved as submitted.

Planning and Zoning:

7. Public Hearing: Conditional Use Airport Square, LLC (Panera Bread Restaurant with Drive-Thru: Ms. Ware opened the public hearing at 7:25 p.m. by motion, seconded by Ms. Long. Notes of testimony were taken by Court Reporter Ed McKenna. Andrew Freimuth, Esquire, represented the applicant, RE Plus Airport Square, LLC c/o Wilder Companies, Ltd., who is proposing to construct a new Panera Bread restaurant with a drive-through on a pad site within the Airport Square Shopping Center located at 801 Bethlehem Pike. The applicants propose a 4,300-square-foot restaurant with a 556-square-foot outdoor patio area, drive-through, bypass lanes, and associated parking and landscaping. Expert witnesses were Ronald Klos, PE, and Paul Wodzanowski, VP of Operations for Panera Bread. Township Solicitor Sean Kilkenny, Esquire, introduced the Township exhibits into the record. Township staff, consultants, and the County have had the opportunity to review the details of the proposed plan, and the corresponding review letters are included as exhibits. Board members were pleased to see the sidewalk connections proposed in the site plan and suggested additional sidewalk considerations along Bethlehem Pike. The hearing closed at 8:00 p.m.

MOTION: Upon motion by Ms. Ware, seconded by Ms. Staab, and unanimously carried (4-0), the Board approved the Conditional Use Application to construct a new Panera Bread restaurant with drive-through on a pad site within the Airport Square Shopping Center located at 801 Bethlehem Pike according to the exhibits and conditions presented and agreed to at the hearing by the witnesses, and that the applicant comply with all applicable laws and ordinances of the state, local and federal government.

Items 8 and 9 have been rescheduled at the request of the applicants.

10. Waiver of Fees – Mary, Mother of the Redeemer Church:

MOTION: Upon motion by Ms. Ware, seconded by Ms. Long, and unanimously carried (4-0), the Board waived the fees associated with the permits for the Mary, Mother of the Redeemer Church annual summer festival.

11. Review of Zoning Hearing Board Application: Ms. McConnell identified the pending hearing application received for the May 1, 2024 Zoning Hearing Board meeting. Application 24040001 is for The Venue at Montgomery, Inc., 230 Montgomery Mall, 804 Bethlehem Pike for an expansion of the use variance granted pursuant to Section 230-94A of the Code of Montgomery Township to permit bartender dispensed client supplied alcoholic beverages. The applicants were previously granted a use variance to allow their proposed indoor recreation/amusement venue space.

The Board deliberated considerably on this application. Ms. Bamford and Ms. Staab supported the application. Ms. Ware and Ms. Long opted to remain neutral and allow the Zoning Hearing Board to decide based on the testimony presented.

With the Board split on their decision, the default course of action is to remain neutral and allow the Zoning Hearing Board to render a decision based on the testimony presented.

12. Arbor Day for Tree City USA Application:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Ware, and unanimously carried (4-0), the Board of Supervisors proclaimed Saturday, April 27, 2024, as Arbor Day in Montgomery Township.

Parks and Recreation:

13. Design of New Bark Park Sign: Mr. Reiff reported that the 2024 Budget included a sign for the new Montgomery Township Bark Park located at 1101 Knapp Road. Three proposed designs were provided by the Display & Sign Center. The Park Board made a recommendation for design "A." Discussion followed.

MOTION: Upon motion by Ms. Ware, seconded by Ms. Bamford, and unanimously carried (4-0), the Board approved design choice "A" for the new Montgomery Township Bark Park sign.

14. Authorize Advertisement of Bid for Gymnasium Floor Replacement: Mr. Shaffer reported that the Community and Recreation Center (CRC) is approaching its ninth year in operation. The Township contracted with D'Huy engineering to evaluate the building and develop a plan for future expenditures. The gymnasium floor has had issues since the building's opening. Staff propose to work with D'Huy Engineering to specify details of the replacement of the gym floor

and the drafting of a bid document. The project, included in the 2024 capital budget, is at an estimated cost of \$225,000.00.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Long and unanimously carried (4-0), the Board authorized the preparation and advertisement of the bid on PENNBID for the replacement of the gymnasium floor at the Community and Recreation Center.

Public Works:

15. Authorization of Advertisement of Traffic Signal Preemption Project – Horsham and County Line Roads: Mr. Reiff reported that upgrades to the traffic signal preemption systems, which would convert them from the current less reliable audible system to the more reliable optical system for the safety of emergency responders (Police, Fire, and Ambulance) and motoring public when responding to emergency calls, are being proposed. This multiphase/year project will begin with upgrading several intersections along the Route 463 (Horsham Road) corridor and the County Line Road corridor. Competitive bids will be solicited utilizing the PennBid website.

MOTION: Upon motion by Ms. Long, seconded by Ms. Staab and unanimously carried (4-0) the Board authorized the advertisement of the bid for the upgrades to the traffic signal preemption systems utilizing PennBid.

Administration and Finance:

16. Authorize Sale of Municipal Equipment by Online Auction:

MOTION: Upon motion by Ms. Ware, seconded by Ms. Long, and unanimously carried (4-0), the Board authorized the sale of the following equipment through the online auction company Municibid:

1. 10' foot snow plow
2. 202 Jacobsen HR 9016
3. 2003 Smithco Super Rake
4. 2005 Chevy Tahoe (VIN 1GNEK13V95J242484)
5. 2012 Kubota ZD 331
6. 2016 Kubota ZD 1211
7. 2017 Kubota ZD 1511
8. Assorted Motorola Radios
9. Oil Fluid System - 60 Gallon oil containment system with rack and pump
10. Microsoft Surface Pro i5-7300U @ 2.6GHz (qty. 2)
11. Microsoft Surface Pro i7-1065G7 @ 1.3GHz
12. Microsoft Surface Pro i5-1035G4 @1.1GHz
13. Dell Laptop Latitude E6420
14. Dell Laptop Latitude E6430
15. Dell Laptop Inspiron 7437
16. Dell Laptop precision 7510
17. Cisco 2960X, Network Switch (qty. 2)

New Business:

17. Department Reports - Monthly reports were submitted by each department for activity in March. Chief Shane Wheeler of the VMSC will be providing a report to the Board next month.

18. Committee Liaison Reports – No reports.

19. Adjournment: Upon motion by Ms. Ware and seconded by Ms. Bamford, the meeting was adjourned at 8:36 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



Montgomery Township, PA

Check Report

By Check Number

Date Range: 04/26/2024 - 05/13/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT003655	Standard Insurance Company	04/26/2024	Regular	0.00	8,998.20	98304
MT000006	21st Century Media Newspapers LLC	05/13/2024	Regular	0.00	1,395.39	98305
MT000012	4Imprint, Inc.	05/13/2024	Regular	0.00	540.57	98306
MT000017	911 Safety Equipment	05/13/2024	Regular	0.00	1,162.00	98307
MT004321	Abhilasa Sarma	05/13/2024	Regular	0.00	270.00	98308
MT000040	Acme Uniforms For Industry	05/13/2024	Regular	0.00	628.64	98309
MT000046	Adam J. Morrow	05/13/2024	Regular	0.00	200.00	98310
MT000050	Adam Zwislewski	05/13/2024	Regular	0.00	140.00	98311
MT000075	Airgas, Inc.	05/13/2024	Regular	0.00	316.05	98312
MT000094	Alessandra Kashkashian	05/13/2024	Regular	0.00	1,248.00	98313
MT000150	Alphagraphics Lansdale	05/13/2024	Regular	0.00	2,077.78	98314
MT000167	Amazon.com Services, Inc	05/13/2024	Regular	0.00	1,386.77	98315
MT004326	Amy Spadafore	05/13/2024	Regular	0.00	250.00	98316
MT000221	Andrew Backlund	05/13/2024	Regular	0.00	67.21	98317
MT000229	Andrew Weiner	05/13/2024	Regular	0.00	150.00	98318
MT000233	Angel G. Mejias	05/13/2024	Regular	0.00	300.00	98319
MT000267	Anthony Rubas	05/13/2024	Regular	0.00	357.84	98320
MT000279	AramSCO, Inc.	05/13/2024	Regular	0.00	955.27	98321
MT004306	Armored Republic	05/13/2024	Regular	0.00	288.09	98322
MT000320	AT&T	05/13/2024	Regular	0.00	122.27	98323
MT000338	Axon Enterprise, Inc	05/13/2024	Regular	0.00	1,578.00	98324
MT004325	B & H Industries, Inc.	05/13/2024	Regular	0.00	300.00	98325
MT000342	B Safe Inc.	05/13/2024	Regular	0.00	569.67	98326
MT000388	Bergey's	05/13/2024	Regular	0.00	59.92	98327
MT004327	Bhumika Modi	05/13/2024	Regular	0.00	1,920.00	98328
MT000467	Brandi Blusiewicz	05/13/2024	Regular	0.00	150.00	98329
MT000469	Brandon Uzdzienski	05/13/2024	Regular	0.00	100.00	98330
MT000552	C.E.S.	05/13/2024	Regular	0.00	313.70	98331
MT000580	Carl F. Herr	05/13/2024	Regular	0.00	150.00	98332
MT000585	Carlos A. Gonzalez Jr	05/13/2024	Regular	0.00	200.00	98333
MT006770	Carrigan Geo Services Inc.	05/13/2024	Regular	0.00	900.00	98334
MT000632	CDW Government, Inc.	05/13/2024	Regular	0.00	5,735.64	98335
MT000635	Celebration Fireworks, Inc.	05/13/2024	Regular	0.00	10,700.00	98336
MT004333	CHA Consulting, Inc.	05/13/2024	Regular	0.00	27,744.02	98337
MT000786	COMCAST	05/13/2024	Regular	0.00	10.52	98338
MT000786	COMCAST	05/13/2024	Regular	0.00	10.52	98339
MT000791	Commonwealth of Pennsylvania	05/13/2024	Regular	0.00	121.12	98340
MT000797	Commonwealth of Pennsylvania	05/13/2024	Regular	0.00	5,412.06	98341
MT000799	Commonwealth Precast, Inc.	05/13/2024	Regular	0.00	3,596.00	98342
MT000845	Crash Champions #0504	05/13/2024	Regular	0.00	1,050.00	98343
MT000850	Cristina Pergament	05/13/2024	Regular	0.00	240.00	98344
MT006743	Curb Appeal Detail	05/13/2024	Regular	0.00	4,475.00	98345
MT001024	Display and Sign Center, Inc.	05/13/2024	Regular	0.00	1,830.00	98346
MT001030	DJB Specialties, Inc.	05/13/2024	Regular	0.00	650.32	98347
MT001076	DVHT Delaware Valley Health Trust	05/13/2024	Regular	0.00	208,020.52	98348
MT001095	Eagle Point Gun	05/13/2024	Regular	0.00	4,963.68	98349
MT001096	Eagle Power and Equipment Corp	05/13/2024	Regular	0.00	900.90	98350
MT001153	Electronic Security Solutions LLC	05/13/2024	Regular	0.00	1,700.00	98351
MT001196	Eoghan Lowry	05/13/2024	Regular	0.00	3,407.64	98352
MT001218	ESO Solutions, Inc.	05/13/2024	Regular	0.00	1,328.70	98353
MT001220	Established Traffic Control	05/13/2024	Regular	0.00	9,729.71	98354
MT001265	FedEx	05/13/2024	Regular	0.00	127.54	98355
MT001272	Ferguson and McCann Inc.	05/13/2024	Regular	0.00	1,200.00	98356
MT001306	Forum Devdharma	05/13/2024	Regular	0.00	864.00	98357

Check Report

Date Range: 04/26/2024 - 05/13/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT001352	Galls, an Aramark Co., LLC	05/13/2024	Regular	0.00	27.85	98358
MT001355	Gary Davis	05/13/2024	Regular	0.00	150.00	98359
MT001379	George Allen Portable Toilets, Inc.	05/13/2024	Regular	0.00	1,104.00	98360
MT001412	Glick Fire Equipment Company Inc	05/13/2024	Regular	0.00	2,549.98	98361
MT001427	Goose Squad L.L.C.	05/13/2024	Regular	0.00	900.00	98362
MT001548	Home Depot Credit Services	05/13/2024	Regular	0.00	685.05	98363
MT001559	Hoys Landscaping Inc	05/13/2024	Regular	0.00	7,735.00	98364
MT001584	IMSA International Municipal	05/13/2024	Regular	0.00	85.00	98365
MT001610	Interstate Battery Systems	05/13/2024	Regular	0.00	279.90	98366
MT001635	J.P. Mascaro and Sons	05/13/2024	Regular	0.00	18,390.00	98367
MT001643	Jacob Millevoi	05/13/2024	Regular	0.00	100.00	98368
MT001693	Janice Elgedawy	05/13/2024	Regular	0.00	320.00	98369
MT001729	Jefferson Lansdale Hospital	05/13/2024	Regular	0.00	40.00	98370
MT001760	Jennifer Choi Pure Cleaners	05/13/2024	Regular	0.00	1,296.00	98371
MT004263	John A. Otte	05/13/2024	Regular	0.00	50.00	98372
MT001856	John Bereschak	05/13/2024	Regular	0.00	250.00	98373
MT001868	John H. Mogensen	05/13/2024	Regular	0.00	50.00	98374
MT004318	Jon Melo	05/13/2024	Regular	0.00	136.00	98375
MT001918	Joseph Milligan	05/13/2024	Regular	0.00	40.00	98376
MT004316	JP Northrop	05/13/2024	Regular	0.00	480.00	98377
MT001952	Julius Mack	05/13/2024	Regular	0.00	80.00	98378
MT004308	Justin Tohanczyn	05/13/2024	Regular	0.00	280.00	98379
MT004324	Juyeon Ahn	05/13/2024	Regular	0.00	235.00	98380
MT002038	Keith Grierson	05/13/2024	Regular	0.00	50.00	98381
MT004322	Kelly Yim	05/13/2024	Regular	0.00	270.00	98382
ZZ001255	Ken Chwal Hydro-Seeding, LLC	05/13/2024	Regular	0.00	800.00	98383
MT002088	Keystone Lighting Solutions, Inc	05/13/2024	Regular	0.00	7,973.64	98384
MT002125	Kleinfelder	05/13/2024	Regular	0.00	337.50	98385
MT002150	Kristin Pasceri	05/13/2024	Regular	0.00	240.00	98386
MT002170	Kyle W. Stump	05/13/2024	Regular	0.00	50.00	98387
MT002228	Lauren K Maxwell	05/13/2024	Regular	0.00	100.00	98388
MT002240	Lawn and Golf Supply Company, Inc.	05/13/2024	Regular	0.00	440.40	98389
MT004317	Lenara Lawlor	05/13/2024	Regular	0.00	131.00	98390
MT004323	Louis Greenfield	05/13/2024	Regular	0.00	270.00	98391
MT004309	Louis Neibauer Company, Inc.	05/13/2024	Regular	0.00	413.70	98392
MT002349	Luke Kirchner	05/13/2024	Regular	0.00	100.00	98393
MT003581	Mantri and Shweta Ninad	05/13/2024	Regular	0.00	1,200.00	98394
MT002431	Marino Corporation	05/13/2024	Regular	0.00	10,444.44	98395
MT002450	Marquis Barefield	05/13/2024	Regular	0.00	320.00	98396
MT002496	Mastertech Auto Service, LLC.	05/13/2024	Regular	0.00	1,577.04	98397
MT002551	MCPWA	05/13/2024	Regular	0.00	110.00	98398
MT002609	Michael Bean	05/13/2024	Regular	0.00	150.00	98399
MT002624	Michael J. Kunzig	05/13/2024	Regular	0.00	200.00	98400
MT002688	Minuteman Press	05/13/2024	Regular	0.00	300.00	98401
MT002698	MJ Earl	05/13/2024	Regular	0.00	676.50	98402
PAYR-IAFF	Montgomery Township Professional	05/13/2024	Regular	0.00	585.50	98403
MT002810	Musco Corporation	05/13/2024	Regular	0.00	3,950.00	98404
MT002816	myrec.com	05/13/2024	Regular	0.00	8,685.00	98405
MT002822	NAFI National Association of	05/13/2024	Regular	0.00	55.00	98406
MT004138	Napa Auto Parts	05/13/2024	Regular	0.00	327.21	98407
MT004319	Nari Choe	05/13/2024	Regular	0.00	230.00	98408
MT002951	Nyce Crete and Landis Concrete	05/13/2024	Regular	0.00	1,821.00	98409
MT002952	NYCO Corporation	05/13/2024	Regular	0.00	332.02	98410
MT002961	ODP Business Solutions, LLC	05/13/2024	Regular	0.00	347.08	98411
MT002974	Omega Systems Consultants, Inc.	05/13/2024	Regular	0.00	4,355.09	98412
MT002986	Otto A. Gaylord	05/13/2024	Regular	0.00	120.00	98413
MT003009	PA Turnpike Toll By Plate	05/13/2024	Regular	0.00	102.30	98414
MT003044	Patrick Kerr	05/13/2024	Regular	0.00	100.00	98415
MT004313	PECO	05/13/2024	Regular	0.00	300.00	98416
MT003076	PECO Energy	05/13/2024	Regular	0.00	582.03	98417
MT003076	PECO Energy	05/13/2024	Regular	0.00	259.08	98418

Check Report

Date Range: 04/26/2024 - 05/13/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT003076	PECO Energy	05/13/2024	Regular	0.00	2,471.38	98419
MT003076	PECO Energy	05/13/2024	Regular	0.00	95.71	98420
MT003077	PECO Energy	05/13/2024	Regular	0.00	57.23	98421
MT003076	PECO Energy	05/13/2024	Regular	0.00	3,790.17	98422
MT003099	PennHolo Sales and Services	05/13/2024	Regular	0.00	221.00	98423
MT003135	Petroleum Traders Corp.	05/13/2024	Regular	0.00	8,046.09	98424
MT003134	Petroleum Traders Corp.	05/13/2024	Regular	0.00	8,459.63	98425
MT003160	Pitney Bowes Global Financial Services LLC	05/13/2024	Regular	0.00	733.95	98426
MT004312	Precision Permit Services	05/13/2024	Regular	0.00	2,160.00	98427
MT003227	Rachel Brick	05/13/2024	Regular	0.00	200.00	98428
MT003230	Rachel Gibson	05/13/2024	Regular	0.00	200.00	98429
MT003299	Republic Services No. 320	05/13/2024	Regular	0.00	1,964.10	98430
MT003309	Rhythm Engineering	05/13/2024	Regular	0.00	1,445.00	98431
MT003334	Richter Drafting and Office Supply Co. Inc	05/13/2024	Regular	0.00	205.84	98432
MT003359	Robert E. Little, Inc.	05/13/2024	Regular	0.00	67.85	98433
MT003365	Robert H. Grunmeier II	05/13/2024	Regular	0.00	50.00	98434
MT004329	Roger T. Perry	05/13/2024	Regular	0.00	80.00	98435
MT004305	Ryan Taylor Graphics	05/13/2024	Regular	0.00	770.00	98436
MT003444	Ryan W. Irvin	05/13/2024	Regular	0.00	50.00	98437
MT003499	Scatton's Heating and Cooling, Inc.	05/13/2024	Regular	0.00	132.00	98438
MT003555	Shapiro Fire Protection Company	05/13/2024	Regular	0.00	358.38	98439
MT004328	Sharon Prykowski	05/13/2024	Regular	0.00	131.00	98440
MT003600	SnapOn Industrial	05/13/2024	Regular	0.00	158.30	98441
MT003624	Spencer D. Borine	05/13/2024	Regular	0.00	320.00	98442
MT003657	Staples Business Credit	05/13/2024	Regular	0.00	250.83	98443
MT004336	Sul Kim	05/13/2024	Regular	0.00	240.00	98444
MT003729	Sunbelt Rentals, Inc.	05/13/2024	Regular	0.00	1,274.36	98445
MT003762	Swank Motion Pictures, Inc.	05/13/2024	Regular	0.00	1,425.00	98446
MT003790	TD Card Services	05/13/2024	Regular	0.00	1,771.67	98447
MT003796	Tees With a Purpose	05/13/2024	Regular	0.00	352.50	98448
MT003820	The Adaptive Way LLC	05/13/2024	Regular	0.00	329.00	98449
MT004270	The FruitGuys LLC	05/13/2024	Regular	0.00	47.00	98450
MT003880	Thomson Reuters	05/13/2024	Regular	0.00	317.67	98451
MT003949	Trans Union LLC	05/13/2024	Regular	0.00	90.00	98452
MT003964	Triad Truck Equipment	05/13/2024	Regular	0.00	276.00	98453
MT003982	Tyler Technologies, Inc	05/13/2024	Regular	0.00	1,175.00	98454
MT003995	Unifirst	05/13/2024	Regular	0.00	31.67	98455
MT003999	United States Police Canine	05/13/2024	Regular	0.00	75.00	98456
MT004041	Van Meter and Associates, Inc.	05/13/2024	Regular	0.00	200.00	98457
MT004314	Venkatraman Ramachandran	05/13/2024	Regular	0.00	310.00	98458
MT004051	Verizon	05/13/2024	Regular	0.00	299.00	98459
MT004051	Verizon	05/13/2024	Regular	0.00	275.33	98460
MT004051	Verizon	05/13/2024	Regular	0.00	71.72	98461
MT004051	Verizon	05/13/2024	Regular	0.00	190.51	98462
MT004051	Verizon	05/13/2024	Regular	0.00	602.14	98463
MT004051	Verizon	05/13/2024	Regular	0.00	41.75	98464
MT004051	Verizon	05/13/2024	Regular	0.00	369.06	98465
MT004056	Verizon Wireless Services, LLC	05/13/2024	Regular	0.00	600.15	98466
MT004056	Verizon Wireless Services, LLC	05/13/2024	Regular	0.00	440.11	98467
MT004056	Verizon Wireless Services, LLC	05/13/2024	Regular	0.00	4,988.93	98468
MT004080	Vinay P. Setty	05/13/2024	Regular	0.00	490.00	98469
MT004173	William E. Adams	05/13/2024	Regular	0.00	50.00	98470
MT004315	William Keefrider	05/13/2024	Regular	0.00	240.00	98471
MT004189	William Tuttle	05/13/2024	Regular	0.00	100.00	98472
MT004223	Yi Lin	05/13/2024	Regular	0.00	480.00	98473
PAYR-PBA	Police Benevolent Association	05/09/2024	Bank Draft	0.00	1,353.00	DFT0000265
PAYR-POL PEN	U.S. Bank	05/09/2024	Bank Draft	0.00	9,140.65	DFT0000266
PAYR-PA SCDU	PA SCDU	05/09/2024	Bank Draft	0.00	530.77	DFT0000267
PAYR-401	Empower Retirement	05/09/2024	Bank Draft	0.00	18,847.47	DFT0000268
PAYR-457	Empower Retirement	05/09/2024	Bank Draft	0.00	19,591.21	DFT0000269
PAYR-PHILA	City of Philadelphia	05/09/2024	Bank Draft	0.00	293.22	DFT0000270

Check Report

Date Range: 04/26/2024 - 05/13/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PAYR-SITW	State of Pennsylvania	05/09/2024	Bank Draft	0.00	11,360.42	DFT0000271
PAYR-SITW	State of Pennsylvania	05/09/2024	Bank Draft	0.00	6.63	DFT0000273
PAYR-SITW	State of Pennsylvania	05/09/2024	Bank Draft	0.00	-6.63	DFT0000275

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	293	170	0.00	454,054.60
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	9	9	0.00	61,116.74
EFT's	0	0	0.00	0.00
	302	179	0.00	515,171.34

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	293	170	0.00	454,054.60
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	9	9	0.00	61,116.74
EFT's	0	0	0.00	0.00
	302	179	0.00	515,171.34

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	4/2024	8,998.20
99	Claim on Pooled Cash	5/2024	506,173.14
			515,171.34

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #04c

SUBJECT: Escrow Release #2 and Start of Maintenance
Krispy Kreme Donut Corporation LDS-714
1281 Knapp Road

MEETING DATE: May 13, 2024

BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman

INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Attached is a construction escrow release, and start of maintenance, requested by Krispy Kreme Donut Corporation, for the Krispy Kreme located at 1281 Knapp Road, as recommended by the Township Engineer.

The original amount of escrow was \$321,263.17, held as a Letter of Credit with BNP Paribas Bank. This is the second release for this project and is in the amount of \$23,647.13. The new balance would be \$43,808.61, to be retained throughout the 18-month maintenance period, by the same Letter of Credit with BNP Paribas Bank, subject to satisfaction of the Township Solicitor, regarding the amendment to allow this Letter of Credit to serve as the maintenance security.

The developer is also requesting that the 18-month maintenance period begin.

BUDGET IMPACT: None

RECOMMENDATION: That the construction escrow be reduced, and the maintenance period begin, contingent upon the current Letter of Credit amendment to serve as a maintenance bond in the amount of \$43,808.61, subject to satisfaction of the Township Solicitor.

MOTION/RESOLUTION:

Motion to authorize as part of the consent agenda.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

UPDATED May 9, 2024
April 29, 2024

File No. 2021-02095

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

Reference: Krispy Kreme Donut Corp – LDS#714
1201 – 1281 Knapp Rd, Montgomery Square Shopping Center
Escrow Release 2 – Start of Maintenance Period

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the punch list items in our previous letter and the improvements noted on the enclosed escrow summary in the amount of \$23,647.13 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use. We recommend the release of these funds as well as the start of the 18-month maintenance period upon Township receipt of the maintenance security. It is our understanding that the applicant intends for the balance of the existing letter of credit in the amount of \$43,808.61 to be held for the 18-month maintenance period.

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

Sincerely,

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

JPD/sl

Enclosure: Release of Escrow Form (5/9/24), Summary of Improvement Escrow Account (5//24)

cc: Marianne McConnell, Director of Planning and Zoning – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Dawn McDonald – Krispy Kreme Donut Corporation
Amee S. Farrell, Esquire - Kaplin Stewart
Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist – Gilmore & Associates, Inc.
Geoffrey J. Attanasio, P.E. - Gilmore & Associates, Inc.
Damon A. Drummond, P.E, PTOE - Gilmore & Associates, Inc.

RELEASE OF ESCROW FORM

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

Date: 04/26/2024

Development: Krispy Kreme - Montgomery Square Shopping Center - LDS-714
Release #: 2

G&A Project #: 2021-02095

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$23,647.13. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 05/09/2024

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$23,647.13 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 5/9/2024
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Krispy Kreme Donut Corp. for Krispy Kreme - Montgomery Square Shopping Center - LDS-714, in the amount of \$23,647.13, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$23,647.13; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$23,647.13; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum contingent upon payment of any and all outstanding bills. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$321,263.17 pursuant to a signed Land Development Agreement and that \$253,807.43 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$43,808.61 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



ESCROW RELEASE NO.: 2

DATE PREPARED: 9-May-2024

PROJECT NAME: Krispy Kreme - Montgomery Square Shopping Center	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 29,300.00	MONTGOMERY TOWNSHIP
DEVELOPER: Krispy Kreme Donut Corp.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-714
ESCROW AGENT: BNP Paribas		G&A PROJECT NO.: 2021-02095
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 43,808.61	AGREEMENT DATE: 28-Oct-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$292,057.43	\$ 23,647.13	\$ 253,807.43	\$ 277,454.56	\$ 14,602.87
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$x.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 29,205.74	\$ -	\$ -	\$ -	\$ 29,205.74
TOTAL	\$ 321,263.17	\$ 23,647.13	\$ 253,807.43	\$ 277,454.56	\$ 43,808.61

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. EROSION AND SEDIMENT CONTROL												
1. Silt Sock (12")	LF	847	\$ 4.40	\$ 3,726.80	\$ -	-	847.00	\$ 3,726.80	847.00	\$ 3,726.80	\$ -	-
2. Rock Construction Entrance	EA	1	\$ 3,000.00	\$ 3,000.00	\$ -	-	1.00	\$ 3,000.00	1.00	\$ 3,000.00	\$ -	-
3. Concrete Washout	EA	1	\$ 250.00	\$ 250.00	\$ -	-	1.00	\$ 250.00	1.00	\$ 250.00	\$ -	-
4. Inlet Protection	EA	7	\$ 175.00	\$ 1,225.00	\$ -	-	6.00	\$ 1,050.00	6.00	\$ 1,050.00	1.00	\$ 175.00
B. SITE WORK												
1. Concrete Curb	LF	1,030	\$ 15.00	\$ 15,450.00	\$ -	-	1,030.00	\$ 15,450.00	1,030.00	\$ 15,450.00	\$ -	-
2. Standard Asphalt Pavement	SY	996	\$ 23.75	\$ 23,655.00	\$ -	-	996.00	\$ 23,655.00	996.00	\$ 23,655.00	\$ -	-
3. Heavy Duty Concrete Pavement	SY	437	\$ 40.00	\$ 17,480.00	\$ -	-	437.00	\$ 17,480.00	437.00	\$ 17,480.00	\$ -	-
4. Concrete Sidewalk	SF	2,050	\$ 8.50	\$ 17,425.00	\$ -	-	2,050.00	\$ 17,425.00	2,050.00	\$ 17,425.00	\$ -	-
5. Earthwork/Grading	CY	395	\$ 20.00	\$ 7,900.00	\$ -	-	395.00	\$ 7,900.00	395.00	\$ 7,900.00	\$ -	-
6. Total Earth Movement	CY	435	\$ 2.00	\$ 870.00	\$ -	-	435.00	\$ 870.00	435.00	\$ 870.00	\$ -	-
7. ADA Ramps (inc. DWS)	EA	6	\$ 3,000.00	\$ 18,000.00	\$ -	-	5.00	\$ 15,000.00	5.00	\$ 15,000.00	1.00	\$ 3,000.00
8. Proposed Outdoor Dining Area Fence	LF	465	\$ 10.00	\$ 4,650.00	\$ -	-	465.00	\$ 4,650.00	465.00	\$ 4,650.00	\$ -	-
9. Dumpster Enclosure	EA	1	\$ 5,000.00	\$ 5,000.00	\$ -	-	1.00	\$ 5,000.00	1.00	\$ 5,000.00	\$ -	-
C. SIGNS & PAVEMENT MARKINGS												
1. Painted Handicap Symbols	EA	1	\$ 125.00	\$ 125.00	\$ -	-	1.00	\$ 125.00	1.00	\$ 125.00	\$ -	-
2. Handicap Parking Signs	EA	1	\$ 225.00	\$ 225.00	\$ -	-	1.00	\$ 225.00	1.00	\$ 225.00	\$ -	-
3. Pavement Striping	LF	704	\$ 2.00	\$ 1,408.00	\$ -	-	579.00	\$ 1,158.00	579.00	\$ 1,158.00	125.00	\$ 250.00
4. Pavement Marking - ONE WAY	EA	3	\$ 225.00	\$ 675.00	\$ -	-	3.00	\$ 675.00	3.00	\$ 675.00	\$ -	-
5. Pavement Marking - DRIVE THRU	EA	4	\$ 225.00	\$ 900.00	\$ -	-	4.00	\$ 900.00	4.00	\$ 900.00	\$ -	-
6. Pavement Marking - DO NOT ENTER	EA	2	\$ 225.00	\$ 450.00	\$ -	-	2.00	\$ 450.00	2.00	\$ 450.00	\$ -	-
7. Pavement Marking - ARROW	EA	15	\$ 125.00	\$ 1,875.00	\$ -	-	15.00	\$ 1,875.00	15.00	\$ 1,875.00	\$ -	-
8. Pavement Marking - Stop Bar	LF	63	\$ 5.00	\$ 315.00	\$ -	-	63.00	\$ 315.00	63.00	\$ 315.00	\$ -	-
9. Traffic/Wayfinding Signs	EA	21	\$ 250.00	\$ 5,250.00	\$ -	-	21.00	\$ 5,250.00	21.00	\$ 5,250.00	\$ -	-
D. SANITARY SEWER UTILITIES												
1. Sanitary Sewer 4" PVC	LF	146	\$ 40.00	\$ 5,840.00	\$ -	-	146.00	\$ 5,840.00	146.00	\$ 5,840.00	\$ -	-
2. Sanitary Sewer 6" PVC	LF	27	\$ 50.00	\$ 1,350.00	\$ -	-	27.00	\$ 1,350.00	27.00	\$ 1,350.00	\$ -	-
3. Cleanout	EA	8	\$ 500.00	\$ 4,000.00	\$ -	-	8.00	\$ 4,000.00	8.00	\$ 4,000.00	\$ -	-
4. Grease Trap	EA	1	\$ 10,000.00	\$ 10,000.00	\$ -	-	1.00	\$ 10,000.00	1.00	\$ 10,000.00	\$ -	-



ESCROW RELEASE NO.: 2

DATE PREPARED: 9-May-2024

PROJECT NAME: Krispy Kreme - Montgomery Square Shopping Center	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 29,300.00	MONTGOMERY TOWNSHIP
DEVELOPER: Krispy Kreme Donut Corp.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-714
ESCROW AGENT: BNP Paribas		G&A PROJECT NO.: 2021-02095
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 43,808.61	AGREEMENT DATE: 28-Oct-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$292,057.43	\$ 23,647.13	\$ 253,807.43	\$ 277,454.56	\$ 14,602.87
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$x.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 29,205.74	\$ -	\$ -	\$ -	\$ 29,205.74
TOTAL	\$ 321,263.17	\$ 23,647.13	\$ 253,807.43	\$ 277,454.56	\$ 43,808.61

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
E. WATER UTILITIES												
1. 2" Copper Domestic Water Service Line	LF	100	\$ 30.00	\$ 3,000.00		\$ -	100.00	\$ 3,000.00	100.00	\$ 3,000.00		\$ -
2. 6" Ductile Iron Water Line	LF	159	\$ 30.00	\$ 4,770.00	121.57	\$ 3,647.13		\$ -	121.57	\$ 3,647.13	37.43	\$ 1,122.87
3. Tees	EA	1	\$ 500.00	\$ 500.00		\$ -		\$ -		\$ -	1.00	\$ 500.00
4. Water Valves and Fittings	EA	3	\$ 500.00	\$ 1,500.00		\$ -	2.00	\$ 1,000.00	2.00	\$ 1,000.00	1.00	\$ 500.00
5. Fire Hydrant	EA	1	\$ 3,500.00	\$ 3,500.00		\$ -		\$ -		\$ -	1.00	\$ 3,500.00
F. STORM DRAIN AND STORMWATER MANAGEMENT												
1. 12" HDPE Pipe	LF	50	\$ 40.00	\$ 2,000.00		\$ -	50.00	\$ 2,000.00	50.00	\$ 2,000.00		\$ -
2. 15" HDPE Pipe	LF	171	\$ 45.00	\$ 7,695.00		\$ -	171.00	\$ 7,695.00	171.00	\$ 7,695.00		\$ -
3. Inlets	EA	3	\$ 3,000.00	\$ 9,000.00		\$ -	3.00	\$ 9,000.00	3.00	\$ 9,000.00		\$ -
4. Seepage Bed 12" Perforated HPDE Underdrains	LF	92	\$ 40.00	\$ 3,680.00		\$ -	92.00	\$ 3,680.00	92.00	\$ 3,680.00		\$ -
5. Seepage Bed Stone	CY	237	\$ 7.50	\$ 1,777.50		\$ -	237.00	\$ 1,777.50	237.00	\$ 1,777.50		\$ -
6. Amended Soils	SF	1,933	\$ 2.50	\$ 4,832.50		\$ -	1,933.00	\$ 4,832.50	1,933.00	\$ 4,832.50		\$ -
7. Cleanouts	EA	6	\$ 250.00	\$ 1,500.00		\$ -	6.00	\$ 1,500.00	6.00	\$ 1,500.00		\$ -
8. Stormwater Outlet Control Structure	EA	1	\$ 1,400.00	\$ 1,400.00		\$ -	1.00	\$ 1,400.00	1.00	\$ 1,400.00		\$ -
G. SITE LANDSCAPING												
1. Seeding and Mulching	SF	4,183	\$ 0.11	\$ 460.13		\$ -	4,183.00	\$ 460.13	4,183.00	\$ 460.13		\$ -
2. Evergreen Trees	EA	22	\$ 550.00	\$ 12,100.00		\$ -	22.00	\$ 12,100.00	22.00	\$ 12,100.00		\$ -
3. Shade Tree	EA	8	\$ 600.00	\$ 4,800.00		\$ -	8.00	\$ 4,800.00	8.00	\$ 4,800.00		\$ -
4. Evergreen Shrubs	EA	41	\$ 90.00	\$ 3,690.00		\$ -	41.00	\$ 3,690.00	41.00	\$ 3,690.00		\$ -
5. Deciduous Shrubs	EA	124	\$ 90.00	\$ 11,160.00		\$ -	121.00	\$ 10,890.00	121.00	\$ 10,890.00	3.00	\$ 270.00
6. Creeping Juniper Groundcover	SF	109	\$ 15.00	\$ 1,635.00		\$ -	90.00	\$ 1,350.00	90.00	\$ 1,350.00	19.00	\$ 285.00
7. Hardwood Mulch	SF	3,286	\$ 0.25	\$ 821.50		\$ -	3,286.00	\$ 821.50	3,286.00	\$ 821.50		\$ -
8. Sod	SF	897	\$ 3.00	\$ 2,691.00		\$ -	897.00	\$ 2,691.00	897.00	\$ 2,691.00		\$ -
H. LIGHTING												
1. Site Lighting (P1) (inc. foundation)	EA	9	\$ 3,000.00	\$ 27,000.00	2.00	\$ 6,000.00	7.00	\$ 21,000.00	9.00	\$ 27,000.00		\$ -
2. Relocate Light (inc. foundation)	EA	1	\$ 1,500.00	\$ 1,500.00		\$ -	1.00	\$ 1,500.00	1.00	\$ 1,500.00		\$ -
3. Bldg. Lights (D1, D1/EM, R, W1, W2, X2)	EA	30	\$ 200.00	\$ 6,000.00		\$ -	30.00	\$ 6,000.00	30.00	\$ 6,000.00		\$ -
I. INTERSECTION IMPROVEMENTS												
1. ADA Ramp (inc. DWS, & road and curb restoration)	EA	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00		\$ -
2. Pedestrian Signal Heads w/ wiring	EA	2	\$ 1,000.00	\$ 2,000.00	2.00	\$ 2,000.00		\$ -	2.00	\$ 2,000.00		\$ -
3. Crosswalk Pavement Marking	EA	1	\$ 2,000.00	\$ 2,000.00	1.00	\$ 2,000.00		\$ -	1.00	\$ 2,000.00		\$ -
4. Pedestrian Pedestal, Button, conduit, junction boxes, & wiring	LS	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00		\$ -
J. MISCELLANEOUS												
1. Construction Stakeout	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00		\$ -
2. As-Built Plan	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -		\$ -		\$ -	1.00	\$ 5,000.00



ESCROW RELEASE NO.: 2

DATE PREPARED: 9-May-2024

PROJECT NAME: Krispy Kreme - Montgomery Square Shopping Center	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 29,300.00	MONTGOMERY TOWNSHIP
DEVELOPER: Krispy Kreme Donut Corp.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-714
ESCROW AGENT: BNP Paribas		G&A PROJECT NO.: 2021-02095
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 43,808.61	AGREEMENT DATE: 28-Oct-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$292,057.43	\$ 23,647.13	\$ 253,807.43	\$ 277,454.56	\$ 14,602.87
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$x.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 29,205.74	\$ -	\$ -	\$ -	\$ 29,205.74
TOTAL	\$ 321,263.17	\$ 23,647.13	\$ 253,807.43	\$ 277,454.56	\$ 43,808.61

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
K. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC \$509/h												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yy - \$x.xx)	LS	1	\$ -	\$ -	1.00	\$ -		\$ -	1.00	\$ -		\$ -
L. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 29,205.74	\$ 29,205.74		\$ -		\$ -		\$ -	1.00	\$ 29,205.74

NOTES:

2022-05-13 Initial construction cost issued for Land Development Agreement.
 2024-05-09 Start of Maintenance. Improvements completed. Balance reduced to maintenance security amount.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #04d

SUBJECT: Ratification of Real Estate Tax Appeal Settlement – 1201-1281 Knapp Road
MEETING DATE: May 13, 2024
BOARD LIAISON: Audrey R. Ware
INITIATED BY: Brian Shapiro, Director of Finance

BACKGROUND:

The Taxpayer filed an appeal for the property tax for the 2022 Tax Year. The property at issue is an improved shopping center and is identified as Parcel # 46-00-00316-02-5, with an address of 1201-1281 Knapp Road, Montgomery Township, and owned by Kir Montgomery 049 LLC (“the Taxpayer”). This property is commercial vacant land.

The proposed settlement negotiated between the School District and the Taxpayer is a fair market value of \$49,187,494.00 for Tax Year 2022. Applying the applicable Common Level Ratio, the assessed value would become \$21,986,810.00, decreasing the assessed value of \$6,565,430.00 for 2022.

The fair market value would become \$48,243,106.00 for Tax Year 2023. Applying the applicable Common Level Ratio, the assessed value would become \$19,104,270.00, resulting in a decrease of \$9,447,970.00 from January 1 to June 30 and \$8,331,520.00 for the remainder of the year 2023.

The fair market value would become \$49,580,986.00 for Tax Year 2024. Applying the applicable Common Level Ratio, the assessed value would become \$17,601,250.00, decreasing the assessed value of \$9,834,540.00 in 2024.

Additionally, the settlement terms include the provision that no party shall file or participate in an assessment appeal for the property for the next two years, Tax Years 2025 and 2026, unless there is a countywide re-assessment.

BUDGET IMPACT:

Based on the proposed settlement, If the Township agrees to it, the Taxpayer will be due a total refund of \$67,396.93 for the 2022-2024 Tax Years. The assessed value of the Property will decrease by \$9,834,540.00 for the 2024 Tax Year.

RECOMMENDATION:

The Solicitor’s office has reviewed the proposed settlement and recommends the Board of Supervisors approve the settlement.

MOTION/RESOLUTION:

Motion to approve as part of the consent agenda.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #04e

SUBJECT: Ratification of Real Estate Tax Appeal Settlement – 145-165 Witchwood Drive
MEETING DATE: May 13, 2024
BOARD LIAISON: Audrey R. Ware
INITIATED BY: Brian Shapiro, Director of Finance

BACKGROUND:

The Taxpayer filed an appeal for the property tax for the 2022 Tax Year. The property at issue is an improved shopping center and is identified as Parcel # 46-00-00316-07-9, with an address of 145-165 Witchwood Drive, Montgomery Township, and owned by Kir Montgomery 049 LLC (“the Taxpayer”). This property is commercial vacant land.

The proposed settlement negotiated between the School District and the Taxpayer is a fair market value of \$49,187,494.00 for Tax Year 2022. Applying the applicable Common Level Ratio, the assessed value would become \$5,894,810.00, resulting in a decrease of \$13,187,494.00 for 2022.

The fair market value would become \$48,243,106.00 for Tax Year 2023. Applying the applicable Common Level Ratio, the assessed value would become \$5,121,980.00, resulting in a decrease of \$12,934,293.00 for 2023.

The fair market value would become \$13,295,986.00 for Tax Year 2024. Applying the applicable Common Level Ratio, the assessed value would become \$4,719,010.00, decreasing the assessed value of \$2,616,830.00 in 2024.

Additionally, the settlement terms include the provision that no party shall file or participate in an assessment appeal for the property for the next two years, Tax Years 2025 and 2026, unless there is a countywide re-assessment.

BUDGET IMPACT:

Based on the proposed settlement, If the Township agrees to it, the Taxpayer will be due a total refund of \$16,794.16 for the 2022-2024 Tax Years. The assessed value of the Property will decrease by \$2,616,830.00 for the 2024 Tax Year.

RECOMMENDATION:

The Solicitor’s office has reviewed the proposed settlement and recommends the Board of Supervisors approve the settlement.

MOTION/RESOLUTION:

Motion to approve as part of the consent agenda.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #04f

SUBJECT: Ratification of Real Estate Tax Appeal Settlement – 0 Witchwood Drive
MEETING DATE: May 13, 2024
BOARD LIAISON: Audrey R. Ware
INITIATED BY: Brian Shapiro, Director of Finance

BACKGROUND:

The Taxpayer filed an appeal for the property tax for the 2022 Tax Year. The property at issue is 43,560 square feet, identified as Parcel # 46-00-00316-22-3, with an address of 0 Witchwood Drive, Montgomery Township, and owned by Kir Montgomery 049 LLC (“the Taxpayer”). This property is commercial vacant land.

The proposed settlement negotiated between the School District and the Taxpayer is a fair market value of \$124,989.00 for Tax Year 2022. Applying the applicable Common Level Ratio, the assessed value would become \$55,870.00, decreasing the assessed value of \$16,050 for 2022.

The fair market value would become \$122,601.00 for Tax Year 2023. Applying the applicable Common Level Ratio, the assessed value would become \$48,550.00, decreasing the assessed value of \$23,370.00 for 2023.

The fair market value would become \$126,000.00 for Tax Year 2024. Applying the applicable Common Level Ratio, the assessed value would become \$44,730.00, resulting in a decrease of the assessed value of \$27,190.00 in 2024.

Additionally, the settlement terms include the provision that no party shall file or participate in an assessment appeal for the property for the next two years, Tax Years 2025 and 2026, unless there is a countywide re-assessment.

BUDGET IMPACT:

Based on the proposed settlement, If the Township agrees to it, the Taxpayer will be due a total refund of \$178.09 for the 2022-2024 Tax Years. The assessed value of the Property will decrease by \$27,190.00 for the 2024 Tax Year.

RECOMMENDATION:

The Solicitor’s office has reviewed the proposed settlement and recommends the Board of Supervisors approve the settlement.

MOTION/RESOLUTION:

Motion to approve as part of the consent agenda.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #05

SUBJECT: Recognize Police Officer Commendations
MEETING DATE: May 13, 2024
BOARD LIAISON: Annette M. Long, Public Safety Committee Liaison
INITIATED BY: J. Scott Bendig, Chief of Police

BACKGROUND:

This evening, the Police Department would like to recognize several members of our Department for their exceptional performance in the line of duty as recommended by the Police Department's Award Committee.

This committee, appointed by the Chief of Police, considers those cases of outstanding police performance as nominated by the officer's supervisor.

RECOMMENDATION:

It is recommended that the Board of Supervisors recognize the outstanding performance of these law enforcement personnel performed in the line of duty.

MOTION/RESOLUTION:

Motion to recognize and commend the identified law enforcement personnel for their outstanding performances in the line of duty.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06a

SUBJECT: American Red Cross Lifesaving Awards - #1
MEETING DATE: May 13, 2024
BOARD LIAISON: Annette M. Long
INITIATED BY: William Wiegman, Fire Chief

BACKGROUND:

On November 10, 2023, at 20:36 hours, Montgomery Township Emergency Services were dispatched to 106 Hopkins Court in Montgomery Township, PA for a cardiac arrest. The patient was found lying on the ground, unresponsive, cyanotic, and with agonal breathing. Arriving officers immediately assessed the patient, and the patient was attached to an MTPD AED. Upon applying the AED, a shock was advised and delivered. Sgt. Wagner, Officer Schreiber, and Officer Hernandez commenced CPR. All three officers delivered compressions to the victim. The AED delivered three shocks to the patient. The officers continued to cycle through chest compression.

Montgomery Township Department of Fire Services arrived on location. Captain Rachel Gibson, Captain Andrew Weiner, and Firefighter Brandi Blusiewicz assisted the MTPD with performing high-quality, pit crew-style chest compressions. Battalion Chief/Paramedic Adam Zwislewski provided airway control and manual ventilations using a bag valve device. CPR and Airway control continued throughout the event.

The Volunteer Medical Service Corp of Lansdale arrived on location. Paramedic Joseph Ross provided an ALS assessment, manual defibrillation, medication, 12-lead ECG, STEMI alert, and advanced patient care. AEMT Joseph Vogelgesang provided intraosseous treatment and assisted with medication. The patient achieved ROSC.

RECOMMENDATION:

Staff recommends that the Board of Supervisors recognize the following individuals for their life-saving actions on November 10, 2023, at Hopkins Court in Montgomery Township. The individuals were awarded the American Red Cross Lifesaving Award.

Sgt. Lee Wagner, MTPD	Officer Brian Schreiber, MTPD	Officer Eric Hernandez, MTPD
Capt. Rachel Gibson, FDMT	Capt. Andrew Weiner, FDMT	Lt. Brandi Blusiewicz, FDMT
Asst. Chief Adam Zwislewski	Paramedic Joseph Ross, VMSC	AEMT Joe Vogelgesang, VMSC

MOTION/RESOLUTION:

Motion to recognize these individuals for their life-saving actions on November 10, 2023.

- 1) Motion by: _____ Second by: _____
- 2) Chair will call for public comment.
- 3) Chair will call for a vote.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06b

SUBJECT: American Red Cross Lifesaving Awards - #2
MEETING DATE: May 13, 2024
BOARD LIAISON: Annette M. Long
INITIATED BY: William Wiegman, Fire Chief

BACKGROUND:

On November 17, 2023, at 1423 hours, Montgomery Township Emergency Services were dispatched to the area of Lansdale Ave and Crestwood Drive in Montgomery Township, PA for a cardiac arrest. The patient, while out for a jog, suffered a medical emergency and went into cardiac arrest. Matthew Decesare was driving on Lansdale Ave when he observed the patient running and then falling to the ground. Mr. Decesare stopped his vehicle to render aid and noticed that the patient was not breathing and did not have a pulse. Mr. Decesare began CPR.

Montgomery Township Police arrived at the location. Officers Dan Rose and Peter Byrne began rotating through several rounds of CPR. Officer Joseph McGuigan continually assessed the patient and provided for stabilization throughout the event. Officer Moran deployed and utilized the AED from her patrol car. Sgt. Joseph Schott provided airway management and delivered rescue breaths to the patient through a BVM. All members of the police department that were on the scene provided life-saving measures during the event.

Montgomery Township Fire Department arrived at the location. The members of Squad 18 took over interventions from the police department. Captain/ EMT Andrew Backlund completed several rounds of CPR. Firefighter EMT Robert Roy provided airway management and delivered rescue breaths via a BDM. Firefighter/EMT Jacob Weltman and FF Harry Reese assisted with obtaining supplies and equipment, patient packaging, and scene and patient safety. Captain Backlund provided fluid management via an intravenous line after the arrival of EMS.

The Volunteer Medical Corps of Lansdale arrived on location. Paramedic Moriyah Cox provided manual defibrillation, suction, an ALS assessment, a 12-lead ECG, IV therapy, oxygen, medication, and monitoring. AEMT David Homce provided IV therapy. Chief Paramedic Shane Wheeler provided video laryngoscopy, ETOC2 digital capnography, and Endotracheal tube monitoring. Paramedic Stephanie Traub provided IV therapy. EMT Richard Sack Jr assisted paramedics Cox, Traub, and Wheeler with all their actions and duties. EMT Sack prepared and assisted in the delivery of all the medical interventions that were performed by the paramedics on the scene.

The actions of all involved resulted in the successful resuscitation of the patient. Their actions saved the life of the patient.

RECOMMENDATION:

Staff recommends that the Board of Supervisors recognize the following individuals for their life-saving actions on November 17, 2023, on Lansdale Ave. in Montgomery Township. The individuals were awarded the American Red Cross Lifesaving Award.

Mr. Matthew Decesare
Officer Joseph McGuigan, MTPD
Captain Andrew Backlund, DFS
FF Harry Reese, DFS
Chief Paramedic Shane Wheeler, VMSC
AEMT David Homce, VMSC

Officer Dan Rose, MTPD
Officer Hanah Moran, MTPD
FF Rob Roy, DFS
Paramedic Moriyah Cox, VMSC
EMT Richard Sack Jr, VMSC
Paramedic Stephanie Traub, VMSC

Officer Peter Byrne, MTPD
Sgt. Joseph Schott, MTPD
FF Jacob Weltman, DFS

MOTION/RESOLUTION:

Motion to recognize these individuals for their life-saving actions on November 17, 2023.

- 1) Motion by: _____ Second by: _____
- 2) Chair will call for public comment.
- 3) Chair will call for a vote.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #07

SUBJECT: Recognize 2024 Citizen Police Academy Graduates
MEETING DATE: May 13, 2024
BOARD LIAISON: Annette M. Long, Public Safety Committee Liaison
INITIATED BY: J. Scott Bendig, Chief of Police

BACKGROUND:

This evening the Police Department would like to recognize several members of our community for completing the Department's 2024 Citizen Police Academy.

RECOMMENDATION:

It is recommended that the Board of Supervisors recognize the members of our community who completed the Department's 2024 Citizen Police Academy.

MOTION/RESOLUTION:

Motion to recognize members of our community who completed the Police Department's 2024 Citizen Police Academy.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #08

SUBJECT: Proposed Text Amendment – Montgomery Township Municipal Sewer Authority Cell Tower
MEETING DATE: May 13, 2024
BOARD LIAISON: Tanya C. Bamford, Sewer Authority Board Liaison
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

This evening, Montgomery Township Municipal Sewer Authority Manager Shannon Drosnock, Sewer Authority Solicitor Joseph Walsh, and Mike Malloy, Esquire, representing Rise Up Towers, will be present to discuss the Sewer Authority's proposed text amendment to permit the construction of a cell tower at the Eureka Wastewater Treatment Plant.



April 17, 2024

Anthony Barnes and Linette Ortiz-Barnes
130 Westminster Drive
North Wales, PA 19454

**Re: Proposed Cellular Telecommunications Tower
Eureka Wastewater Treatment Plant
1485 Lower State Road**

Dear Neighbor:

Rise Up Towers has identified **significant cellular telecommunications coverage problems** in your area that put access to day-to-day cell phone service and 911 emergency coverage in jeopardy. Additionally, the lack of adequate cell coverage causes operational issues at the Eureka Wastewater Treatment Plant ("Plant"), which could result in additional costs to ratepayers if nothing is done. To help solve these critical issues, Rise Up is working with the Montgomery Township Municipal Sewer Authority ("Authority") to develop and build a 150' telecommunications tower at the Plant.

It is expected that all three major carriers, being Verizon, AT&T and T-Mobile eventually will occupy space on the proposed tower, thereby improving cellular coverage and wireless data capacity for most residents around the Plant and resolving the Authority's operational issues at **no additional cost** whatsoever to ratepayers.

Enclosed are photo simulations showing what the proposed cell tower will look like from certain areas around the Plant. The first view is from Lower State Road; the second is from Poe Court and the third is from Gift Circle.

The Authority is soliciting your opinion and comment on the proposed tower. Comments may be submitted in writing to the Authority via email at MTMSA@mtmsa.org or via regular mail at:

Montgomery Township Municipal Sewer Authority
1001 Stump Road
Montgomeryville, PA 18936

We look forward to hearing from you.

Sincerely,

Nick Pullen
CEO



RISEUP
TOWERS
MTMSA

1485 LOWER STATE ROAD
AMBLER, PENNSYLVANIA 19454

**NEW TELECOMMUNICATION COMPOUND
PHOTOSIMULATION**



Existing View



MTMSA

1485 LOWER STATE ROAD
AMBLER, PENNSYLVANIA 19454

NEW TELECOMMUNICATION COMPOUND

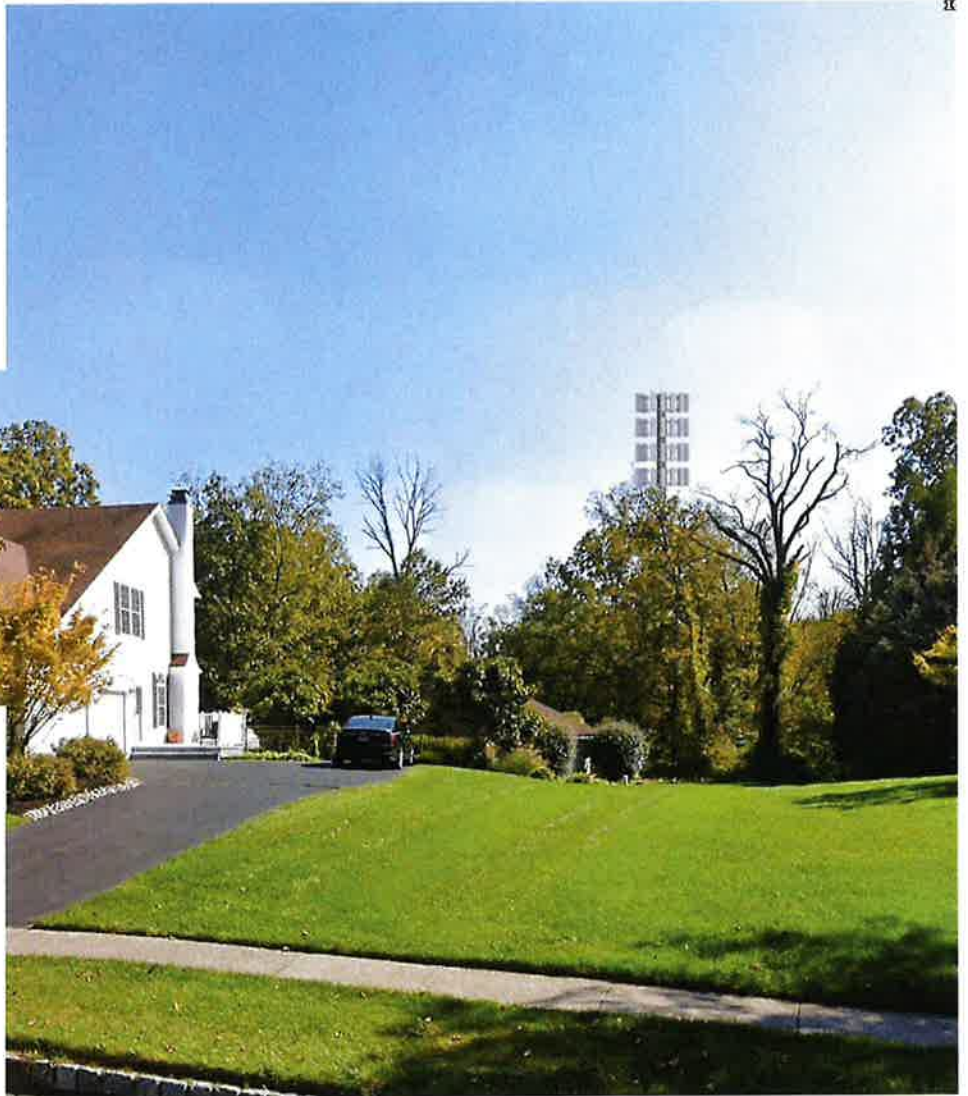
PHOTOSIMULATION

View - 1





Existing View



MTMSA

1485 LOWER STATE ROAD
AMBLER, PENNSYLVANIA 19454

NEW TELECOMMUNICATION COMPOUND

PHOTOSIMULATION

View - 2



Existing View



MTMSA

1485 LOWER STATE ROAD
AMBLER, PENNSYLVANIA 19454

NEW TELECOMMUNICATION COMPOUND

PHOTOSIMULATION

View - 3

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #09

SUBJECT:	Quick Lube Preliminary/Final Land Development Application
MEETING DATE:	May 13, 2024
BOARD LIAISON:	Candyce Fluehr Chimera, Chairwoman
INITIATED BY:	Marianne J. McConnell, Director of Planning & Zoning/Zoning Officer

BACKGROUND:

Quick Lube of Carolina, doing business as Take 5 Oil Change, has submitted a land development application to demolish a vacant building and construct a new 1,600-square-foot building with three pull-through service bays and 11 parking spaces at 737 Bethlehem Pike, just south of the 5-points intersection, in the C Commercial district. The proposed site development includes the modification and realignment of the driveways on Bethlehem Pike and Horsham Road. Only right turns would be allowed into the site from eastbound Horsham Road and Northbound Bethlehem Pike.

The proposed use is permitted by special exception in the C Commercial district, which was granted by the Zoning Hearing Board, as well as several variances for dimensional, parking and stacking relief.

At the April 18, 2024 meeting, the Planning Commission recommended that the Board of Supervisors grant preliminary/final approval for the project subject to compliance with the comments contained in Township staff and consultant review letters.

If the Board chooses to grant preliminary/final approval they will need to do so by adopting a resolution which has been drafted by the Township Solicitor's office. The applicant is seeking six waivers which are included in the resolution.

MOTION/RESOLUTION:

Motion to adopt Resolution No. 2024-08 approving the preliminary/final land development application with requested waivers for Quick Lube of Carolina.

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

RESOLUTION 2024-08

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION FOR PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
APPROVAL FOR QUICK LUBE OF CAROLINA, LLC, DBA TAKE 5 OIL CHANGE,
FOR AN AUTOMOBILE SERVICE STATION AT
737 BETHLEHEM PIKE IN THE C-COMMERICAL ZONING DISTRICT**

WHEREAS, Act 247 of 1968, the Pennsylvania Municipalities Planning Code, empowers the Montgomery Township Board of Supervisors to regulate subdivisions and land developments within the Township; and

WHEREAS, Montgomery Township desires orderly and appropriate land use and development to protect the health, safety, and welfare of residents; and

WHEREAS, Quick Lube of Carolina, LLC, doing business as Take 5 Oil Change, (“Applicant”), is the equitable owner of a 29,902 sq.ft. parcel located at 737 Bethlehem Pike (with frontage also on Horsham Road and Bethlehem Pike), Montgomery Township, Montgomery County, Pennsylvania in the Township’s C-Commercial Zoning District, more specifically identified as Montgomery County Parcel Number 46-00-00184-00-4 (the “Property”);

WHEREAS, the Applicant is proposing to develop the Property by demolishing the existing building on the Property and constructing a new 1,600 square foot “quick lube” automobile service building with three pull-through service bays for oil changes and associated lighting, landscaping, stormwater management facilities, pedestrian connections, parking spaces, other site improvements, and modification and realignment of the driveways on Bethlehem Pike and Horsham Road (“Project”);

WHEREAS, the Applicant has filed with the Township certain preliminary/final land development plans for the Project prepared by Bohler Engineering, dated February 2, 2024 (“Plan”);

WHEREAS, pursuant to an order dated December 6, 2023, the Applicant obtained zoning relief from the Montgomery Township Zoning Hearing Board to allow the use of an automobile service station by special exception and several dimensional variances pursuant to Zoning Hearing Board Order 23100005;

WHEREAS, the Montgomery Township Planning Commission and Montgomery County Planning Commission have reviewed the Plan and approve of the Project;

WHEREAS, the Applicant now desires the Township approve the Plan pursuant to Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED by the Montgomery Township Board of Supervisors, that the Plan is **APPROVED** subject to the following conditions:

A. Conditions of Plan Approval.

1. The Applicant must ensure that the Plan, and all other associated plans submitted for the Project, address any outstanding comments and conditions in the March 6, 2024 Gilmore & Associates, Inc. Plan Review Letter (including Planning, Landscaping, Lighting, Traffic, Engineering comments/conditions) and the March 6, 2024 Gilmore & Associates, Inc. Accessibility Review Letter. Further, the Applicant shall comply with future review letters related to future Plan revisions made in response to prior comments to the reasonable satisfaction of the Township Engineer.
2. The Applicant must comply with and address any outstanding comments and conditions in the March 11, 2024 CKS Engineers review letter of the Montgomery Township Municipal Sewer Authority related to the current Plan submission and future Plan revisions made in response to prior comments to the reasonable satisfaction of the Authority's Engineer.
3. The Applicant must comply with and address any outstanding comments in the March 5, 2024 Zoning Review Letter to the reasonable satisfaction of the Township Zoning Officer.
4. The Applicant must comply with and address any outstanding comments and conditions in the February 27, 2024 Montgomery Township Department of Fire Services review letter to the reasonable satisfaction of the Township Fire Chief.
5. The Applicant must comply with and address any outstanding comments and conditions in the February 16, 2024 Montgomery Township Police Department review letter to the reasonable satisfaction of the Township Police Chief.
6. The Applicant shall comply with Montgomery Township Zoning Hearing Board Opinion and Order 23100005 for the Property and Project and any terms or conditions of relief.
7. A subsequent recordable final plan shall be submitted for internal Township review that addresses all Township review letter requests for further Plan details and clarifications.
8. Applicant must comply with any applicable requirements of the Montgomery County Conservation District, Pennsylvania Department of Environmental Protection ("PaDEP"), Pennsylvania Department of Transportation (including, but not limited to, obtaining any necessary Highway Occupancy Permits and Signal Permits required by PennDOT), United States Environmental Protection Agency, the Montgomery Township Municipal Sewer Authority ("MTMSA"), the North Wales Water Authority, or any other necessary outside agency, and obtain any necessary planning modules, approvals, or permits from such agencies, or enter into any required agreements such agencies require, before the Plan is recorded.
9. The conditions of this resolution must be satisfied before the issuance of a building permit for the Project. Further, the Applicant understands that building permits will not be issued until a PaDEP Sewage Planning Module has been issued, the MTMSA has issued a

connection permit, roadways are paved with all-weather pavement, and operable fire hydrant(s), if shown on the Plan, have been installed and approved by the Township, and all fees required to be paid under this Resolution have been paid.

10. Applicant must complete and record all required easements and/or maintenance agreements or declarations, including, but not limited to: 1) a stormwater management facilities operation and maintenance agreement (requiring, in part, perpetual maintenance of all stormwater management facilities installed according to the Plan by the landowner of the Property), and 2) a landscaping declaration of covenants and restrictions (requiring, in part, perpetual maintenance of all trees and plantings installed according to the Plan by the landowner) in forms reasonably satisfactory to the Township Engineer and Township Solicitor prior to recording the Plan. Applicant will provide all necessary legal descriptions for any necessary easements.
11. Prior to recording the Plan, the Applicant shall execute a Land Development and Financial Security Agreement to guarantee the installation of all public improvements associated with the Project (“Improvements”) on a form drafted by the Township Solicitor. Financial Security shall take the form of a cash escrow held by the Township, an irrevocable standby letter of credit in a form acceptable to the Township Solicitor, or a tri-party agreement in a form acceptable to the Township Solicitor. If Applicant were to post financial security in the form of a bond, the Township Solicitor shall have the unconditional right to review the bond and must approve the conditions and language of the bond. Further, the bond shall be issued by a “AAA” rate surety, or its equivalent, qualified to do business in Pennsylvania, and shall contain language stating that the bond is to be payable upon demand, absolutely, and unconditionally, and if payment is not made, that the bonding company shall be responsible for reasonable attorneys’ fees and costs that are incurred to collect on the bond, plus interest at the annual rate of twelve (12%) percent, for so long as the bond remains unpaid. A bond or letter of credit is required to automatically renew annually until the Improvements detailed on the Plans are completed, any maintenance periods have passed, and the final release is issued by the Township, subject to partial releases being permitted in accordance with Pennsylvania Municipalities Planning Code. To ensure automatic renewal, a bond or letter of credit shall include a 90-day Evergreen Clause in a form acceptable to the Township Solicitor.
12. Financial security shall be posted in the amount of 110% of the total cost of the Improvements. The Applicant agrees that the Improvements shall include, but shall not be limited to, streets, parking areas, striping, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, stormwater facilities, rain gardens and appurtenances, grading, erosion and sediment controls, public lighting, required trees, shrubs, plantings and landscape buffering, monuments, pins, sidewalks, or other public improvements designated by the Township Engineer. For a period not less than 18 months after Township Engineer approval of the Improvements, financial security shall remain posted in the amount of 15% of the total cost of the Improvements for trees/plantings and Improvements that are to be dedicated to the Township. If the end of maintenance period for trees and other plantings is delayed due to planting schedules and, as a result, ends outside the period specified under Section 205-49 of the Township Code, the maintenance period

shall be extended to comply with this requirement and the appropriate financial security shall remain with the Township for such plantings.

13. All outstanding Township fees, including review and recording costs and fees, Township Engineering fees, and Township legal fees, and any other professional fees associated with the review and approval of the application and Plan shall be paid in full before the Plan is recorded, in accordance with the Pennsylvania Municipalities Planning Code.
14. Prior to recording the Plan, and in addition to the financial security posted for the Project, Applicant shall deposit with the Township or otherwise establish a reasonable sum of monies with the Township, in an amount to be reasonably determined by the Township Engineer, as to be further described in the Land Development and Financial Security Agreement, for the reimbursement of the Township's reasonable engineering, inspection, legal, and related administrative costs and expenses related to the further reviews, inspections, and development of the Project, in accordance with the Pennsylvania Municipalities Planning Code. A seven and one-half (7.5%) charge will be applied to each monthly invoice to cover Township administration charges and costs, with such charges being deducted from the Applicant's escrow. Such fees shall not exceed those charged to the Township by such professionals rendering the applicable services related to the Plan and Project.
15. A note shall be included on the Plan listing any relief granted by the Zoning Hearing Board and/or waivers granted by the Board of Supervisors, and any conditions of Conditional Use approval.
16. All stormwater inlets and outfall structures shall be identified in accordance with the PaDEP Municipal Separate Storm Sewer Systems requirements, if required.
17. The terms and conditions of this Resolution shall run with the land and shall apply to any assignee, transferee, or other successor in interest in the Property or the development of the Project. This Resolution or a memorandum of this Resolution may be recorded against the Property by the Township, or a subdivided portion of the Property, at the Township's sole discretion, to which the then-current landowner of the Property shall be deemed to have consented to such recording. Regardless of whether this Resolution is recorded, the Township shall have the right to enforce any violations of the conditions of this Resolution as a violation of the Township's Subdivision of Land Chapter and/or pursuant to Section 616.1 of the Pennsylvania Municipalities Planning Code.
18. The sidewalk to be installed along Horsham Road, connecting to the adjoining property south of the Property, shall either be constructed to run along the Property line (angled across along the angled property line to permit a sidewalk to connect without any gaps) or an easement shall be provided to the adjoining property owner to permit a future sidewalk to be fully connected upon/within the Property if a sidewalk is installed on the adjoining property at this location. The intent of this condition is to avoid any gaps in the sidewalk due to the angled property line.

19. Any proposed signage is not part of the Plan or subject to this Resolution. The Project must comply with Article XVIII, Signs, of the Code of Montgomery Township, or must obtain appropriate relief.

B. Waivers. The Applicant has requested the following waivers from the Township's Subdivision of Land and Stormwater Management Chapters pursuant to a written waiver request. An indication that a waiver was granted reflects that the Township has determined that the Applicant has sufficiently established that the literal enforcement of the provision waived will exact undue hardship because of peculiar conditions pertaining to the land in question, and that the waiver is not contrary to the public interest or otherwise contrary to the purpose and intent of the Township Code, as demonstrated and explained by appearances of the Applicant before the Board at public meetings and through the waiver request letter(s) submitted. A lack of indication of the decision on the waiver after the Township has executed this Resolution shall be interpreted to mean that the waiver was granted, unless the minutes of the associated Township meeting reflect otherwise:

1. From Sections 205-75, 205-76, 205-81 and 205-82: Waivers are requested to allow for a combined submission of a preliminary and final land development plan. The waivers are hereby:

Granted _____ Denied _____

2. From Section 205-18.D(3)(d) to allow for side slopes of proposed rain gardens to be graded 3:1. The waiver is hereby:

Granted _____ Denied _____

3. From Section 205-52.D(3)(a) to allow more than 10 parking spaces in a row without a landscape island of 15' in width. The waiver is hereby:

Granted _____ Denied _____

4. From Section 205-D(3)(f) to permit fewer than the required amount of shade trees necessary to shade every parking space. The waiver is hereby:

Granted _____ Denied _____

5. From Section 205-18.A(3)(a) to allow for the installation of storm pipes with an internal diameter of less than 15 inches. The waiver is hereby:

Granted _____ Denied _____

6. From Section 205-18.D(3)(f) to permit for the design of the stormwater management facilities using the actual proposed impervious coverage and not the maximum allowable. The waiver is hereby:

Granted _____ Denied _____

This Resolution shall bind the Applicant, and the Applicant's successors and assigns. This Resolution does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plan. Furthermore, this Resolution, and the approvals/waiver and conditions contained herein, shall be rescinded automatically and deemed denied upon Applicant's failure to accept, in writing, all conditions herein imposed within ten (10) days of receipt of this Resolution, such acceptance to be evidenced by the Applicant's signature below.

RESOLVED AND APPROVED this 13th day of May, 2024.

ATTEST:

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Carolyn McCreary, Township Secretary

By: _____
Candyce Fluehr Chimera, Chair of the
Montgomery Township Board of Supervisors

ACCEPTANCE OF CONDITIONS:

APPLICANT:

I, _____, being the authorized representative for the Applicant, Quick Lube of Carolina, LLC, doing business as Take 5 Oil Change, do hereby acknowledge and accept the approval for the Plan issued by the Montgomery Township Board of Supervisors and accept the conditions contained therein, as recited above. By assigning this Resolution, the Applicant is signifying acceptance of the conditions contained herein.

APPLICANT: Quick Lube of Carolina, LLC,
doing business as Take 5 Oil Change

By: _____

Print: _____

Date: _____

WITNESS:

Name: _____ Date: _____

LANDOWNER:

I, _____, being the authorized representative for the Landowner, Old York Management, LLC, do hereby acknowledge and accept the approval for the Plan issued by the Montgomery Township Board of Supervisors and accept the conditions contained therein as such conditions impact the Property, as recited above. By assigning this Resolution, the Landowner is signifying acceptance of the conditions contained herein, as such conditions impact the Property.

LANDOWNER: Old York Management, LLC

By: _____

Print: _____

Date: _____

WITNESS:

Name: _____ Date: _____



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 6, 2024

File No. 2023-03081.02

Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development Plan Review (LD-24-001)
Quick Lube of Carolina, LLC dba Take 5 Oil Change
737 Bethlehem Pike
Tax Map Parcel Number: 46-00-00184-004

Dear Marianne:

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

- A. Application for Subdivision and Land Development, dated January 24, 2024.
- B. Preliminary/Final Land Development Plans of 737 Bethlehem Pike (20 sheets), prepared for Quick Lube of Carolina, LLC, prepared by Bohler, dated February 2, 2024.
- C. Stormwater Management Calculatlons, prepared for Quick Lube of Carolina, LLC, prepared by Bohler, dated February 2, 2024.
- D. Waiver Request Letter, prepared for Quick Lube of Carolina, LLC, prepared by Bohler, dated February 2, 2024.
- E. Transportation Impact Assessment of 737 Bethlehem Pike, prepared for Quick Lube of Carolina, LLC, prepared by Traffic Planning and Design, Inc., dated February 1, 2024.
- F. Response Letter to PennDOT Comments, prepared for Quick Lube of Carolina, LLC, prepared by Traffic Planning and Design, Inc., dated February 7, 2024.
- G. Zoning Hearing Board Opinion and Order #23100005.

The site is within the C Commercial Zoning District and is bounded by Bethlehem Pike (S.R. 0309) and Horsham Road (S.R. 0463). The project area consists of an existing 29,902 square foot (net) parcel containing a vacant commercial building.

The Applicant, Quick Lube of Carolina, LLC, proposes to demolish the existing building and parking to construct a new 1,600+ square foot quick lube service building with three pull-through service bays and 9 parking spaces. The proposed use, automobile service and repair shop, is permitted by Special Exception in the C Commercial district. The proposed site development includes the modification and realignment of the driveways on Bethlehem Pike and Horsham Road.

The applicant was granted a special exception to allow the use as well as several variances. Please refer to ZHB Opinion and Order #23100005 for details.

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

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Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com

PLANNING REVIEW

1. Use
 - a. As per ZO Table 230-A, Table of Permitted Uses, the proposed automobile service and repair shop is permitted by special exception in the C – Commercial District. The applicant received a special exception from the Montgomery Township Zoning Hearing Board on December 6, 2023.
2. Existing Conditions and Surrounding Land Uses
 - a. The site contains a vacant building.
 - b. The site is located in the C - Commercial District and has frontage along Bethlehem Pike and Horsham Road.
 - c. The site is surrounded by commercial uses.
3. Consistency with the Comprehensive Plan

As per the 2022 Comprehensive Plan Update the property is identified as commercial. The Future Land Use Plan identifies the property as commercial. The proposed use is generally consistent with the Montgomery Township Comprehensive Plan.
4. Traffic and Pedestrian Circulation Patterns
 - a. The site has access from Bethlehem Pike and Horsham Road. No new access drives are proposed.
 - b. There are no existing pedestrian walkways along the frontage of the site on either Bethlehem Pike or Horsham Road. The plans propose to construct pedestrian connections along both frontages to the existing pedestrian walkways to the south of the property. Additionally, the plans propose pedestrian connections from the frontage walkways to the building.
 - c. Several striped crosswalks are proposed on the site to provide safe pedestrian crossings.
5. General Comments
 - a. The plans show vehicle queuing along the parking area. This configuration could potentially be an impediment to any vehicles parked in these spaces. Additionally, vehicle queuing could impact access to the area of the proposed trash enclosure.

LANDSCAPE REVIEW

Zoning Ordinance (Chapter 230)

6. §230-78.A requires the provision of a planting area no less than 25' in width of grass, lawn, shrubbery, evergreens and trees planted in accordance with a landscaping and screening plan as provided in the Montgomery Township Subdivision and Land Development Ordinance along all side street frontages, exclusive of driveway and access areas, and along all side and rear boundary lines. On December 6, 2023 the Montgomery Township Zoning Hearing Board granted a variance from this section to permit a 19.1' landscape buffer along Bethlehem Pike, and a 5.8' and 22.1' buffer on the side yards, respectively, where a minimum of 15' is required.
7. §230-127.A(8)(a) requires the provision of landscaping for freestanding signs. The Landscape Compliance Chart indicates that no signs are currently proposed, therefore this requirement is not applicable. However, the plan should be revised to include a note specifying that should freestanding signage be added to the site, the requirements of this zoning section will be adhered to.

Subdivision and Land Development Ordinance (Chapter 205)

8. §205-51.A(18) requires the provision of a detailed cost estimate along with the final landscape submission for the preparation of the land development agreement. The required cost estimate shall be provided upon final landscape plan submission.
9. §205-51.A(19) requires the landscape plan to show the limits of temporary fencing to be used for protection of existing trees. TPF has been shown in the E&S plan. However, we recommend the fencing extend along the property line at the limit of disturbance for the width of each of the tree canopies, as opposed to encircling the tree at a short distance from the trunk.

10. §205-52.D(3)(a) permits a maximum of 10 parking spaces in a row without a landscape island of 15' in width. The proposed parking shows 11 spaces in a row. A waiver is required.
11. §205-52.D(3)(e) requires that perimeter areas surrounding parking lots be landscaped with a mix of shade trees, ornamental trees and shrubs. The landscape plan shall be revised to provide the required landscaping along the south side of the parking area, or a waiver would be required.
12. §205-52.D(3)(f) requires that shade trees should be the primary planting type within parking areas with a goal of providing some degree of shade to every space in the parking area within five years of planting. The plans indicate that a waiver is to be requested.
13. §205-52.E outlines requirements for stormwater management facility landscaping. §205-52.E(2) specifies that "stormwater management facilities" includes man-made structures such as rain gardens that convey, store, or otherwise affect stormwater runoff quality, rate or quantity. The landscape plan shall be revised to provide landscaping required for the proposed stormwater management facilities, or a waiver would be required.

LIGHTING REVIEW

Street Lighting (Chapter A237)

14. §A237-1
 - a. Section 2.b. – Fixtures shall be aimed straight down, shall have flat lenses and shall meet IES full-cutoff criteria, and shall have a BUG rating with a "U" value no greater than 0. It is noted that the specified wall-mount fixture Lanterra 9004 is the Up or Down model. The plan shall clearly state that the fixture is to be positioned only in the Down orientation.
 - b. Section 4.c – Maximum light fixture height is 20 feet. The Luminaire Schedule notes a mounting height of 24'6" for Fixtures P4-S and P5. The pole height shall be revised, and the lighting calculations shall be remodeled at the appropriate height.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

15. §205-10.D.(1)(a) – Horsham Road is classified as a major street with a required 80-foot Right-of-Way width. The existing Right-of-Way along the site frontage is noted as 50 feet. Bethlehem Pike is classified as a major street with a required 80-foot Right-of-Way width. Dimension the full right-of way width and the centerline to the Right-of-Way along the site frontage.
16. §205-10.G – A PennDOT Highway Occupancy Permit will be required for the driveway modifications. The applicant shall include the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. In order to facilitate the Township review of the HOP submission, any documentation submitted as part of the HOP process shall be simultaneously submitted to the municipality for review purposes.

General

17. Provide 5-scale ADA ramp details with dimensions, slopes, and spot elevations to verify constructability. Landing/turning areas need to be a minimum of 5'x5', ADA accessible with 2% slopes, and in accordance with the latest ADA guidelines.
18. Provide a DWS at the ADA ramp on the inbound lane radius at the Bethlehem Pike access.
19. Label the curb radii throughout the site, including parking areas.
20. Consider providing an island at the Bethlehem Pike driveway to reinforce the right-in/right-out condition.
21. Provide turning templates for emergency services and refuse vehicles to demonstrate adequate circulation throughout the proposed site.
22. Provide the plans to the Fire Marshal for review.
23. Coordinate with the PennDOT MPMS 63493 project and the adjacent LUV carwash. Show the proposed sidewalk for the LUV carwash to ensure tie-ins are provided.
24. All stop bars must be a minimum of 4 feet from any crosswalks.

25. The ADA signage must include a van accessible plaque.
26. All STOP signs and DO NOT ENTER sign must be on separate posts or the STOP sign must be large enough to completely cover the DO NOT ENTER sign (i.e. 48"x48").
27. Provide details for the proposed handrail.
28. Provide stop bars at both exits from the site.
29. Include an ALL TRAFFIC MUST TURN RIGHT sign at the Horsham Road exit.

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

30. The variance regarding the drive through stacking should reference section 230-134.E rather than 230-148.E.

Subdivision and Land Development Ordinance (Chapter 205)

31. §205-10.H(7)(b) – Accessible parking spaces shall be per the building code requirements rather than the subdivision & land development ordinance. A waiver from the ordinance should be requested.
32. §205-28.D(2) & (3) – After final grading there shall be a minimum of eight inches of topsoil on the entire site other than that portion of the site where there are buildings or other impervious surface coverage. There shall be no release of excess topsoil from the site until examination by the Township Engineer. The developer is not required to import topsoil to the site if an eight-inch final depth cannot be achieved. In cases where the original site has less than eight inches of topsoil at the start of grading activities, the total amount available will become the minimum topsoil requirement. No topsoil will be allowed to be released from the site. Notes on the plans shall be revised to be consistent with the Township requirements.
33. §205-15 – Lot monumentation shall be provided where it doesn't exist.
34. §205-17.A(4) – All commercial, industrial and multifamily driveways carrying mostly cars shall be constructed in accordance with the residential road standards. As an alternative, the driveway may be constructed with a thickness of not less than 10 1/2 inches, which shall consist of eight inches of crushed aggregate base course, 1 1/2 inches of Superpave 25.0mm binder course and a one-inch Superpave 9.5mm wearing course conforming to the current specifications of the Pennsylvania Department of Transportation. The proposed cross section shall be revised to be consistent with the requirement or shown to be equivalent.
35. §205-17.D(4) & §205-D – Concrete for sidewalk and curb shall be in accordance with Township standards: 4,000 psi, 6% minimum air-entrained within a minimum cement content of 564 pounds at a maximum 5-inch slump. The concrete shall be sealed and cured with Aquaron 2000. The details shall be revised to note this information.
36. §205-18.A(3)(a) – The minimum internal diameter shall be 15 inches. The proposed pipe between the outlet control structure and the doghouse manhole is 12 inches. The pipe shall be revised or a waiver obtained.
37. §205-18.D(3)(d) – Detention basin side slopes shall be gently graded to permit ease of maintenance and shall not exceed 4H:1V. The applicant is requesting a waiver to allow steeper slopes (3H:1V).
38. §205-18.D(3)(f) – Stormwater management facilities must be designed for the greater of either the total impervious cover or the maximum impervious surface ratio permitted within the respective zoning district per the Township Zoning Ordinance. The system appears to have been designed for the actual proposed impervious cover and not the maximum allowable. A waiver is required to permit the proposed design.
39. §205-18.D(4)(c) – Permanent access, at least 15 feet wide, to the proposed stormwater facilities from a public right-of-way must be provided.
40. §205-18.D(4)(d) – A minimum four-foot-high fence, to the satisfaction of the Township Engineer, must be installed around the top of all facilities, public or private. We note the maximum water depth anticipated in the proposed rain gardens is less than 1 foot.
41. §205-19 – Documentation of sanitary sewer service shall be provided to the Township.
42. §205-75 & 76 – The applicant is requesting a waiver to allow concurrent processing of the preliminary and final plans.

43. §205-78 – The location, names and widths of streets and alleys, including existing streets; the location and names of railroads; the location of property lines and names of owners; and the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided. This information is not provided within 400 feet of the site.

Stormwater Management Ordinance (Chapter 206)

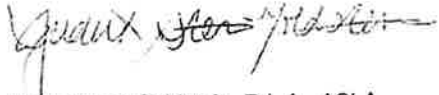
44. §206-16 – The limit of disturbance exceeds 5,000 square feet. The erosion and sediment pollution control plan shall be reviewed by MCCD for adequacy.
45. §206-17.A.(2) – The Applicant is using incorrect rainfall depths in the calculations. This section references to Appendix A where the rainfall values are provided. Revise the storm and routing calculations and the volume calculations as necessary.
46. §206-25.B(3)(i) – The following signature block for the design engineer shall be added/modified: "I, (design engineer), on this date (date of signature), hereby certify that the SWM site plan meets all design standards and criteria of Montgomery Township Stormwater Management Ordinance or plan."
47. §206-25.B(3)(j) – A statement shall be added to the plans, signed by the applicant, acknowledging that any revision to the approved SWM site plan must be approved by the Township and that a revised E&S plan must be submitted to the Conservation District.
48. §206-40 – The owner shall sign an O&M agreement with the Township covering all stormwater facilities and BMPs that are to be privately owned. The O&M agreement shall be transferred with transfer of ownership. The agreement shall be subject to the review and approval of the Township.
49. §206-41 – The owner must provide the Township easements, or other appropriate real estate rights, to perform inspections and maintenance for the preservation of stormwater runoff conveyance, infiltration, and detention areas.
50. There are no post construction BMP maintenance requirements notes provided for the rain gardens.
51. Verify the material and diameter of the existing pipe in Bethlehem Pike. The LUV Carwash plans suggest it is an 18-inch RCP.
52. Verify the capacity of the existing drainage pipe in Bethlehem Pike. All existing drainage is overland flow onto Bethlehem Pike and Horsham Road.
53. The Stormwater Management Calculations Report references the non-structural credits through the planting of trees. The Volume Management worksheet has the tree planting credits box checked, however there is no number of trees or total credit taken listed. If tree credits are being sought, the trees utilized towards the credit shall be called out on the plans.
54. The Applicant shall submit for a PennDOT HOP permit for drainage onto state highways.

General

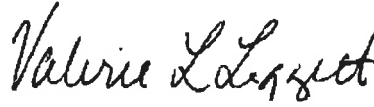
55. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, Montgomery County Conservation District, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
56. The utility plans and profiles do not include typical structure information such as inverts and grate grate/rim elevations. This information shall be added to the plans.
57. Indicate on the plans and profiles where the 6-inch underdrain is to be perforated.
58. Elevation and pipe diameter information is missing from the endwall detail.
59. The proposed doghouse manhole shall be in accordance with PennDOT Publication 72M RC-39M and shall include a concrete flow channel.
60. The waiver request letter includes two waiver requests. Three waiver requests are listed on the plans. The letter shall be revised as needed.
61. We defer review of all commercial signage to the Township.
62. Review of site accessibility will be provided under separate cover.

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

Sincerely,



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



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



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



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

JSG/VLL/DAD/JPD/gja/sl

cc: Carolyn McCreary, Manager – Montgomery Township
Bill Wiegman, Fire Chief – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Des Roberts – Quick Lube of Carolins, LLC dba Take 5 Oil Change
Leonard B. Altieri, III, Esq – Klehr Harrison Harvey Branzburg LLP
Lindsey Breylinger, Senior Project Manager – Bohler



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 6, 2024

File No. 2023-11001.02

Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development – LD-24-001
Quick Lube of Carolina, LLC dba Take 5 Oil Change
Tax Map Parcel Number: 46-00-00184-00-4
737 Bethlehem Pike (S.R. 309)

Dear Marianne:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the Preliminary/Final Land Development Plan submission for the above-referenced project for accessibility. The review was completed in accordance with the requirements of the current Pennsylvania Uniform Construction Code for the site only and did not include doors, doorways, means of egress, or any interior elements, which we defer to the Building Code Official for review. We offer the following comments for consideration:

I. SUBMISSION

- A. Preliminary/Final Land Development Plans for Quick Lube of Carolina, LLC dba Take 5 Oil Change for Proposed Oil Change Station (20 Sheets), prepared by Bohler, dated February 2, 2024.

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 2018 International Building Code (IBC) and/or the ICC A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standard:

1. IBC §§1105.1, 1105.1.3, 1105.1.5, 1105.1.6 – All entrances to the building shall be labeled on the plan and the accessible entrance(s) identified to confirm the applicable requirements of these sections are met.
2. IBC §§1111.1 & 1111.2 - In the event that not all entrances are accessible, the plans shall be revised to indicate where the accessible element and directional signs required by these sections will be located. Related sign details shall be added to the plans.
3. ICC §§304, 403 & 406 – The plans shall also be revised to address the following accessible grading related comments:
 - a. The Grading Plan, Sheet C-401, shall be revised to include spot elevations at the "X" locations on the attached markup to allow for review of the proposed turning spaces and curb ramps.
 - b. The location and orientation of the detectable warnings shall be revised in accordance with the Detectable Warning Surface (DWS) on Curved Surfaces details from PennDOT's Publication 72 RC-67. This includes, at curb ramps where the grade break is located more than 5 feet from the back of curb, revising the detectable warning surface location/orientation to along the curb line rather than the grade break.

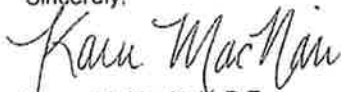
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- c. We recommend the sidewalk layout on the southern side of the building and southern end of the sidewalk proposed along Bethlehem Pike (S.R. 309) be revised to remove abrupt changes in width.
4. ICC §§304, 307.2, 307.5, 405, & 505 – The proposed ramp design shall be revised to comply with the requirements of these sections, including:
 - a. Confirming a turning space, with slopes not steeper than 1:48, is provided at the bottom of the ramp to allow for entry/exit from the ramp onto the sidewalk.
 - b. Confirming the handrail protrudes no more than 4.5 inches into the circulation path.
 - c. Confirming a running slope not steeper than 1:12.
 - d. Confirming a cross slope not steeper than 1:48.
 - e. Revising the design to include 60 inch minimum length landings at the bottom and top of the ramp run, with slopes not steeper than 1:48.
 - f. Providing details for the handrails, including height, gripping surface, cross section, and extension information.
5. ICC §502.5 – The grading associated with the proposed access aisle and accessible parking space shall be revised to have surface slopes not steeper than 1:48.
6. ICC §502.7 – The Reserved Parking Space and Penalties Sign detail on the Construction Details plan, Sheet C-901, shall be revised to include a “van accessible” sign, placed a minimum of 60 inches above the floor of the parking spaces as measured to the bottom of the sign.

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,



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

KMM/

Enc: as referenced

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Old York Management, LLC - Owner
Des Roberts – Caliber Partners
Lindsey Breylinger – Bohler Engineering PA, LLC
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 1, 2024

Ms. Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #24-0035-001
Plan Name: Quick Lube Oil Change
(1 lot, approximately 0.82 acres)
Situate: 737 Bethlehem Pike, near Horsham Road
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 7, 2024. We forward this letter as a report of our review.

BACKGROUND

Quick Lube of Carolina, doing business as Take 5 Oil Change, have submitted a land development application to demolish a vacant building and construct a new 1,600 square foot building with three drive-through lanes for oil changes on a parcel of land in the C Commercial district at 737 Bethlehem Pike, just south of the Five Points intersection of PA Routes 309 and 463. Only right turns would be allowed into the site from eastbound Horsham Road (PA Route 463) and northbound Bethlehem Pike (PA Route 309), due to the concrete median on Route 309 and the porkchop channelizing island at the Horsham Road entrance. A total of 11 parking spaces are provided, and the applicant has received zoning relief to reduce the number of potential stacking spaces for the drive-through service to 20 from the otherwise required 24. Impervious coverage will increase on the site from 54.9% to 57.3% after construction, which is still below the limit of 75%. Variances have been granted for a below minimum side yard next to the trash enclosure, which also affects the minimum width of the landscaped screening area. Sidewalk is proposed to be installed through the site and in front of the building connecting Bethlehem Pike and Horsham Road. Two rain gardens are also proposed on the northwest and northeast corners of the property.



COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this parcel as part of the Montgomeryville regional mixed-use center, and supports the redevelopment of underutilized and vacant land. We believe that the land development application is compliant with *Montco 2040*.

Montgomery Township's 2022 Comprehensive Plan explains that while the Commercial land use category is concentrated among several major township roadways, it notes that "Commercial uses along Route 309 should be attractive as a 'regional' destination". Oil change facilities may not qualify as regional destinations, but another oil change facility is located on the opposite corner of the Five Points intersection. In lieu of a larger scale effort to remake this area of the township, we believe that this proposal is generally compatible with the 2022 Comprehensive Plan.

RECOMMENDATION

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

REVIEW COMMENTS

SITE DESIGN

1. A sidewalk is proposed to be installed along Horsham Road, connecting to the property south of the site and continuing to knit together a pedestrian network along the first block of Horsham between Bethlehem Pike and North Wales Road. However, as depicted on the plan, the sidewalk does not reach all the way to the property line as it is angled across what would be the next concrete sidewalk block. The applicant and the Township should work together to make sure that if the property owner to the north is ever interested in installing sidewalk, the final gap could be closed without any trouble. This may require a formal sidewalk easement, or alternatively this developer could install an extra section of sidewalk that crosses over the property line.
2. We applaud the applicant for their treatment of the landscaping around the stormwater detention area and continue to recommend that the Township share more information with their residents and business owners about well-apportioned and well-installed landscaped areas on commercial properties.

CONCLUSION

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

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal

seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#24-0035-001) on any plans submitted for final recording.

Sincerely,

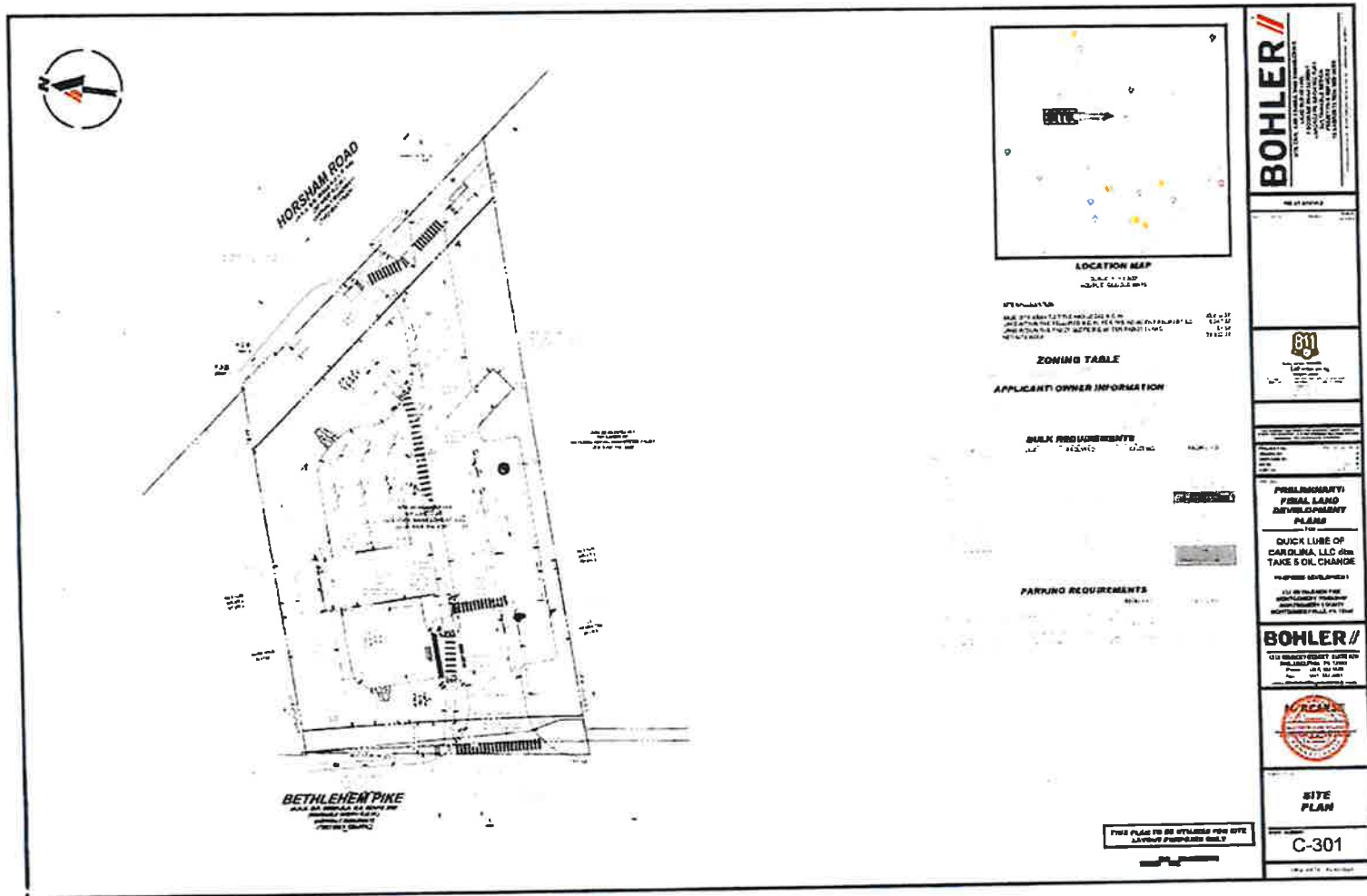


Matthew Popek, AICP
Transportation Planning Assistant Manager
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Des Roberts, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

Site Plan – 737 Bethlehem Pike, Montgomery Township



Aerial – 737 Bethlehem Pike, Montgomery Township



Quick Lube Oil Change
MCPC#240035001

Montgomery
County
Planning
Commission

0 50 100 150 Feet

Montgomery County Planning Commission
1000 Walnut Street, Suite 200
P.O. Box 380000
Cincinnati, OH 45238-0000
www.montgomerycountypa.gov



**MONTGOMERY TOWNSHIP DEPARTMENT
OF FIRE
SERVICES**

1001 STUMP ROAD
MONTGOMERYVILLE, PA 1 18936-9605

Telephone: 215-393-6935 • Fax: 215-699-1560
email: wwiegman@montgomerytp.org
www.montgomerytp.org

William Wiegman
DIRECTOR OF FIRE SERVICES
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR

FIRE MARSHALS OFFICE:
215-393-6936

February 27, 2024

Marianne McConnell
Assistant Director of Planning and Zoning/Zoning Officer
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Re: Quick Lube of Carolina Montgomeryville Take 5

Dear Marianne:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the: Quick Lube of Carolina Montgomeryville Take 5

Using the 2021 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

1. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.
Comment: Shall provide truck turning template of MTFD ladder truck maneuvering around building.
2. **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. "NO PARKING FIRE LANE" signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office.
 - a. Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
 - i. **Lane width needed for exit and entrance lanes from Horsham Rd**
 - b. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

GENERAL COMMENTS

5. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted regarding placement of truss placard.
6. Fire Department key boxes (Knox Box) SHALL be provided on buildings at an approved location. Knox Box forms are available through the Fire Marshals or Code Enforcement Office.

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

Sincerely,

Reviewed by:



Capt. Andrew Backlund



FF. Eoghan Lowry




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: Marianne J. McConnell
Director of Planning and Zoning

From: J. Scott Bendig
Chief of Police 

Date: February 16, 2024

Re: LD-24-001
Quick Lube of Carolina
Bethlehem Pike

A review of the above-referenced land development plan was conducted on this date. It is requested that the following issues be addressed:

- The eastbound crosswalk on Horsham Road should carry straight across the traffic island and angle inward toward the adjoining sidewalk.
- Signage posted on the traffic island prohibiting vehicles exiting the property on the Horsham Road side from making left turns onto westbound Horsham Road.
- Signage posted on the Horsham Road traffic island and westbound Horsham Road shoulder prohibiting westbound Horsham Road vehicles from turning left into the property.
- Signage posted on the Bethlehem Pike egress indicating vehicles must turn right.

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

ZONING REVIEW

DATE: March 5, 2024

PROJECT NAME: Quick Lube of Carolina, LLC dba Take 5 Oil Change / LD-24-001

LOCATION: 737 Bethlehem Pike

ZONING DISTRICT: C – Commercial

PROPOSED USE: Demolish existing vacant building, construct new 1600 sf Quick Lube Oil Change Facility with three drive thru bays / lanes and associated parking

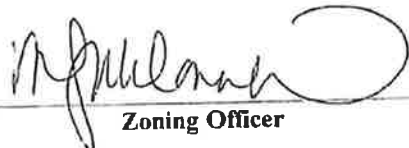
ZONING HEARING BOARD APPROVAL REQUIRED? YES

CONDITIONAL USE APPROVAL REQUIRED? NO

	Required	Proposed
USE	Allowed by Special Exception	ZHB *
MIN LOT SIZE	25,000 sf	29,902 sf
BUILDING HEIGHT	Max 35 feet	< 35 feet
SETBACKS front	60 ft	60 ft
side	10 ft	22.1 ft (building) 5.8 ft (trash enclosure)*
rear	40 ft	n/a
PARKING SPACES	11	11 (10x20)
MIN. STACKING	24 (3 lanes)	20*
BUILDING COVERAGE	Max 20%	5.3%
IMPERVIOUS COVERAGE	Max 75%	56.4%
GREEN AREA	Min 25%	43.6%
LANDSCAPE SCREEN	Min 25 ft	19.1 ft, 5.8 ft, 22.1 ft*
LOADING SPACE	Min 1	0*

ADDITIONAL COMMENTS:

- *ZHB Opinion & Order dated December 6, 2023 – Relief granted is subject to Applicant's strict compliance with the terms and conditions presented as evidence during the hearing.
- Any proposed signage is completed under separate review and not part of the Land Development process. Must comply with Article XVIII, Signs, of the Code of Montgomery Township



 Zoning Officer

3/5/24

 DATE



1515 Market Street, Suite 920
Philadelphia, PA 19102
267.402.3400

April 10, 2024
Via: FedEx - Priority

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Attention: Marianne McConnell, Director of Planning & Zoning
Phone: (215) 393-6920
Email: mmcconnell@montgomerytwp.org

Re: Requested Waivers
Proposed Development
737 Bethlehem Pike, North Wales, PA 19454
Montgomery Township, Montgomery County
PAC220130.00

Dear Marianne:

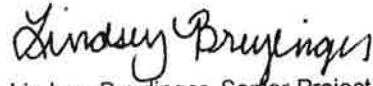
On behalf of Quick Lube of Carolina, LLC dba Take 5 Oil Change (Applicant), the following variances/existing non-conformities are hereby requested from the Montgomery Township Land Development Ordinance as listed below:

1. From Sections 205-75 and 205-76 to allow for a combined submission of Preliminary/Final Land Development Plans. Due to the nature of the project, it does not seem necessary to submit for separate approvals.
2. From Section 205-18.D(3)(d) to allow for side slopes of proposed rain gardens to be graded at 3:1 per the standard requirement within the Pennsylvania Stormwater BMP Manual.
3. From Section 205-52.D(3)(a) to allow more than 10 parking spaces in a row without a landscape island of 15' in width. The current layout only exceeds this requirement by 1 space and there is not sufficient room to add an island between the parking spaces.
4. From Section 205-52.D(3)(f) to permit fewer than the required amount of shade trees necessary to shade every parking space.
5. From Section 205-18.A(3)(a) to allow for the installation of storm pipes with an internal diameter of less than 15 inches. Most of the proposed pipes that are less than 15 inches in diameter are either roof drains or within the proposed rain garden system including an underdrain. The other pipes have been checked for capacity and do not need to be 15 inches in diameter to convey the stormwater.
6. From Section 205.18.D(3)(f) to permit for the design of the stormwater management facilities using the actual proposed impervious coverage and not the maximum allowable. This is a typical standard practice for stormwater management. We are meeting all requirements from the ordinance for rate, water quality, and volume.

Upon review, should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC



Lindsey Breylinger, Senior Project Manager

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #10

SUBJECT: Consider Award of Contract for Storm Sewer Infrastructure Project
MEETING DATE: May 13, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Greg Reiff, Public Works Director

BACKGROUND:

The Township received and opened bids utilizing PennBid on April 16, 2024, at the Township building. Gilmore & Associates, the Township Engineer reviewed the seven (7) bids ranging from \$217,235.00 to \$446,670.00 and is recommending award of the bid to G&B Construction, the lowest responsible bidder with a bid of \$217,235.00. The recommendation letter and bid tabulation sheets are included in your packet.

PREVIOUS BOARD ACTION:

The Board authorized the advertisement of the bid at its public meeting on February 26, 2024.

BUDGET IMPACT:

A total of \$305,500.00 has been included in the 2024 Capital Investment Plan for storm water improvements at the following storm sewer basin locations: 207 Pioneer Drive, 213 Pioneer Drive, 129 Gwynmont Drive, and 104 Flintlock Circle.

RECOMMENDATION:

Award the bid as recommended to G&B Construction, the lowest responsible bidder.

MOTION/RESOLUTION:

Motion to award the contract for the Storm Sewer Infrastructure Improvements to G&B Construction, the lowest responsible bidder, in the amount of \$217,235.00 per the recommendation of Gilmore & Associates, Township Engineer.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 3, 2024

File No. 23-02049

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

Reference: 2024 Montgomery Township Basin Maintenance Project
Bid Tabulation & Award Recommendation

Dear Ms. McCreary:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the seven (7) bids submitted for the above-referenced project. (A copy of the complete bid tabulation has been attached for your review.)

Upon review, we have determined that G&B Construction is the low bidder for the project. All the required bid documents were properly completed, and a Bid Bond was included. We have completed several reference checks regarding G&B Construction and note that they have previously worked on similar projects in other municipalities. As such, we feel comfortable they are capable of handling this project.

We recommend that the contract for the 2024 Montgomery Township Basin Maintenance project be awarded to **G&B Construction** in the amount of **\$217,235.00**, subject to review by the Township Solicitor.

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

Sincerely,

Edward Brown, P.E.
Project Manager
Gilmore & Associates, Inc.

EB/sl

Enclosure: As referenced

cc: Greg Reiff, Director of Public Works, Montgomery Township
Scott Stutzman, Road Foreman
Stacey Rymkiewicz, Administrative Assistant
Erik Garton, P.E., Executive Vice President, Gilmore & Associates, Inc.
James P. Dougherty, P.E., Gilmore & Associates, Inc

G GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT: Montgomery Township
PROJECT NAME: 2024 Stormwater Infrastructure Maintenance
PROJECT NUMBER: 23-02049
PROJECT BID DATE:
DATE: April 16, 2024

G&B Construction
 415 W. Bristol Road
 Feasterville Trevose, PA 19053
 215-919-6600

KBC Construction, LLC
 1475 Hampton Lane
 Warminster, PA 18974
 215-975-5334

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
213 PIONEER DRIVE							
1	Mobilization	1	LS	\$9,900.00	\$9,900.00	\$5,500.00	\$5,500.00
2	Tree/Shrub Removal	1	LS	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00
3	Remove Existing Outlet Structure	1	LS	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4	Cut and Cap Existing Outlet Structure	1	LS	\$100.00	\$100.00	\$750.00	\$750.00
5	Remove Existing 18" CMP Inflow Pipe	40	LF	\$25.00	\$1,000.00	\$10.00	\$400.00
6	Remove and Replace ADA Compliant Curb Ramp	1	EA	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
7	Remove and Replace Sidewalk	160	SF	\$23.00	\$3,680.00	\$8.00	\$1,280.00
8	Remove and Inlet Near Forest Trail	1	EA	\$3,500.00	\$3,500.00	\$4,000.00	\$4,000.00
9	Install 12" HDPE Outflow Pipe	45	LF	\$110.00	\$4,950.00	\$100.00	\$4,500.00
10	Install 18" HDPE Inflow Pipe	40	LF	\$110.00	\$4,400.00	\$120.00	\$4,800.00
11	Install 18" HDPE Pipe within Grays Lane (Incl Pavement Restoration)	150	LF	\$155.00	\$23,250.00	\$225.00	\$33,750.00
12	Install Flared End Section	1	EA	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00
13	Install New Outlet Structure	1	EA	\$3,000.00	\$3,000.00	\$4,000.00	\$4,000.00
14	Install New C-Top Inlet	2	EA	\$3,500.00	\$7,000.00	\$6,000.00	\$12,000.00
15	Install Sod on all Areas Disturbed During Construction	1	LS	\$1,600.00	\$1,600.00	\$8,000.00	\$8,000.00
207 PIONEER DRIVE							
16	Mobilization	1	LS	\$7,000.00	\$7,000.00	\$3,000.00	\$3,000.00
17	Install 12" Silt Sock at Outlet Structure	20	LF	\$5.00	\$100.00	\$14.00	\$280.00
18	Remove Willow Tree in basin	1	EA	\$1,300.00	\$1,300.00	\$2,000.00	\$2,000.00
19	Remove Silt/Sediment/Soil from Basin (Assume 12"-18")	90	CY	\$55.00	\$4,950.00	\$65.00	\$5,850.00
20	Install 4' Wide Rock Low Flow Channel	65	LF	\$108.00	\$7,020.00	\$100.00	\$6,500.00
21	Install Sod on Areas Disturbed During Construction	1	LS	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00
104 FLINTLOCK CIRCLE							
22	Mobilization	1	LS	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
23	Remove Evergreen trees	4	EA	\$800.00	\$3,200.00	\$1,400.00	\$5,600.00
24	Plant Large Arborvitae	4	EA	\$800.00	\$3,200.00	\$900.00	\$3,600.00
25	Remove Deciduous Tree	1	EA	\$800.00	\$800.00	\$1,300.00	\$1,300.00
26	Install Orange Safety Fence	120	LF	\$3.00	\$360.00	\$10.00	\$1,200.00
27	Remove and Re-install Chainlink Fence	30	LF	\$30.00	\$900.00	\$50.00	\$1,500.00
28	Remove 30" CMP	120	LF	\$30.00	\$3,600.00	\$12.00	\$1,440.00
29	Install 30"HDPE	120	LF	\$170.00	\$20,400.00	\$231.00	\$27,720.00
30	Reset Existing Endwall	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
31	Install R-4 Riprap at Endwall	1	LS	\$1,500.00	\$1,500.00	\$4,000.00	\$4,000.00
32	Install Sod on Areas Disturbed During Construction	1	LS	\$2,800.00	\$2,800.00	\$6,000.00	\$6,000.00
129 GWYNMONT DRIVE							
33	Mobilization	1	LS	\$9,500.00	\$9,500.00	\$3,000.00	\$3,000.00
34	Install 12" Silt sock at Outlet Structure	20	LF	\$5.00	\$100.00	\$14.00	\$280.00
35	Remove trees near inflow pipe	3	EA	\$800.00	\$2,400.00	\$1,000.00	\$3,000.00
36	Remove shrubs near inflow pipe	2	EA	\$50.00	\$100.00	\$300.00	\$600.00
37	Remove trees/shrubs to replace outlet pipe	1	LS	\$6,000.00	\$6,000.00	\$2,000.00	\$2,000.00
38	Install Orange Safety Fence	90	LF	\$5.00	\$450.00	\$10.00	\$900.00
39	Remove 30" CMP	36	LF	\$25.00	\$900.00	\$10.00	\$360.00
40	Install 30" HDPE	36	LF	\$165.00	\$5,940.00	\$230.00	\$8,280.00
41	Reset endwall with trash rack	1	LS	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
42	Remove CMP Riser	1	LS	\$800.00	\$800.00	\$400.00	\$400.00
43	Install new Outlet Structure	1	LS	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
44	Remove 24" CMP	85	LF	\$25.00	\$2,125.00	\$10.00	\$850.00
45	Install 24" HDPE	85	LF	\$145.00	\$12,325.00	\$120.00	\$10,200.00
46	Remove Existing Endwall	1	EA	\$800.00	\$800.00	\$1,000.00	\$1,000.00
47	Install Endwall	1	EA	\$3,000.00	\$3,000.00	\$4,000.00	\$4,000.00
48	Install Riprap at Basin Outlet Endwall	1	LS	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00
49	Install 5' Wide Rock Low Flow Channel	310	LF	\$73.50	\$22,785.00	\$59.00	\$18,290.00
50	Install Sod on Areas Disturbed During Construction	1	LS	\$5,000.00	\$5,000.00	\$7,850.00	\$7,850.00

Total Base Bid

\$217,235.00

\$239,680.00

G GILMORE & ASSOCIATES, INC.
 &A BID TABULATION

CLIENT: Montgomery Township
 PROJECT NAME: 2024 Stormwater Infrastructure Maintenance
 PROJECT NUMBER: 23-02049
 PROJECT BID DATE:
 DATE: April 16, 2024

AH Cornell and Son 2362 York Road Jamison, PA 18925 215-343-1830	Jurich, Inc. 80 Clayton Park Drive Glen Mills, PA 19342 610-459-3147
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#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
213 PIONEER DRIVE								
1	Mobilization	1	LS	\$10,000.00	\$10,000.00	\$8,459.00	\$8,459.00	
2	Tree/Shrub Removal	1	LS	\$9,968.00	\$9,968.00	\$601.00	\$601.00	
3	Remove Existing Outlet Structure	1	LS	\$3,808.00	\$3,808.00	\$899.00	\$899.00	
4	Cut and Cap Existing Outlet Structure	1	LS	\$3,640.00	\$3,640.00	\$684.00	\$684.00	
5	Remove Existing 18" CMP Inflow Pipe	40	LF	\$51.00	\$2,040.00	\$65.00	\$2,600.00	
6	Remove and Replace ADA Compliant Curb Ramp	1	EA	\$2,277.30	\$2,277.30	\$5,991.00	\$5,991.00	
7	Remove and Replace Sidewalk	160	SF	\$9.00	\$1,440.00	\$20.00	\$3,200.00	
8	Remove and Inlet Near Forest Trail	1	EA	\$725.00	\$725.00	\$2,664.00	\$2,664.00	
9	Install 12" HDPE Outflow Pipe	45	LF	\$123.00	\$5,535.00	\$78.00	\$3,510.00	
10	Install 18" HDPE Inflow Pipe	40	LF	\$145.00	\$5,800.00	\$101.00	\$4,040.00	
11	Install 18" HDPE Pipe within Grays Lane (Incl Pavement Restoration)	150	LF	\$151.20	\$22,680.00	\$195.00	\$29,250.00	
12	Install Flared End Section	1	EA	\$5,320.00	\$5,320.00	\$901.00	\$901.00	
13	Install New Outlet Structure	1	EA	\$2,178.85	\$2,178.85	\$3,822.00	\$3,822.00	
14	Install New C-Top Inlet	2	EA	\$3,772.94	\$7,545.88	\$4,469.00	\$8,938.00	
15	Install Sod on all Areas Disturbed During Construction	1	LS	\$5,740.00	\$5,740.00	\$2,033.00	\$2,033.00	
207 PIONEER DRIVE								
16	Mobilization	1	LS	\$5,791.00	\$5,791.00	\$10,929.00	\$10,929.00	
17	Install 12" Silt Sock at Outlet Structure	20	LF	\$30.00	\$600.00	\$21.00	\$420.00	
18	Remove Willow Tree in basin	1	EA	\$2,333.00	\$2,333.00	\$2,741.00	\$2,741.00	
19	Remove Silt/Sediment/Soil from Basin (Assume 12"-18")	90	CY	\$97.10	\$8,739.00	\$80.00	\$7,200.00	
20	Install 4' Wide Rock Low Flow Channel	65	LF	\$120.00	\$7,800.00	\$57.00	\$3,705.00	
21	Install Sod on Areas Disturbed During Construction	1	LS	\$8,069.29	\$8,069.29	\$4,797.00	\$4,797.00	
104 FLINTLOCK CIRCLE								
22	Mobilization	1	LS	\$7,023.25	\$7,023.25	\$5,986.00	\$5,986.00	
23	Remove Evergreen trees	4	EA	\$1,745.20	\$6,980.80	\$1,874.00	\$7,496.00	
24	Plant Large Arborvitae	4	EA	\$795.00	\$3,180.00	\$300.00	\$1,200.00	
25	Remove Deciduous Tree	1	EA	\$2,660.00	\$2,660.00	\$5,074.00	\$5,074.00	
26	Install Orange Safety Fence	120	LF	\$2.50	\$300.00	\$2.00	\$240.00	
27	Remove and Re-install Chainlink Fence	30	LF	\$102.00	\$3,060.00	\$89.00	\$2,670.00	
28	Remove 30" CMP	120	LF	\$31.74	\$3,808.80	\$37.00	\$4,440.00	
29	Install 30" HDPE	120	LF	\$110.00	\$13,200.00	\$123.00	\$14,760.00	
30	Reset Existing Endwall	1	LS	\$3,080.00	\$3,080.00	\$1,024.00	\$1,024.00	
31	Install R-4 Riprap at Endwall	1	LS	\$1,500.00	\$1,500.00	\$2,729.00	\$2,729.00	
32	Install Sod on Areas Disturbed During Construction	1	LS	\$4,900.00	\$4,900.00	\$2,527.00	\$2,527.00	
129 GWYNMONT DRIVE								
33	Mobilization	1	LS	\$8,900.00	\$8,900.00	\$10,975.00	\$10,975.00	
34	Install 12" Silt sock at Outlet Structure	20	LF	\$40.70	\$814.00	\$20.00	\$400.00	
35	Remove trees near inflow pipe	3	EA	\$655.00	\$1,965.00	\$1,492.00	\$4,476.00	
36	Remove shrubs near inflow pipe	2	EA	\$225.00	\$450.00	\$505.00	\$1,010.00	
37	Remove trees/shrubs to replace outlet pipe	1	LS	\$896.00	\$896.00	\$6,517.00	\$6,517.00	
38	Install Orange Safety Fence	90	LF	\$14.53	\$1,307.70	\$3.00	\$270.00	
39	Remove 30" CMP	36	LF	\$63.26	\$2,277.36	\$73.00	\$2,628.00	
40	Install 30" HDPE	36	LF	\$218.00	\$7,848.00	\$141.00	\$5,076.00	
41	Reset endwall with trash rack	1	LS	\$2,426.67	\$2,426.67	\$883.00	\$883.00	
42	Remove CMP Riser	1	LS	\$840.00	\$840.00	\$3,324.00	\$3,324.00	
43	Install new Outlet Structure	1	LS	\$5,019.17	\$5,019.17	\$6,218.00	\$6,218.00	
44	Remove 24" CMP	85	LF	\$28.00	\$2,380.00	\$34.00	\$2,890.00	
45	Install 24" HDPE	85	LF	\$93.24	\$7,925.40	\$105.00	\$8,925.00	
46	Remove Existing Endwall	1	EA	\$2,277.00	\$2,277.00	\$1,780.00	\$1,780.00	
47	Install Endwall	1	EA	\$2,750.00	\$2,750.00	\$4,158.00	\$4,158.00	
48	Install Riprap at Basin Outlet Endwall	1	LS	\$3,188.66	\$3,188.66	\$1,795.00	\$1,795.00	
49	Install 5' Wide Rock Low Flow Channel	310	LF	\$64.00	\$19,840.00	\$80.00	\$24,800.00	
50	Install Sod on Areas Disturbed During Construction	1	LS	\$6,200.00	\$6,200.00	\$15,113.00	\$15,113.00	
Total Base Bid					\$249,028.13	\$256,768.00		

G GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT: Montgomery Township
PROJECT NAME: 2024 Stormwater Infrastructure Maintenance
PROJECT NUMBER: 23-02049
PROJECT BID DATE:
DATE: April 16, 2024

JNS Paving and Excavating, Corp
 172 New Galena Road
 Line Lexington, PA 18932
 610-823-6022

Associated Paving Contractors, Inc.
 1525 Campus Drive
 Warminster, PA 18974
 215-672-8000

#	DESCRIPTION	QUANTITY & UNITS		JNS Paving and Excavating, Corp		Associated Paving Contractors, Inc.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
213 PIONEER DRIVE							
1	Mobilization	1	LS	\$8,500.00	\$8,500.00	\$2,900.00	\$2,900.00
2	Tree/Shrub Removal	1	LS	\$3,500.00	\$3,500.00	\$5,250.00	\$5,250.00
3	Remove Existing Outlet Structure	1	LS	\$800.00	\$800.00	\$1,500.00	\$1,500.00
4	Cut and Cap Existing Outlet Structure	1	LS	\$2,500.00	\$2,500.00	\$1,800.00	\$1,800.00
5	Remove Existing 18" CMP Inflow Pipe	40	LF	\$20.00	\$800.00	\$75.00	\$3,000.00
6	Remove and Replace ADA Compliant Curb Ramp	1	EA	\$2,400.00	\$2,400.00	\$5,100.00	\$5,100.00
7	Remove and Replace Sidewalk	160	SF	\$42.00	\$6,720.00	\$30.00	\$4,800.00
8	Remove and Inlet Near Forest Trail	1	EA	\$2,200.00	\$2,200.00	\$6,100.00	\$6,100.00
9	Install 12" HDPE Outflow Pipe	45	LF	\$105.00	\$4,725.00	\$95.00	\$4,275.00
10	Install 18" HDPE Inflow Pipe	40	LF	\$140.00	\$5,600.00	\$115.00	\$4,600.00
11	Install 18" HDPE Pipe within Grays Lane (Incl Pavement Restoration)	150	LF	\$260.00	\$39,000.00	\$290.00	\$43,500.00
12	Install Flared End Section	1	EA	\$1,300.00	\$1,300.00	\$1,675.00	\$1,675.00
13	Install New Outlet Structure	1	EA	\$4,900.00	\$4,900.00	\$4,750.00	\$4,750.00
14	Install New C-Top Inlet	2	EA	\$5,600.00	\$11,200.00	\$4,750.00	\$9,500.00
15	Install Sod on all Areas Disturbed During Construction	1	LS	\$6,500.00	\$6,500.00	\$2,750.00	\$2,750.00
207 PIONEER DRIVE							
16	Mobilization	1	LS	\$4,000.00	\$4,000.00	\$500.00	\$500.00
17	Install 12" Silt Sock at Outlet Structure	20	LF	\$20.00	\$400.00	\$7.00	\$140.00
18	Remove Willow Tree in basin	1	EA	\$3,600.00	\$3,600.00	\$3,500.00	\$3,500.00
19	Remove Silt/Sediment/Soil from Basin (Assume 12"-18")	90	CY	\$105.00	\$9,450.00	\$230.00	\$20,700.00
20	Install 4' Wide Rock Low Flow Channel	65	LF	\$68.00	\$4,420.00	\$110.00	\$7,150.00
21	Install Sod on Areas Disturbed During Construction	1	LS	\$10,800.00	\$10,800.00	\$4,914.00	\$4,914.00
104 FLINTLOCK CIRCLE							
22	Mobilization	1	LS	\$6,000.00	\$6,000.00	\$1,200.00	\$1,200.00
23	Remove Evergreen trees	4	EA	\$950.00	\$3,800.00	\$1,500.00	\$6,000.00
24	Plant Large Arborvitae	4	EA	\$500.00	\$2,000.00	\$582.00	\$2,328.00
25	Remove Deciduous Tree	1	EA	\$3,600.00	\$3,600.00	\$5,250.00	\$5,250.00
26	Install Orange Safety Fence	120	LF	\$7.50	\$900.00	\$6.00	\$720.00
27	Remove and Re-install Chainlink Fence	30	LF	\$60.00	\$1,800.00	\$70.00	\$2,100.00
28	Remove 30" CMP	120	LF	\$18.00	\$2,160.00	\$50.00	\$6,000.00
29	Install 30" HDPE	120	LF	\$178.00	\$21,360.00	\$210.00	\$25,200.00
30	Reset Existing Endwall	1	LS	\$1,200.00	\$1,200.00	\$1,800.00	\$1,800.00
31	Install R-4 Riprap at Endwall	1	LS	\$1,800.00	\$1,800.00	\$2,200.00	\$2,200.00
32	Install Sod on Areas Disturbed During Construction	1	LS	\$6,500.00	\$6,500.00	\$5,800.00	\$5,800.00
129 GWYNMONT DRIVE							
33	Mobilization	1	LS	\$7,800.00	\$7,800.00	\$1,600.00	\$1,600.00
34	Install 12" Silt sock at Outlet Structure	20	LF	\$20.00	\$400.00	\$7.00	\$140.00
35	Remove trees near inflow pipe	3	EA	\$850.00	\$2,550.00	\$1,650.00	\$4,950.00
36	Remove shrubs near inflow pipe	2	EA	\$400.00	\$800.00	\$180.00	\$360.00
37	Remove trees/shrubs to replace outlet pipe	1	LS	\$3,350.00	\$3,350.00	\$5,250.00	\$5,250.00
38	Install Orange Safety Fence	90	LF	\$7.50	\$675.00	\$6.00	\$540.00
39	Remove 30" CMP	36	LF	\$30.00	\$1,080.00	\$50.00	\$1,800.00
40	Install 30" HDPE	36	LF	\$162.00	\$5,832.00	\$210.00	\$7,560.00
41	Reset endwall with trash rack	1	LS	\$1,400.00	\$1,400.00	\$2,400.00	\$2,400.00
42	Remove CMP Riser	1	LS	\$950.00	\$950.00	\$600.00	\$600.00
43	Install new Outlet Structure	1	LS	\$4,600.00	\$4,600.00	\$6,500.00	\$6,500.00
44	Remove 24" CMP	85	LF	\$20.00	\$1,700.00	\$30.00	\$2,550.00
45	Install 24" HDPE	85	LF	\$110.00	\$9,350.00	\$130.00	\$11,050.00
46	Remove Existing Endwall	1	EA	\$1,200.00	\$1,200.00	\$1,500.00	\$1,500.00
47	Install Endwall	1	EA	\$3,000.00	\$3,000.00	\$3,750.00	\$3,750.00
48	Install Riprap at Basin Outlet Endwall	1	LS	\$1,900.00	\$1,900.00	\$1,965.00	\$1,965.00
49	Install 5' Wide Rock Low Flow Channel	310	LF	\$65.00	\$20,150.00	\$55.00	\$17,050.00
50	Install Sod on Areas Disturbed During Construction	1	LS	\$15,000.00	\$15,000.00	\$8,792.00	\$8,792.00
Total Base Bid					\$266,172.00		\$275,359.00

G GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT: Montgomery Township
PROJECT NAME: 2024 Stormwater Infrastructure Maintenance
PROJECT NUMBER: 23-02049
PROJECT BID DATE:
DATE: April 16, 2024

T. Schiefer Contractors
 3864 Old Easton Road
 Doylestown, PA 187902
 215-345-1521

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL
213 PIONEER DRIVE					
1	Mobilization	1	LS	\$7,000.00	\$7,000.00
2	Tree/Shrub Removal	1	LS	\$6,000.00	\$6,000.00
3	Remove Existing Outlet Structure	1	LS	\$5,000.00	\$5,000.00
4	Cut and Cap Existing Outlet Structure	1	LS	\$5,000.00	\$5,000.00
5	Remove Existing 18" CMP Inflow Pipe	40	LF	\$100.00	\$4,000.00
6	Remove and Replace ADA Compliant Curb Ramp	1	EA	\$7,500.00	\$7,500.00
7	Remove and Replace Sidewalk	160	SF	\$32.00	\$5,120.00
8	Remove and Inlet Near Forest Trail	1	EA	\$7,500.00	\$7,500.00
9	Install 12" HDPE Outflow Pipe	45	LF	\$125.00	\$5,625.00
10	Install 18" HDPE Inflow Pipe	40	LF	\$100.00	\$4,000.00
11	Install 18" HDPE Pipe within Grays Lane (Incl Pavement Restoration)	150	LF	\$200.00	\$30,000.00
12	Install Flared End Section	1	EA	\$4,000.00	\$4,000.00
13	Install New Outlet Structure	1	EA	\$12,000.00	\$12,000.00
14	Install New C-Top Inlet	2	EA	\$7,000.00	\$14,000.00
15	Install Sod on all Areas Disturbed During Construction	1	LS	\$7,000.00	\$7,000.00
207 PIONEER DRIVE					
16	Mobilization	1	LS	\$8,000.00	\$8,000.00
17	Install 12" Silt Sock at Outlet Structure	20	LF	\$25.00	\$500.00
18	Remove Willow Tree in basin	1	EA	\$2,000.00	\$2,000.00
19	Remove Silt/Sediment/Soil from Basin (Assume 12"-18")	90	CY	\$125.00	\$11,250.00
20	Install 4' Wide Rock Low Flow Channel	65	LF	\$175.00	\$11,375.00
21	Install Sod on Areas Disturbed During Construction	1	LS	\$10,000.00	\$10,000.00
104 FLINTLOCK CIRCLE					
22	Mobilization	1	LS	\$7,000.00	\$7,000.00
23	Remove Evergreen trees	4	EA	\$1,000.00	\$4,000.00
24	Plant Large Arborvitaes	4	EA	\$1,500.00	\$6,000.00
25	Remove Deciduous Tree	1	EA	\$1,500.00	\$1,500.00
26	Install Orange Safety Fence	120	LF	\$5.00	\$600.00
27	Remove and Re-install Chainlink Fence	30	LF	\$150.00	\$4,500.00
28	Remove 30" CMP	120	LF	\$50.00	\$6,000.00
29	Install 30"HDPE	120	LF	\$225.00	\$27,000.00
30	Reset Existing Endwall	1	LS	\$7,500.00	\$7,500.00
31	Install R-4 Riprap at Endwall	1	LS	\$6,000.00	\$6,000.00
32	Install Sod on Areas Disturbed During Construction	1	LS	\$10,000.00	\$10,000.00
129 GWYNMONT DRIVE					
33	Mobilization	1	LS	\$8,000.00	\$8,000.00
34	Install 12" Silt sock at Outlet Structure	20	LF	\$20.00	\$400.00
35	Remove trees near inflow pipe	3	EA	\$1,500.00	\$4,500.00
36	Remove shrubs near inflow pipe	2	EA	\$500.00	\$1,000.00
37	Remove trees/shrubs to replace outlet pipe	1	LS	\$4,000.00	\$4,000.00
38	Install Orange Safety Fence	90	LF	\$5.00	\$450.00
39	Remove 30" CMP	36	LF	\$75.00	\$2,700.00
40	Install 30" HDPE	36	LF	\$275.00	\$9,900.00
41	Reset endwall with trash rack	1	LS	\$7,500.00	\$7,500.00
42	Remove CMP Riser	1	LS	\$2,500.00	\$2,500.00
43	Install new Outlet Structure	1	LS	\$12,000.00	\$12,000.00
44	Remove 24" CMP	85	LF	\$150.00	\$12,750.00
45	Install 24" HDPE	85	LF	\$300.00	\$25,500.00
46	Remove Existing Endwall	1	EA	\$3,500.00	\$3,500.00
47	Install Endwall	1	EA	\$7,500.00	\$7,500.00
48	Install Riprap at Basin Outlet Endwall	1	LS	\$6,000.00	\$6,000.00
49	Install 5' Wide Rock Low Flow Channel	310	LF	\$250.00	\$77,500.00
50	Install Sod on Areas Disturbed During Construction	1	LS	\$14,000.00	\$14,000.00

Total Base Bid

\$446,670.00

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #11

SUBJECT: Authorization to Advertise Ordinance Amendments for the Montgomery Township Municipal Sewer Authority
MEETING DATE: May 13, 2024
BOARD LIAISON: Tanya C. Bamford
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

MTMSA would like to amend Township Ordinance § 187-75. Grease interceptors and sand, soil, and oil separators. This ordinance was last amended in February 2013. There are minor administrative changes to the ordinance including but not limited to:

Specifying that fryer grease is not to be dispersed into the sanitary sewer system, denoting the frequency of internal grease trap cleanings, and updating the maintenance log records.

In addition to the minor administrative revisions, MTMSA is proposing to add the below language. This is a result of the changing culture of the food services industry over time to include many "single service kitchens" businesses. It is the professional opinion of MTMSA that these businesses have different needs than the more typical full-service kitchen businesses. MTMSA proposes this language to meet the needs of these specific type of businesses and allow for a less stringent requirement while still maintaining the integrity of the public sewer system.

(a) In the circumstances of "single service kitchens" with no food preparation (heat/service only) and which use only paper service items, interior grease interceptors may be used. In these instances, the grease interceptors are to be installed in an area separate from the food-handling area, and the grease interceptor must be readily accessible for cleaning and maintenance. The design, capacity, and location of the interior grease interceptor must be approved by Montgomery Township and the MTMSA.

By amending this ordinance, Montgomery Township and the MTMSA continue to demonstrate their business-friendly approach to the Township while always keeping public health and safety at the forefront of decisions.

RECOMMENDATION:

Staff recommends that the Board of Supervisors authorize the advertisement of the proposed ordinance amendment.

MOTION/RESOLUTION:

Motion to authorize staff to advertise the proposed ordinance amendment as outlined.

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

§ 187-75. Grease interceptors and sand, soil and oil separators. [Amended 2-11-2013 by Ord. No. 13-269]

A. Definitions. As used in this section, the following terms shall have the meanings indicated:

FOOD SERVICE FACILITIES — Those establishments engaged in activities of preparing, serving, or otherwise making available for consumption foodstuffs and that use one or more of the following preparation activities: cooking by frying (all methods), baking (all methods), grilling, sauteing, rotisserie cooking, broiling (all methods), boiling, blanching, roasting, toasting, or poaching. Also included are infrared heating, searing, barbecuing, and any other food preparation activity that produces a hot, nondrinkable food product in or on a receptacle that requires washing. These facilities include restaurants, cafeterias, hotels, motels, hospitals, nursing homes, schools, grocery stores, churches, camps, caterers, manufacturing plants, or any other industrial or commercial establishments which discharge, or are likely to discharge, grease into the public sewer system.

GREASE — Material composed primarily of fats, oil, and grease from animal or vegetable sources. The term "fats, oil and grease" shall be deemed as grease by definition. Grease does not include petroleum-based products.

GREASE INTERCEPTOR — A device for separating and retaining waterborne greases and grease complexes prior to the wastewater exiting the interceptor and entering the public sewer system. These devices also serve to collect settleable solids, generated by and from food preparation activities, prior to the wastewater exiting the interceptor and entering the public sewer system.

OIL/WATER SEPARATOR — A device that is specifically designed and manufactured to separate oil from water and permits the oil to be collected and removed on a regular basis so as to prevent it from being discharged into the public sewer system.

B. Control plan for grease and food waste.

- (1) Any person who constructs, renovates or expands a food service facility shall be required to submit to MTMSA a grease and food waste control plan that will effectively control the discharge of undesirable materials into the public sewer system.
- (2) Any owner of an existing food service facility shall also be required to submit a grease and food waste control plan that will effectively control the discharge of undesirable materials into the public sewer system.

C. Grease interceptor installation, connection and location requirements.

- (1) Installation requirements. All owners of existing, proposed or newly renovated or expanded food service facilities within the MTMSA wastewater service area shall be required to install, at the owner's expense an approved, properly operated and maintained grease interceptor.

- (2) Sanitary sewer flows. Sanitary sewer flows from toilets, urinals, lavatories, etc., shall not be discharged into the grease interceptor. These flows shall be conveyed separately to the sanitary sewer service lateral.
- (3) Floor drains. Only floor drains which discharge or have the potential to discharge grease shall be connected to a grease interceptor.
- (4) Garbage grinders/disposers. Solid food waste products shall be disposed of through normal solid waste/garbage disposal means, and not the sanitary sewer system.
- (5) Dishwashers. Commercial dishwashers must be connected to the grease interceptor. Dishwashers discharge soap and hot water which can melt grease and allow it to pass through an undersized grease interceptor. Interceptors must be sized accordingly to allow enough detention time to allow water to cool and grease to solidify and float to the top of the interceptor.
- (6) Location. The grease interceptor shall be installed outside the building upstream from the sanitary sewer service lateral connection unless MTMSA allows an interior installation. This will allow easy access for inspection, cleaning and removal of the intercepted grease at any time. A grease interceptor may not be installed inside any part of a building without written approval by MTMSA.

D. Design criteria.

(1) Exterior Grease Interceptors

- (a) Construction. Grease interceptors shall be constructed in accordance with the standards of the MTMSA and shall have a minimum of two compartments with fittings designed for grease retention. All grease-removal devices or technologies shall be subject to the written approval of MTMSA. Such approval shall be based on demonstrated removal efficiencies of the proposed technology.
- (b) Access. Access to grease interceptors shall be available at all times, to allow for their maintenance and inspection. Access to grease traps shall be provided by two manholes (one on each compartment) terminating at finished grade with cast-iron frame and cover.
- (c) Load-bearing capacity. In areas where additional weight loads may exist, the grease interceptor shall be designed to have adequate load-bearing capacity.
- (d) Inlet and outlet piping. Wastewater discharging to a grease interceptor shall enter only through the inlet pipe of the interceptor. Each grease interceptor shall have only one inlet and one outlet pipe.
- (e) Grease trap sizing. The required size of the grease interceptor shall be calculated using the EPA-2 model. All grease interceptors shall have a capacity of not less than

1,000 gallons nor exceed a capacity of 3,000 gallons. If the calculated required capacity exceeds 3,000 gallon, multiple units plumbed in series shall be installed.

(2) Interior Grease Interceptors

- (a) In the circumstances of "single service kitchens" with no food preparation (heat/service only) and which use only paper service items, interior grease interceptors may be used. In these instances, the grease interceptors are to be installed in an area separate from the food-handling area, and the grease interceptor must be readily accessible for cleaning and maintenance. The design, capacity, and location of the interior grease interceptor must be approved by *Montgomery Township and the MTMSA*.

E. Grease interceptor cleaning/maintenance.

- (1) Cleaning/pumping. The owner of a food service facility shall, at such owner's expense, maintain and keep in good repair all grease interceptors to assure the proper operation and efficiency thereof. Cleaning of grease interceptors shall include the complete removal of all contents, including floating materials, wastewater, and bottom sludge and solids. This work shall be performed by a qualified and licensed hauler. Decanting or discharging of removed waste back into the grease interceptor from which it was removed or any other grease trap, for the purpose of reducing the volume to be disposed, is prohibited. Cleaning shall also include a thorough inspection of the interceptor and its components. Any needed repairs shall be noted, and repairs shall be made at the owner's expense.
- (2) Cleaning/pumping frequency.
- (a) *Exterior* grease interceptors must be cleaned/pumped out completely a minimum of once every four months, or more frequently as determined by MTMSA, as needed to prevent carryover of grease into the MTMSA sewer system.
- (b) *Interior grease interceptors must be cleaned/pumped out completely a minimum of once every month or more frequently as determined by MTMSA, as needed to prevent carryover of grease into the MTMSA sewer system.*
- (3) Disposal. All materials removed from each grease interceptor must be disposed of at a facility approved to receive such waste in accordance with the provisions of this program. In no way shall the pumpage be returned to any private or public portion of the public sewer system. *Under no circumstances shall deep fryer oil be discharged into any private or public portion of the public sewer system.* All pumpage from grease interceptors must be tracked by a manifest, which confirms pumping, hauling and disposal of the waste. The owner of the food service facility must obtain and retain a copy of the original manifest from the hauler.
- (4) Maintenance log. A grease interceptor cleaning/maintenance log, indicating each cleaning/pumping for the previous 24 months, shall be maintained for each food

service facility by the owner thereof. This log shall include the date, time, amount pumped, hauler and disposal site and shall be kept in a conspicuous location for inspection. Said log shall be made available to MTMSA or its representative, upon request.

(5) Submittal of records.

(a) Each owner of a food service facility shall submit all cleaning and maintenance records to MTMSA. The maintenance records shall include the following information:

[1] Facility name, address, contact person and phone number;

[2] **Hauler** Company name, address, phone number and contact name of person responsible for performing the maintenance, cleaning, pumping or repair of grease interceptor;

[3] Types of maintenance performed;

[4] Dates maintenance was performed;

~~[5] Date of next scheduled maintenance; and~~

[6] Copies of manifests.

(b) The owner shall be required to submit maintenance records to MTMSA on a **triannual basis (three times a year)**. Records shall be submitted by March 1, **July 1, and November 1** of each year. The records shall be submitted to:

Administration Office

Montgomery Township Municipal Sewer Authority

1001 Stump Road

Montgomeryville, PA 18936

(6) The MTMSA will perform periodic inspections of food service facilities and shall notify the owner thereof any additional required maintenance or repairs. Upon written notification by the MTMSA, the owner shall be required to perform the specified maintenance within 14 calendar days **or a timeframe agreed upon in writing by MTMSA**. Upon inspection by the MTMSA, the owner may be required to install, at his expense, additional controls to provide a complete system which prevents discharges of undesirable materials into the public sewer.

F. Additives. Any biological additive(s) placed into the grease interceptor or building discharge line, including but not limited to enzymes, commercially available bacteria, or other additives designed to absorb, purge, consume, treat or otherwise eliminate grease,

shall require written approval by the MTMSA prior to use. The use of such additives shall in no way be considered as a substitution for the maintenance procedures and/or cleaning procedures required herein.

- G. Chemical treatment. Chemical treatments such as drain cleaners, acid or other chemical solvents designed to dissolve or remove grease shall not be allowed to enter the grease interceptor.
- H. Sand, soil and oil separators. All owners of car washes, truck washes, garages, service stations, car and truck maintenance facilities, fabricators, utility equipment shops and other facilities (as determined by the MTMSA) that have sources of sand, soil and oil shall install effective sand, soil and oil traps, interceptors and/or oil/water separators. These systems shall be sized to effectively remove sand, soil and oil at the expected flow rates. These systems shall be designed in accordance with the criteria established within the latest edition of the International Plumbing Code. These systems shall be, at the owner's expense, cleaned or pumped on a regular basis to prevent impact upon the MTMSA sewer system. Users whose systems are deemed to be ineffective by the MTMSA shall be asked to change the cleaning frequency and/or to increase the size of the system. Owners of washing facilities will be required to prevent the inflow of detergents and rainwater into the MTMSA sewer system. Oil/water separator installations shall be required at facilities that accumulate petroleum oils and greases. A cleaning/maintenance log, indicating each cleaning/pumping for the previous 24 months, shall be maintained by the owner for any facility that has a sand, soil and oil traps, interceptors and/or oil/water separators. This log shall include the date, time, amount pumped, hauler and disposal site and shall be kept in a conspicuous location for inspection. Said log shall be made available to MTMSA or its representative, upon request.
- I. Laundries. Owners of commercial laundries shall equip them with an interceptor with a wire basket or similar device, removable for cleaning, that prevents passage into the MTMSA sewer system of solids 1/2 inch or larger in size, such as rags, strings, buttons, or other solids detrimental to said system.
- J. Bottling establishments. Bottling plants shall discharge wastewater into an interceptor that will provide for the separation of broken glass or other solids before discharging into the MTMSA sewer system.
- K. Permit requirement. Every person who is required to install a grease interceptor or a sand, soil and oil separator shall apply for and be issued a permit setting forth required specifications for said interceptor and separator and cleaning, maintenance, disposal and reporting requirements.
- L. Cost reimbursement. If MTMSA is required to repair and/or clean out its sewer lines as a result of a stoppage resulting from a poorly maintained grease interceptor, and/or sand, soil and oil separator, the owner thereof shall be required to refund the labor, equipment, materials and overhead costs incurred by MTMSA and any fines incurred by MTMSA due to any sanitary sewer overflow caused by the stoppage. Additionally, the owner shall also pay the reasonable costs and fees incurred by the MTMSA by having to engage the services

of its consulting engineers and solicitor in connection with the administration of the requirements of this section.

- M. Inspection. MTMSA or its representatives shall have the right at reasonable times to inspect any grease interceptor or sand, soil and oil separator.
- N. Alteration of control methods. MTMSA reserves the right to request additional control measures if existing control equipment is shown to be insufficient to protect the MTMSA sewer system from interference due to the discharge of grease, sand, soil, oil or any other undesirable materials.

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 187-75 OF THE MONTGOMERY TOWNSHIP CODE, SEWERS, “GREASE INTERCEPTORS AND SAND, SOIL AND OIL SEPARATORS”, TO PROVIDE DESIGN REGULATIONS FOR INTERIOR GREASE INTERCEPTORS FOR SINGLE SERVICE KITCHENS; TO SPECIFY THAT FRYER GREASE CANNOT BE DISPERSED INTO THE SEWER SYSTEM; TO DENOTE THE REQUIRED FREQUENCY OF GREASE TRAP CLEANINGS; AND TO UPDATE MAINTENANCE LOG RECORD REQUIREMENTS FOR GREASE TRAPS AND SAND, SOIL AND OIL SEPARATORS

WHEREAS, the Pennsylvania Second Class Township Code and the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.*, authorizes the Board of Supervisors of Montgomery Township (“Board”) to make, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the property management, care and control of Montgomery Township (“Township”) and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Board of Supervisors, in association with the Montgomery Township Municipal Sewer Authority (“Authority”), desires to prevent fats, oils and grease from entering sewer lines and causing blockages and damage to the sewer/water system;

WHEREAS, both the Board and Authority recognize that “single service kitchens”, where there is no food preparation and only uses paper service items, require less stringent requirements for grease interceptors to maintain the integrity of the public sewer system;

WHEREAS, the Township, in consultation with the Authority, has determined that additional requirements are necessary regulate the health to protect the health and welfare of its citizens by requiring updated grease trap and sand, soil and oil separator cleaning and maintenance log recording requirements and additional grease trap cleaning and maintenance requirements;

WHEREAS, the Board of Supervisors has met the procedural requirements of the Second Class Township Code for the adoption of the proposed ordinance;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Montgomery Township, Montgomery County, Pennsylvania, it is hereby enacted and ordained by the authority of same, as follows:

SECTION 1. Code Amendment.

A. Section 187-75.D, Design criteria, is hereby amended to provide design criteria for interior grease interceptors for “single service kitchens” as follows:

D. Design criteria.

(1) Exterior Grease Interceptors

- (a) **Construction.** Grease interceptors shall be constructed in accordance with the standards of the MTMSA and shall have a minimum of two compartments with fittings designed for grease retention. All grease-removal devices or technologies shall be subject to the written approval of MTMSA. Such approval shall be based on demonstrated removal efficiencies of the proposed technology.
- (b) **Access.** Access to grease interceptors shall be available at all times, to allow for their maintenance and inspection. Access to grease traps shall be provided by two manholes (one on each compartment) terminating at finished grade with cast-iron frame and cover.
- (c) **Load-bearing capacity.** In areas where additional weight loads may exist, the grease interceptor shall be designed to have adequate load-bearing capacity.
- (d) **Inlet and outlet piping.** Wastewater discharging to a grease interceptor shall enter only through the inlet pipe of the interceptor. Each grease interceptor shall have only one inlet and one outlet pipe.
- (e) **Grease trap sizing.** The required size of the grease interceptor shall be calculated using the EPA-2 model. All grease interceptors shall have a capacity of not less than 1,000 gallons nor exceed a capacity of 3,000 gallons. If the calculated required capacity exceeds 3,000 gallon, multiple units plumbed in series shall be installed.

(2) Interior Grease Interceptors

- (a) In the circumstances of "single service kitchens" with no food preparation (heat/service only) and which use only paper service items, interior grease interceptors may be used. In these instances, the grease interceptors are to be installed in an area separate from the food-handling area, and the grease interceptor must be readily accessible for cleaning and maintenance. The design, capacity, and location of the interior grease interceptor must be approved by Montgomery Township and the MTMSA.

B. Section 187-75.E, Grease interceptor cleaning/maintenance, is hereby amended to include additional cleaning and maintenance requirements as follows:

E. Grease interceptor cleaning/maintenance.

- (1) **Cleaning/pumping.** The owner of a food service facility shall, at such owner's expense, maintain and keep in good repair all grease interceptors to assure the proper operation and efficiency thereof. Cleaning of grease interceptors shall include the complete removal of all contents, including floating materials, wastewater, and bottom sludge and solids. This work shall be performed by a qualified and licensed hauler. Decanting or discharging of removed waste back into the grease interceptor from which it was removed or any other grease trap, for the purpose of reducing the volume to be disposed, is prohibited. Cleaning shall also include a thorough inspection of the interceptor and its components. Any needed repairs shall be noted, and repairs shall be made at the owner's expense.
- (2) **Cleaning/pumping frequency.**
 - (a) Exterior grease interceptors must be cleaned/pumped out completely a minimum of once every four months, or more frequently as determined by MTMSA, as needed to prevent carryover of grease into the MTMSA sewer system.
 - (b) Interior grease interceptors must be cleaned/pumped out completely a minimum of once every month or more frequently as determined by MTMSA, as needed to prevent carryover of grease into the MTMSA sewer system.
- (3) **Disposal.** All materials removed from each grease interceptor must be disposed of at a facility approved to receive such waste in accordance with the provisions of this program. In no way shall the pumpage be returned to any private or public portion of the public sewer system. Under no circumstances shall deep fryer oil be discharged into any private or public portion of the public sewer system. All pumpage from grease interceptors must be tracked by a manifest, which confirms pumping, hauling and disposal of the waste. The owner of the food service facility must obtain and retain a copy of the original manifest from the hauler.
- (4) **Maintenance log.** A grease interceptor cleaning/maintenance log, indicating each cleaning/pumping for the previous 24 months, shall be maintained for each food service facility by the owner thereof. This log shall include the date, time, amount pumped, hauler and disposal site and shall be kept in a conspicuous location for inspection. Said log shall be made available to MTMSA or its representative, upon request.
- (5) **Submittal of records.**
 - (a) Each owner of a food service facility shall submit all cleaning and maintenance records to MTMSA. The maintenance records shall include the following information:

[1] Facility name, address, contact person and phone number;

[2] Hauler Company name, address, phone number and contact name of person responsible for performing the maintenance, cleaning, pumping or repair of grease interceptor;

[3] Types of maintenance performed;

[4] Dates maintenance was performed;

[5] Copies of manifests.

- (b) The owner shall be required to submit maintenance records to MTMSA on a triannual basis (three times a year). Records shall be submitted by March 1, July 1, and November 1 of each year. The records shall be submitted to:

Administration Office
Montgomery Township Municipal Sewer Authority
1001 Stump Road
Montgomeryville, PA 18936

- (6) The MTMSA will perform periodic inspections of food service facilities and shall notify the owner thereof any additional required maintenance or repairs. Upon written notification by the MTMSA, the owner shall be required to perform the specified maintenance within 14 calendar days or a timeframe agreed upon in writing by MTMSA. Upon inspection by the MTMSA, the owner may be required to install, at his expense, additional controls to provide a complete system which prevents discharges of undesirable materials into the public sewer.

C. Section 187-75.H, Sand, soil and oil separators, is hereby amended to require a cleaning and maintenance log as follows:

H. Sand, soil and oil separators. All owners of car washes, truck washes, garages, service stations, car and truck maintenance facilities, fabricators, utility equipment shops and other facilities (as determined by the MTMSA) that have sources of sand, soil and oil shall install effective sand, soil and oil traps, interceptors and/or oil/water separators. These systems shall be sized to effectively remove sand, soil and oil at the expected flow rates. These systems shall be designed in accordance with the criteria established within the latest edition of the International Plumbing Code. These systems shall be, at the owner's expense, cleaned or pumped on a regular basis to prevent impact upon the MTMSA sewer system. Users whose systems are deemed to be ineffective by the MTMSA shall be asked to change the cleaning frequency and/or to increase the size of the system. Owners of washing facilities will be required to prevent the inflow of detergents and rainwater into the MTMSA sewer system. Oil/water separator installations shall be required at facilities that accumulate petroleum oils and greases. A cleaning/maintenance log, indicating each cleaning/pumping for the previous 24 months, shall be maintained by the owner for any facility that has a sand, soil and oil traps, interceptors and/or oil/water separators. This log

shall include the date, time, amount pumped, hauler and disposal site and shall be kept in a conspicuous location for inspection. Said log shall be made available to MTMSA or its representative, upon request.

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

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

SECTION IV. Effective Date. This Ordinance shall become effective upon enactment as provided by law.

SECTION V. Failure to Enforce Not a Waiver. The failure of Montgomery Township to enforce or delay enforcement of any provision of this Ordinance shall not constitute a waiver by Montgomery Township of its rights to future enforcement hereunder.

ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, this 28th day of May, 2024.

ATTEST:

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Carolyn McCreary, Township Secretary

By: _____
Candyce Fluehr Chimera, Chair
Montgomery Township Board of Supervisors

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 187 OF THE MONTGOMERY TOWNSHIP
CODE, SEWERS, SECTION 8.B(4) TO REQUIRE REVISED LIMITS FOR
BIS (2-ETHYLGEXL) PHTHALATE AND MERCURY FOR THE
HATFIELD TOWNSHIP MUNICIPAL AUTHORITY
WASTEWATER TREATMENT PLANT**

WHEREAS, the Pennsylvania Second Class Township Code and the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.*, authorizes the Board of Supervisors of Montgomery Township (“Board”) to make, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the property management, care and control of Montgomery Township (“Township”) and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, pursuant to recent Pennsylvania Department of Environmental Protection regulations, the Hatfield Township Municipal Authority (“HTMA”) Wastewater Treatment Plant is required to adopt certain changes to the limits on the influent to the HTMA Wastewater Treatment Plant;

WHEREAS, the Montgomery Township Municipal Sewer Authority has requested that the Township make changes to Chapter 187 of the Montgomery Township Code, Sewers, to provide for the required changes on such limitations;

WHEREAS, the Board of Supervisors desires to amend the toxic pollutants limits for HTMA Wastewater Treatment Plant to protect public health and comply with regulations;

WHEREAS, the Township has determined that additional requirements are necessary regulate to protect the health and welfare of its citizens and to comply with regulations;

WHEREAS, the Board of Supervisors has met the procedural requirements of the Second Class Township Code for the adoption of the proposed ordinance;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Montgomery Township, Montgomery County, Pennsylvania, it is hereby enacted and ordained by the authority of same, as follows:

SECTION 1. Code Amendment.

- A. Section 187-8.B(4), HTMA Wastewater Treatment Plant, is hereby amended to require increased limits for the toxic pollutants Bis (2-Ethylgexl) Phthalate and Mercury, and hereby shall provide as follows:**

(4) HTMA Wastewater Treatment Plant.

Toxic Pollutants	mg/l
Arsenic	0.020
Bis (2-Ethylhexyl) Phthalate	0.200
Cadmium	0.010
Chromium (total)	2.00
Copper	2.00
Cyanide (total)	0.500
Lead	0.200
Mercury	0.0005
Methylene Chloride	0.200
Nickel	0.250
Phenols (total)	0.500
Silver	0.300
Trichloroethylene	0.500
Zinc	1.00

Oil and grease:

- (a) Wastewater containing more than 25 milligrams per liter of petroleum oil, nonbiodegradable cutting oils or products of mineral oil origin.
- (b) Wastewater containing more than 100 milligrams per liter of oil, greases or fats of an animal or vegetable origin.
- (c) Wastewater from industrial plants containing floatable oils, fat or grease in excess of 25 milligrams per liter.

Compatible (Conventional) Pollutants	mg/l
BOD	200
TSS	200
Ammonia nitrogen as N	25
Organic nitrogen as N 15 TKN as N	40

Total phosphorus as P	10
Phosphorus (soluble) as P	7
TDS	750

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

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

SECTION IV. Effective Date. This Ordinance shall become effective upon enactment as provided by law.

SECTION V. Failure to Enforce Not a Waiver. The failure of Montgomery Township to enforce or delay enforcement of any provision of this Ordinance shall not constitute a waiver by Montgomery Township of its rights to future enforcement hereunder.

ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, this 28th day of May, 2024.

ATTEST:

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Carolyn McCreary, Township Secretary

By: _____
Candyce Fluehr Chimera, Chair
Montgomery Township Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #12

SUBJECT: Request Authorization to Purchase Network Equipment
MEETING DATE: May 13, 2024
BOARD LIAISON: Candyce F Chimera, Chairwoman
INITIATED BY: Richard Grier, Director of Information Technology

BACKGROUND:

For 2024, staff budgeted \$23,500 and \$38,000 for *Admin Network Switch upgrade* and *High Availability Twp Building*.

Attached are two quotes dated April 24, 2024, from Omega Systems, INC, an authorized vendor under the Co-Stars Cooperative Purchase Program (# 003-E23-636), to provide configuration and installation of equipment at a total cost of \$31,713.14.

BUDGET IMPACT:

A total of \$61,500 was included in the 2024 Approved Final Budget-Information Technology Capital Replacement for both projects.

RECOMMENDATION:

It is recommended that the Board of Supervisors approve the contract awarding for the referenced purchases per the 2024 approved Final Budget.

MOTION/RESOLUTION:

Motion to award the contract for the purchase and configuration of Network Switches and Firewalls from Omega Systems, an authorized vendor under the Co-Stars Cooperative Purchase Program, at a total cost of \$31,713.14 per their quotes.

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



We have prepared a quote for you.

Costars contract#: COSTARS-003-E23-636

Data Center Switches

Quote# OSCQ11696

Prepared For:

Montgomery Township

Richard Grier

1001 Stump Road

Montgomeryville, PA 18936

rgrier@montgomerytp.org

(215) 393-6917

Prepared By:

Jason Zimmerman

Phone: 484.772.1096

Email: jzimmerman@omegasystemscorp.com

Justin Andresen

Phone: 484.772.1090

Email: jandresen@omegasystemscorp.com

Confidential Information - Do Not Distribute

Data Center Switches
 Montgomery Township

Quote #: OSCQ11696

Costars contract#:

Item	Description	Price	Qty	Ext. Price
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Project Overview:

	This project will replace the old switches in the Admin Data Center and add additional transceivers for the existing PD Data Center Aruba switch stack to create redundant fiber connections back to the new FortiGate High Availability pair.			
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Hardware:

Admin Data Center:

7MX948	Fortinet Ethernet Switch - 48 Ports - Gigabit Ethernet, 10 Gigabit Ethernet - 1000Base-T, 10GBase-X - 3 Layer Supported - Modular - 923.60 W Power Consumption - Twisted Pair, Optical Fiber - Rack-mountable	\$5,709.76	1	\$5,709.76
7MX856	Fortinet FortiCare Comprehensive Support - Extended Service (Renewal) - 1 Year - Service - 24 x 7 x Next Business Day - Service Depot - Exchange - Parts	\$570.98	1	\$570.98
7MX859	Fortinet FortiCare Premium RMA Next Day Delivery - Extended Service (Renewal) - 1 Year - Service - 24 x 7 x Next Day - Service Depot - Exchange - Parts	\$285.49	1	\$285.49
7MX874	10GE SFP+ transceiver module, short range 10GE SFP+ transceiver module, short range for systems with SFP+ and SFP/SFP+ slots Product stocked by manufacturer. Delivery times vary. Country of Origin: (None) Weight: 0.00 Dim Weight: 0.00"	\$102.16	2	\$204.32
11425031	C2G 0.5m LC-LC 50/125 Duplex Multimode OM4 Fiber Cable - Aqua - 1.6ft - 0.5m LC-LC 50/125 Duplex Multimode OM4 Fiber Cable - Aqua - 1.6ft	\$14.79	2	\$29.58

Data Center Switches
 Montgomery Township

Quote #: OSCQ11696

Costars contract#:

Item	Description	Price	Qty	Ext. Price
HB2722	Fortinet SFP+ Network Cable - 3.28 ft SFP+ Network Cable for Network Device - 10 Gbit/s	\$80.73	2	\$161.46

PD Data Center:

2PU636	Aruba 10G SFP+ LC SR 300m OM3 MMF Transceiver - For Data Networking, Optical Network - 1 x LC 10GBase-SR Network - Optical Fiber - Multi-mode - 10 Gigabit Ethernet - 10GBase-SR - Plug-in Module	\$1,076.02	3	\$3,228.06
11425031	C2G 0.5m LC-LC 50/125 Duplex Multimode OM4 Fiber Cable - Aqua - 1.6ft - 0.5m LC-LC 50/125 Duplex Multimode OM4 Fiber Cable - Aqua - 1.6ft	\$14.79	3	\$44.37
Hardware SubTotal				\$10,234.02

Normal Business Hours Services:

<p>Please Note: Services quoted will be billed as a FIXED fee</p> <p>Admin Basement/DMARC:</p> <ul style="list-style-type: none"> - Configure fiber uplinks to the FortiSwitch 448E pair in the Admin Data Center - Configure fiber uplinks to the Aruba 2930F stack in the PD Data Center - Verify network connectivity <p>Admin Data Center:</p> <ul style="list-style-type: none"> - Integrate all switch components - Rack and cable new switch - Configure MC-LAG with the existing FortiSwitch - Configure VLANs on new FortiSwitch - Configure fiber uplinks to the new FortiGate HA pair in the Admin Basement/DMARC - Verify network connectivity <p>PD Data Center:</p> <ul style="list-style-type: none"> - Integrate all Aruba switch components - Configure fiber uplinks to the new FortiGate HA pair in the Admin Basement/DMARC - Verify network connectivity 				
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After Hours Services:

	<p>Please Note: Services quoted will be billed as a FIXED fee</p> <ul style="list-style-type: none"> - Move existing network connections to new switch - Verify network connectivity - Remove the existing 			
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Project Management Services:

	<p>Please Note: Project Management hours can be used for services quoted (estimated hours 2). If your available Project Management hours do not cover this quote/hours, the remaining balance (overage) will be billed separately at the Time and Materials rates</p> <ul style="list-style-type: none"> - Draft tailored project plan - Internal resource scheduling - Risk management - Timeline management - Weekly status meetings with follow-up documentation - Liaison with third-party vendors - Single point of contact between customer and Omega Systems during the project <p>Please Note: The state of fiber cabling to each IDF will need to be discovered. Labor estimate does not include this discovery process or installation of new cabling.</p> <p>Please Note: The existing Fortinet transceiver and patch cable in the PD Data Center FortiSwitch will be reused to create redundant links to the new FortiGate HA pair.</p>			
Services SubTotal FIXED Fee				\$2,035.00

Data Center Switches
 Montgomery Township

 Quote #: OSCQ11696
 Costars contract#:

Prepared For	Ship To	Details
Montgomery Township Richard Grier 1001 Stump Road Montgomeryville, PA 18936 United States rgrier@montgomerytp.org (215) 393-6917	Omega Systems - West Lawn 1121 Snyder Rd. West Lawn, PA 19609 610-678-7002	Data Center Switches Quote #: OSCQ11696 Delivered: Apr 18, 2024

Quote Summary

Description	Amount
Hardware SubTotal	\$10,234.02
Services SubTotal FIXED Fee	\$2,035.00
Subtotal:	\$12,269.02
Shipping:	\$50.00
Tax:	\$0.00
Total:	\$12,319.02

Deposit Required For Purchase

Description	Amount
50% Deposit	\$6,159.51

50% services deposit invoice issued at project kick off meeting, balance invoiced upon completion.
 50% hardware deposit invoice issued at signature, balance invoiced upon delivery to ship to address on quote.

If a deposit is not required for services all installation services will be billed upon the completion of the project. By signing below, you agree to the terms set within this quotation and agree to make payment in the total amount. You also agree that acceptance of this quotation by electronic means shall have the same force and effect as a physical signature.

Data Center Switches
Montgomery Township

Quote #: OSCQ11696

Costars contract#:

Terms:

The information in this proposal is business confidential and shall not be disclosed outside the customer listed above and shall not be duplicated, used or disclosed in whole or in part for any purpose other than to evaluate the proposal. Pricing in this proposal is valid for 3 days after the transmission of this quotation by Omega Systems (the "Expiration Date"), after which time prices are subject to change. Signed quotations returned by You on or before the Expiration Date shall create an obligation between You and Omega Systems. Signed quotations returned after the Expiration Date may create an obligation between You and Omega Systems if Omega Systems, in its sole discretion, accepts the signed quotation. Except as provided above, this quotation shall not create any obligations upon Omega Systems or You. This quotation shall also be subject to the terms of any existing agreements between Omega Systems and You, including a Master Service Agreement. If no such agreement exists, this quotation is subject to the Omega Systems' Standard Terms and Conditions.

PLEASE NOTE: Labor will be performed Monday - Friday between 8:00 am and 5:00 pm, excluding holidays.

****PRICING IS REFLECTED BASED ON QUANTITIES SHOWN. CHANGES TO QUANTITIES MAY IMPACT PRICING. ****

****SERVICES QUOTED AS A FIXED FEE WILL NEVER GO BELOW OR ABOVE THE FEES QUOTED. ANY ADDITIONAL SERVICES PROVIDED OUTSIDE THE QUOTED SCOPE OF WORK WILL BE SUBJECT TO ADDITIONAL SERVICE FEES.****

Signature

Date



We have prepared a quote for you.

Costars contract#: COSTARS-003-E23-636

FortiGate HA

Quote# OSCQ11615

Prepared For:

Montgomery Township

Richard Grier

1001 Stump Road

Montgomeryville, PA 18936

rgrier@montgomerytp.org

(215) 393-6917

Prepared By:

Jason Zimmerman

Phone: 484.772.1096

Email: jzimmerman@omegasystemscorp.com

Justin Andresen

Phone: 484.772.1090

Email: jandresen@omegasystemscorp.com

Confidential Information - Do Not Distribute

FortiGate HA
 Montgomery Township

Quote #: OSCQ11615

Costars contract#:

Item	Description	Price	Qty	Ext. Price
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Project Overview:

	This project will replace the single FortiGate 101F with a pair of FortiGate 121G firewalls and new WAN switches.			
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Hardware:

Admin Basement/DMARC:

JL0068	FortiGate 121G - Hardware plus 24x7 FortiCare Premium and FortiGuard Unified (UTM) Protection - 1 Year	\$4,803.39	2	\$9,606.78
JL0151	FortiGate-121G 1 Year Next Calendar Day Delivery Priority RMA Service (Requires FortiCare Premium or FortiCare Elite) Product stocked by manufacturer. Delivery times vary. Country of Origin: (None) Weight: 0.00 Dim Weight: 0.00	\$213.40	2	\$426.80
7MX874	10GE SFP+ transceiver module, short range 10GE SFP+ transceiver module, short range for systems with SFP+ and SFP/SFP+ slots Product stocked by manufacturer. Delivery times vary. Country of Origin: (None) Weight: 0.00 Dim Weight: 0.00	\$102.16	8	\$817.28
11425031	C2G 0.5m LC-LC 50/125 Duplex Multimode OM4 Fiber Cable - Aqua - 1.6ft - 0.5m LC-LC 50/125 Duplex Multimode OM4 Fiber Cable - Aqua - 1.6ft	\$14.79	8	\$118.32
JL258A	Aruba 2930F 8G PoE+ 2SFP+	\$1,554.88	2	\$3,109.76
J9281D	Aruba 10G SFP+ to SFP+ 1m Direct Attach Copper Cable	\$103.66	2	\$207.32
J64309	C2G 1ft Cat6 Cable - Snagless Unshielded (UTP) Ethernet Cable - Network Patch Cable - PoE - Blue - Category 6 for Network Device - RJ-45 Male - RJ-45 Male - 1ft - Blue	\$2.67	2	\$5.34

FortiGate HA
Montgomery Township

Quote #: OSCQ11615

Costars contract#:

Item	Description	Price	Qty	Ext. Price
TC9719	C2G 1ft Cat6 Snagless Shielded (STP) Ethernet Network Patch Cable - Black	\$4.38	4	\$17.52
Hardware SubTotal				\$14,309.12

Normal Business Hours Services:

	<p>Please Note: Services quoted will be billed as a FIXED fee</p> <p>Admin Basement/DMARC:</p> <ul style="list-style-type: none"> - Rack and cable new switches for internet handoff in the Admin Basement/DMARC - Configure Virtual Switching Framework - Configure VLANs on HP switches for internet handoff between FortiGates - Verify network connectivity - Install and configure new FortiGate 121G firewalls at the Admin Basement/DMARC - Configure FortiGate High Availability cluster - Upgrade both devices to the latest available firmware - Recreate all WAN interfaces for FortiGate HA functionality - Recreate all LAN interfaces for FortiGate HA functionality - Test and verify High Availability cluster functionality - Verify network connectivity 			
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After Hours Services:

	<p>Please Note: Services quoted will be billed as a FIXED fee</p> <p>Admin Basement/DMARC</p> <ul style="list-style-type: none"> - Cutover to new FortiGate 121G High Availability cluster - Test and verify High Availability cluster functionality - Test Verizon ISP failover - Test Comcast ISP failover - Test CradlePoint wireless ISP failover 			
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Project Management Services:

Please Note: Project Management hours can be used for services quoted (estimated hours 4). If your available Project Management hours do not cover this quote/hours, the remaining balance (overage) will be billed separately at the Time and Materials rates

- Draft tailored project plan
- Internal resource scheduling
- Risk management
- Timeline management
- Weekly status meetings with follow-up documentation
- Liaison with third-party vendors
- Single point of contact between customer and Omega Systems during the project

Services SubTotal FIXED Fee

\$5,035.00

FortiGate HA Montgomery Township	Quote #: OSCQ11615 Costars contract#:
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Prepared For	Ship To	Details
Montgomery Township Richard Grier 1001 Stump Road Montgomeryville, PA 18936 United States rgrier@montgomerytp.org (215) 393-6917	Omega Systems - West Lawn 1121 Snyder Rd. West Lawn, PA 19609 610-678-7002	FortiGate HA Quote #: OSCQ11615 Delivered: Apr 4, 2024

Quote Summary

Description	Amount
Hardware SubTotal	\$14,309.12
Services SubTotal FIXED Fee	\$5,035.00
Subtotal:	\$19,344.12
Shipping:	\$50.00
Tax:	\$0.00
Total:	\$19,394.12

Deposit Required For Purchase

Description	Amount
50% Deposit	\$9,697.06

50% services deposit invoice issued at project kick off meeting, balance invoiced upon completion.
 50% hardware deposit invoice issued at signature, balance invoiced upon delivery to ship to address on quote.

If a deposit is not required for services all installation services will be billed upon the completion of the project. By signing below, you agree to the terms set within this quotation and agree to make payment in the total amount. You also agree that acceptance of this quotation by electronic means shall have the same force and effect as a physical signature.

FortiGate HA
Montgomery Township

Quote #: OSCQ11615

Costars contract#:

Terms:

The information in this proposal is business confidential and shall not be disclosed outside the customer listed above and shall not be duplicated, used or disclosed in whole or in part for any purpose other than to evaluate the proposal. Pricing in this proposal is valid for 3 days after the transmission of this quotation by Omega Systems (the "Expiration Date"), after which time prices are subject to change. Signed quotations returned by You on or before the Expiration Date shall create an obligation between You and Omega Systems. Signed quotations returned after the Expiration Date may create an obligation between You and Omega Systems if Omega Systems, in its sole discretion, accepts the signed quotation. Except as provided above, this quotation shall not create any obligations upon Omega Systems or You. This quotation shall also be subject to the terms of any existing agreements between Omega Systems and You, including a Master Service Agreement. If no such agreement exists, this quotation is subject to the Omega Systems' Standard Terms and Conditions.

PLEASE NOTE: Labor will be performed Monday - Friday between 8:00 am and 5:00 pm, excluding holidays.

****PRICING IS REFLECTED BASED ON QUANTITIES SHOWN. CHANGES TO QUANTITIES MAY IMPACT PRICING. ****

****SERVICES QUOTED AS A FIXED FEE WILL NEVER GO BELOW OR ABOVE THE FEES QUOTED. ANY ADDITIONAL SERVICES PROVIDED OUTSIDE THE QUOTED SCOPE OF WORK WILL BE SUBJECT TO ADDITIONAL SERVICE FEES.****

Signature

Date

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #13

SUBJECT: Award of Bids – Municibid Online Surplus Asset Sale
MEETING DATE: Monday, May 13, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chair
INITIATED BY: Brian Shapiro, Director of Finance

BACKGROUND:

On April 25, 2024, the Board of Supervisors authorized the sale of Township surplus assets through the online auction company Municibid. The following are the bid offer details from the highest bidders.

64647400	Surface Pro Set	\$	260.00	Tchingonbe Kannahbe
64647321	SURFACE PRO 7 SET	\$	270.00	Tchingonbe Kannahbe
64629265	Assorted Motorola Radios	\$	1,300.00	Christopher Scott
64610949	2003 Smithco Super Rake	\$	3,800.00	Keith Holmes
64613876	2012 Kubota ZD331 (MN 35519)	\$	5,000.00	Brent Shoffner
64620939	2016 Kubota ZD1211	\$	5,800.00	Randy Grim
64613604	2005 Chevy Tahoe (MN 1GNEK13V95J242484)	\$	6,250.00	Christopher Davish
64626139	2017 Kubota ZD1511	\$	6,300.00	Scott Clark
64606403	2002 Jacobsen HR9016 Wng Mower	\$	15,102.00	Roland Gilliam
65067935	60 Gallon Oil Containment System	\$	100.00	Harry Sager

The Township will receive \$44,478.00 for the sale of the surplus assets within 30 days of approval by the Board of Supervisors.

RECOMMENDATION:

The Board of Supervisors is recommended to authorize the sale of the above-listed items to the highest bidders as of the close of bidding on May 8, 2024.

MOTION/RESOLUTION:

Motion to authorize the sale of the above-listed equipment to the highest bidders as noted.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #14

SUBJECT: Authorization for the Sale of Municipal Equipment by Online Auction
MEETING DATE: Monday, May 13, 2024
BOARD LIAISON: Candyce F. Chimera, Chairwoman
INITIATED BY: Brian Shapiro, Director of Finance

BACKGROUND:

The Township, by resolution, is authorized to dispose of surplus assets through Municibid, an online auction company. Municibid assesses fees to the buyer only. The buyer fees are aggregated. There are no charges or fees assessed to the seller. The administration of the bid will be handled by Township staff. The Township must meet the advertisement requirements outlined in the Second-Class Township Municipal Code.

The following items are available to be sold through Municibid:

1. 2017 Ford Interceptor VIN/1FM5K8AR0HGB07821 (Listing Number 61072403)
2. Motorola Radio Bundle (Listing Number 65026703)
3. JAMAR Technologies Black Cat Radar Bundle (Listing Number 65031493)
4. Watchguard Bundle (Listing Number 65031572)

BUDGET IMPACT:

The Township estimates \$2,500 in revenue from the sale of equipment at auction.

RECOMMENDATION:

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

MOTION/RESOLUTION:

Motion to authorize the sale of the above-listed equipment through the online auction company Municibid.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #15

SUBJECT: Adoption of Resolution Recognizing National Police Week
MEETING DATE: May 13, 2024
BOARD LIAISON: Annette M. Long, Supervisor
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Each year the Board of Supervisors recognizes National Police Week, which was established by a joint resolution of Congress in 1962.

RECOMMENDATION:

It is recommended that the Board of Supervisors continue this tradition and recognize the week from May 15, 2024, through May 21, 2024, as National Police Week.

MOTION/RESOLUTION:

Motion to adopt Resolution No. 2024-10 recognizing the week of May 15 through May 21, 2024, as National Police Week.

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



**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
TO RECOGNIZE NATIONAL POLICE WEEK**

WHEREAS, in 1962, President John F. Kennedy proclaimed May 15th as National Police Officers Memorial Day and that calendar week as Police Week; and

WHEREAS, established by a joint resolution of Congress in 1962 Police Week pays special recognition to law enforcement officers who have lost their lives in the line of duty for the safety and protection of others; and

WHEREAS, hundreds of Police Officers have made the ultimate sacrifice while in the line of duty in this Commonwealth; and

WHEREAS, this is a significant week in our community as Montgomery Township Police Officer David Hancock lost his life on December 11, 1976, while protecting the citizens of Montgomery Township.

NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, that we hereby recognize the week from May 15, 2024, through May 21, 2024, as National Police Week.

AND BE IT FURTHER RESOLVED that we honor the service and sacrifice of those law enforcement officers killed in the line of duty while protecting our communities.

RESOLVED, at the duly convened meeting of the Board of Supervisors of Montgomery Township conducted on this 13th day of May 2024.

Candyce Fluehr Chimera, Chairwoman

Audrey R. Ware, Vice-Chairwoman

Tanya C. Bamford, Member

Beth A. Staab, Member

Annette M. Long, Member

Attest: Carolyn McCreary, Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #16

SUBJECT: Adoption of Resolution Recognizing National Public Works Week
MEETING DATE: May 13, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chair
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

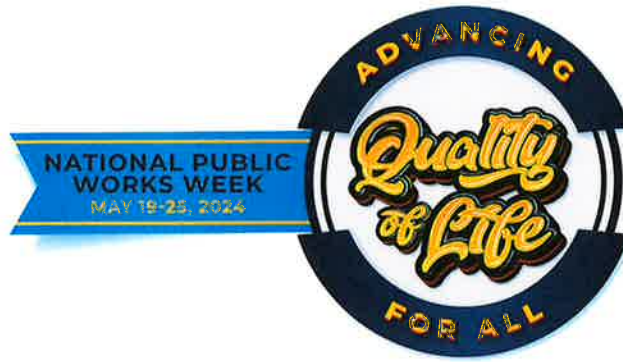
Each year the Board of Supervisors recognizes National Public Works Week, which was established in 1960 by the American Public Works Association.

RECOMMENDATION:

It is recommended that the Board of Supervisors continue this tradition and recognize the week from May 19, 2024, through May 25, 2024, as National Public Works Week.

MOTION/RESOLUTION:

Motion to adopt Resolution No. 2024-11, recognizing National Public Works Week.



National Public Works Week

May 19 – 25, 2024

“Advancing Quality of Life For All”

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of Montgomery Township; and,

WHEREAS, infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our residents; and,

WHEREAS, it is in the public interest for the residents, business owners, and children in Montgomery Township to gain knowledge of and maintain an ongoing interest, and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2024 marks the 64th annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, that we hereby recognize the week from May 19, 2024, through May 25, 2024, as National Public Works Week.

RESOLVED, at the duly convened meeting of the Board of Supervisors of Montgomery Township conducted on this 13th day of May 2024.

Candyce Fluehr Chimera, Chairwoman

Audrey R. Ware, Vice-Chairwoman

Tanya C. Bamford, Member

Beth A. Staab, Member

Annette M. Long, Member

Attest: Carolyn McCreary, Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #17

SUBJECT: Adoption of Resolution Recognizing National Emergency Services Week
MEETING DATE: May 13, 2024
BOARD LIAISON: Annette M. Long, Supervisor
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

In 1974, President Gerald Ford authorized Emergency Services Week to celebrate EMS practitioners and the important work they do in our nation's communities.

RECOMMENDATION:

It is recommended that the Board of Supervisors recognize the week from May 19, 2024, through May 25, 2024, as EMS Week.

MOTION/RESOLUTION:

Motion to adopt Resolution No. 2024-12 recognizing the week of May 19 through May 25, 2024, as EMS Week.

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



**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MONTGOMERY TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA TO RECOGNIZE
EMERGENCY MEDICAL SERVICES WEEK**

WHEREAS, in 1974, President Gerald Ford authorized Emergency Medical Services Week to celebrate EMS practitioners and the important work they do in our nation's communities; and

WHEREAS, EMS providers are ready to provide lifesaving care to those in need, 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden injury or illness; and

WHEREAS, through service, compassion, and dedication, EMS providers represent the very best of public service; and

WHEREAS, this year's theme, "Honoring Our Past. Forging Our Future," celebrates the advancements in emergency medical services since 1974 and encourages EMS professionals and the next generation to reflect on significant past contributions and strive for excellence in emergency responses, offering critical life-saving interventions; and

WHEREAS, National Emergency Services Week brings together local communities and medical personnel to honor the dedication of those who provide day-to-day lifesaving services.

NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, that we hereby recognize the week from May 19, 2024, through May 25, 2024, as National EMS Week.

RESOLVED, at the duly convened meeting of the Board of Supervisors of Montgomery Township conducted on this 13th day of May 2024.

Candye Fluehr Chimera, Chairwoman

Audrey R. Ware, Vice-Chairwoman

Tanya C. Bamford, Member

Beth A. Staab, Member

Annette M. Long, Member

Attest: Carolyn McCreary, Secretary