

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
TUESDAY, MAY 28, 2024
7:00 P.M.

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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 May 13, 2024 Meeting
 - Payment of the May 28, 2024 Bills

Planning and Zoning:

5. Review of Zoning Hearing Board Applications
6. Village of Windsor: Request for Time Extension - Preliminary/Final Land Development Plan Approval
7. Chase Bank – Request for Preliminary/Final Land Development Approval

Public Works:

8. Award Bid for Traffic Signal Preemption Project – Horsham Road and County Line Road

Administration and Finance:

9. Adoption of Resolution 2024-15, Township Communications
10. Request for Waiver of Conflict of Interest for Township Solicitor
11. Proposed Ordinance Amendments for Montgomery Township Municipal Sewer Authority
 - a. Ordinance #24-341 – Amend Grease Interceptors and Sand, Soil and Oil Separators
 - b. Ordinance #24-342 – Amend Revised Limits for BIS (2-Ethylhexyl) Phthalate & Mercury
12. Proposed Summer Meeting Schedule

New Business:

13. Department Reports
14. Committee Liaison Reports
15. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #03

SUBJECT: Public Comment
MEETING DATE: May 28, 2024
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, 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 28, 2024
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the May 13, 2024 Board meeting
- Payment of the May 28, 2024 Bills

- 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
MAY 13, 2024**

1. Call to Order: The May 13, 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 IT Richard Grier
Public Information Coordinator Derek Muller
Recording Secretary Deborah Rivas

ABSENT:

Chair Candyce Fluehr Chimera

2. & 3. Pledge of Allegiance and Public Comment: Following the Pledge of Allegiance, Ms. Ware asked for public comment. Ben Hartranft of 105 Bellows Way stated that he would like to see more sensory training for special needs individuals in the Township.

4. Consent Agenda:

MOTION: Upon motion by Ms. Ware, seconded by Ms. Bamford, and unanimously carried (4-0), the minutes of the April 25, 2024 Board meeting, the payment of bills totaling \$515,171.34 for May 13, 2024, the Escrow Release #2 and Start of Maintenance for Krispy Kreme, the Ratification of the Real Estate Tax Appeal Settlement for 1201-1281 Knapp Road, the Ratification of the Real Estate Tax Appeal Settlement for 145-165 Witchwood Drive and the Ratification of the Real Estate Tax Appeal Settlement for 0 Witchwood Drive were approved as submitted.

Presentations:

5. Recognize Police Officer Commendations: Chief Bendig reported that the Police Department would like to recognize several members of the Department for their exceptional performance in the line of duty as recommended by the Police Department's Award Committee.

MOTION: Upon motion by Ms. Ware, seconded by Ms. Long, and unanimously carried (4-0), the Board recognized and commended Detective Sergeant Andrew Benner, Detective Richardo DeJesus, Sergeant Joseph Schott, Detective Todd Walter, Officer Daniel Rose, Officer Michael Jenkins, Officer Bins Thomas, Officer Eric Hernandez and Officer Hannah Moran for their official outstanding police work commendations.

6. American Red Cross Life Saving Award Presentations – Chief Wiegman presented the timeline of the life-saving efforts made by various personnel to save the life of a gentleman who had suffered cardiac arrest at 106 Hopkins Court in Montgomery Township. The swift and immediate actions of all parties resulted in saving the patient’s life and he made a full recovery. Red Cross Delaware Valley Chapter Executive Director Lynn Cohen was joined by the survivor, Daniel Jenkins, to present the American Red Cross Lifesaving Award to the following individuals:

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: Upon motion by Ms. Ware, seconded by Ms. Long, and unanimously carried (4-0), the Board recognized the above individuals for their life-saving actions on November 10, 2023 at 106 Hopkins Court.

Chief Wiegman presented the timeline of the life-saving efforts made by various personnel to save the life of a gentleman who had suffered cardiac arrest near the area of Lansdale Avenue and Crestwood Drive in Montgomery Township. The swift and immediate actions of all parties resulted in saving the patient’s life and he made a full recovery. Red Cross Delaware Valley Chapter Executive Director Lynn Cohen was joined by the survivor, Tom Pepe, to present the American Red Cross Lifesaving Award to the following individuals:

Mr. Matthew Decesare	Officer Dan Rose, MTPD	Officer Peter Byrne, MTPD
Officer Joseph McGuigan, MTPD	Officer Hannah Moran, MTPD	Sgt. Joseph Schott, MTPD
Capt. Andrew Backlund, DFS	FF Rob Roy, DFS	FF Jacob Weltman, DFS
FF Harry Reese, DFS	Paramedic Moriyah Cox, VMSC	
Chief Paramedic Shane Wheeler, VMSC	EMT Richard Sack Jr., VMSC	
AEMT David Homce, VMSC	Paramedic Stephanie Traub, VMSC	

MOTION: Upon motion by Ms. Ware, seconded by Ms. Long, and unanimously carried (4-0), the Board recognized the above individuals for their life-saving actions on November 17, 2023 at Lansdale Avenue and Crestwood Drive.

7. Recognition of Citizen Police Academy Graduates: Chief Bendig stated that the Police Department wished to recognize several members of the community for competing the Department’s 2024 Citizen Police Academy.

MOTION: Upon motion by Ms. Ware, seconded by Ms. Long and unanimously carried (4-0), the Board recognized members of the community who completed the Police Department’s 2024 Citizen Police Academy.

Planning and Zoning:

8. Proposed Text Amendment – Montgomery Township Municipal Sewer Authority – Sewer Authority Manager Shannon Drosnock, Solicitor Joseph Walsh and Mike Malloy, Esquire, representing Rise Up Towers, presented a proposed text amendment to permit the construction of a cell tower at the Eureka Wastewater Treatment Plant. The construction of a cell tower in that location would eliminate significant cellular telecommunications coverage problems in the area of the plant. Letters of explanation and photo simulations of what the proposed tower would look like in certain areas surrounding the plant were sent to neighboring residents. Questions regarding the location of the site at the plant and security were discussed. Ms. Drosnock indicated that maintenance access to the tower site does not require access to the plant. The Board consensus was to move forward with the text amendment process as discussed.

9. Quick Lube Preliminary/Final Land Development: Leonard Altieri, Esquire represented the applicant, who proposes 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. Township staff and consultants have had the opportunity to review the details of the land development plan, and the corresponding review letters and waiver requests are noted in the packet. Mr. Altieri reviewed the waiver requests which were granted by the Board.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (4-0), the Board adopted Resolution No. 2024-08, approving the preliminary/final land development application with requested waivers for Quick Lube of Carolina.

Public Works:

10. Award Bid for Stormwater Infrastructure Management Projects: Mr. Reiff reported that seven (7) bids were received and opened on April 16, 2024 ranging from \$217,235.00 to \$446,670.00 and Gilmore and Associates, Township Engineer, is recommending award of the bid to G&B Construction, the lowest responsible bidder.

MOTION: Upon motion by Ms. Ware, seconded by Ms. Staab and unanimously carried (4-0) the Board awarded 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.

Administration and Finance:

11. Authorize Advertisement of Ordinance Amendments for the Montgomery Township Municipal Sewer Authority: Ms. McCreary reported that the MTMSA would like to amend Township Ordinance §187-75. Grease interceptors and sand, soil, and oil separators. There are minor administrative changes being requested, in addition to language regarding “single service kitchens” businesses.

MOTION: Upon motion by Ms. Ware, seconded by Ms. Bamford, and unanimously carried (4-0), the Board authorized the advertisement of the proposed ordinance amendments requested by the MTMSA.

12. Authorization to Purchase Network Equipment: Mr. Grier reported that staff budgeted \$23,500 and \$38,000 for Admin Network Switch Upgrade and High Availability Township building. Two quotes have been received from Omega Systems Inc., an authorizing vendor under Co-Stars Cooperative Purchase Program, to provide configuration and installation of the equipment at a total cost of \$31,713.14.

MOTION: Upon motion by Ms. Ware, seconded by Ms. Bamford, and unanimously carried (4-0), the Board awarded 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.

13. Award of Bids – Municibid Online Surplus Asset Sale: Mr. Shapiro reported that 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:

Surface Pro Set	\$ 260.00	Tchingonbe Kannahbe
Surface Pro7 Set	\$ 270.00	Tchingonbe Kannahbe
Assorted Motorola Radios	\$ 1,300.00	Christopher Scott
2003 Smithco Super Rake	\$ 3,800.00	Keith Holmes
2012 Kubota Mower	\$ 5,000.00	Brent Shoffner
2016 Kubota Mower	\$ 5,800.00	Randy Grim
2005 Chevy Tahoe	\$ 6,250.00	Christopher Davish
2017 Kubota Mower	\$ 6,300.00	Scott Clark
2002 Jacobsen Wing Mower	\$15,102.00	Roland Gilliam
60 Gallon Oil Containment	\$ 100.00	Harry Sager

MOTION: Upon motion by Ms. Ware, seconded by Ms. Long and unanimously carried (4-0), the Board authorized the sale of the above-listed equipment to the highest bidders as noted.

14. 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. 2017 Ford Interceptor
2. Motorola Radio Bundle
3. JAMAR Technologies Black Cat Radar Bundle
4. Watchguard Bundle

New Business:

15. Adoption of Resolution 2024-10 Recognizing May 15 through May 21, 2024 as National Police Week:

MOTION: Upon motion by Ms. Ware, seconded by Ms. Long and unanimously carried, the Board adopted Resolution No. 2024-10 recognizing the week of May 15 through May 21, 2024 as National Police Week.

16. Adoption of Resolution 2024-11 Recognizing May 19 through May 25, 2024 as National Public Works Week:

MOTION: Upon motion by Ms. Ware, seconded by Ms. Bamford and unanimously carried, the Board adopted Resolution No. 2024-11 recognizing the week of May 19 through May 25, 2024 as National Public Works Week.

17. Adoption of Resolution 2024-12 Recognizing May 19 through May 25, 2024 as National EMS Week:

MOTION: Upon motion by Ms. Ware, seconded by Ms. Bamford and unanimously carried, the Board adopted Resolution No. 2024-12 recognizing the week of May 19 through May 25, 2024 as National EMS Week.

18. Adjournment: Upon motion by Ms. Ware and seconded by Ms. Long, the meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



Check Report

By Check Number

Date Range: 05/14/2024 - 05/28/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT003790	TD Card Services	05/14/2024	Regular	0.00	6,148.22	98474
MT000006	21st Century Media Newspapers LLC	05/28/2024	Regular	0.00	486.22	98475
MT000040	Acme Uniforms For Industry	05/28/2024	Regular	0.00	208.88	98476
MT000045	Adam Deussing	05/28/2024	Regular	0.00	825.47	98477
MT000046	Adam J. Morrow	05/28/2024	Regular	0.00	200.00	98478
MT000050	Adam Zwislewski	05/28/2024	Regular	0.00	420.00	98479
MT000150	Alphagraphics Lansdale	05/28/2024	Regular	0.00	325.10	98480
MT000222	Andrew Benner	05/28/2024	Regular	0.00	87.29	98481
MT000229	Andrew Weiner	05/28/2024	Regular	0.00	250.00	98482
MT000233	Angel G. Mejias	05/28/2024	Regular	0.00	250.00	98483
MT000467	Brandi Blusiewicz	05/28/2024	Regular	0.00	150.00	98484
MT000469	Brandon Uzdzienski	05/28/2024	Regular	0.00	100.00	98485
MT000511	Britton Industries, Inc.	05/28/2024	Regular	0.00	199.50	98486
MT000580	Carl F. Herr	05/28/2024	Regular	0.00	100.00	98487
MT000585	Carlos A. Gonzalez Jr	05/28/2024	Regular	0.00	300.00	98488
MT000632	CDW Government, Inc.	05/28/2024	Regular	0.00	591.36	98489
MT004335	Chun Zhou	05/28/2024	Regular	0.00	250.00	98490
MT000799	Commonwealth Precast, Inc.	05/28/2024	Regular	0.00	454.00	98491
MT000811	Conrad Siegel	05/28/2024	Regular	0.00	1,300.00	98492
MT000848	Creative Product Sourcing, Inc.	05/28/2024	Regular	0.00	50.74	98493
MT004343	CS Hudson Inc.	05/28/2024	Regular	0.00	80.00	98494
MT004342	CSW Luxor VII Montgomeryville	05/28/2024	Regular	0.00	229.50	98495
MT000886	Dane and Son Construction	05/28/2024	Regular	0.00	79,525.03	98496
MT000956	Deborah A Rivas	05/28/2024	Regular	0.00	34.44	98497
MT001030	DJB Specialties, Inc.	05/28/2024	Regular	0.00	1,470.77	98498
MT001132	Edward Vanyo	05/28/2024	Regular	0.00	1,200.00	98499
MT001355	Gary Davis	05/28/2024	Regular	0.00	100.00	98500
MT001643	Jacob Millevoi	05/28/2024	Regular	0.00	100.00	98501
MT001856	John Bereschak	05/28/2024	Regular	0.00	350.00	98502
MT001868	John H. Mogensen	05/28/2024	Regular	0.00	100.00	98503
MT004308	Justin Tohanczyn	05/28/2024	Regular	0.00	280.00	98504
MT002038	Keith Grierson	05/28/2024	Regular	0.00	50.00	98505
MT002089	Keystone Municipal Services, Inc.	05/28/2024	Regular	0.00	7,650.00	98506
MT002170	Kyle W. Stump	05/28/2024	Regular	0.00	200.00	98507
MT002228	Lauren K Maxwell	05/28/2024	Regular	0.00	100.00	98508
MT002246	Lee Wagner	05/28/2024	Regular	0.00	1,632.43	98509
MT004317	Lenara Lawlor	05/28/2024	Regular	0.00	624.00	98510
MT002361	M. Dobron and Sons Inc.	05/28/2024	Regular	0.00	12,272.31	98511
MT002470	Mary Kay Kelm, Esquire	05/28/2024	Regular	0.00	1,218.75	98512
MT004338	Mary Rittenhouse	05/28/2024	Regular	0.00	60.00	98513
MT002609	Michael Bean	05/28/2024	Regular	0.00	150.00	98514
MT002624	Michael J. Kunzig	05/28/2024	Regular	0.00	100.00	98515
MT002636	Michael Shearer	05/28/2024	Regular	0.00	50.00	98516
MT002959	Octoraro Native Plant Nursery, Inc.	05/28/2024	Regular	0.00	3,891.25	98517
MT003044	Patrick Kerr	05/28/2024	Regular	0.00	150.00	98518
MT003136	Petty Cash	05/28/2024	Regular	0.00	211.86	98519
MT003151	Phillips and Donovan Architects LLC	05/28/2024	Regular	0.00	2,968.09	98520
MT003227	Rachel Brick	05/28/2024	Regular	0.00	150.00	98521
MT003230	Rachel Gibson	05/28/2024	Regular	0.00	150.00	98522
MT003269	Ready Refresh	05/28/2024	Regular	0.00	30.69	98523
MT004339	Reeza Sainunden	05/28/2024	Regular	0.00	96.25	98524
MT004344	Richard P. Gavaghan	05/28/2024	Regular	0.00	1,200.00	98525
MT003365	Robert H. Grunmeier II	05/28/2024	Regular	0.00	50.00	98526
MT003444	Ryan W. Irvin	05/28/2024	Regular	0.00	150.00	98527

Check Report

Date Range: 05/14/2024 - 05/28/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT003508	Scott Bendig	05/28/2024	Regular	0.00	31.79	98528
MT003517	Scott Young	05/28/2024	Regular	0.00	1,251.68	98529
MT003574	Shoen Safety and Training	05/28/2024	Regular	0.00	475.00	98530
MT003655	Standard Insurance Company	05/28/2024	Regular	0.00	8,902.78	98531
MT003657	Staples Business Credit	05/28/2024	Regular	0.00	173.62	98532
MT003849	The Protection Bureau	05/28/2024	Regular	0.00	2,502.27	98533
MT004006	Unwined and Paint	05/28/2024	Regular	0.00	260.00	98534
MT004080	Vinay P. Setty	05/28/2024	Regular	0.00	280.00	98535
MT004189	William Tuttle	05/28/2024	Regular	0.00	200.00	98536
MT004198	Witmer Associates, Inc.	05/28/2024	Regular	0.00	2,102.94	98537
MT004198	Witmer Associates, Inc.	05/28/2024	Regular	0.00	57.40	98538
MT000117	Alicia Wilby	05/24/2024	Regular	0.00	400.00	98539
MT002037	Keith Garner	05/24/2024	Regular	0.00	750.00	98540
MT002975	OMG Bubbles	05/24/2024	Regular	0.00	650.00	98541
MT000006	21st Century Media Newspapers LLC	05/22/2024	Regular	0.00	1,210.42	98542
MT000167	Amazon.com Services, Inc	05/22/2024	Regular	0.00	5,099.71	98543
MT000338	Axon Enterprise, Inc	05/22/2024	Regular	0.00	812.16	98544
MT000342	B Safe Inc.	05/22/2024	Regular	0.00	70.00	98545
MT000567	Canon Financial Services, Inc	05/22/2024	Regular	0.00	2,004.92	98546
MT000637	Cenero, LLC	05/22/2024	Regular	0.00	525.00	98547
MT000786	COMCAST	05/22/2024	Regular	0.00	259.38	98548
MT000786	COMCAST	05/22/2024	Regular	0.00	537.02	98549
MT000787	Comcast Corporation	05/22/2024	Regular	0.00	1,039.88	98550
MT000787	Comcast Corporation	05/22/2024	Regular	0.00	493.25	98551
MT000816	Continental Fire and Safety	05/22/2024	Regular	0.00	17,037.70	98552
MT001030	DJB Specialties, Inc.	05/22/2024	Regular	0.00	372.70	98553
MT001033	Dog Town	05/22/2024	Regular	0.00	383.96	98554
MT001096	Eagle Power and Equipment Corp	05/22/2024	Regular	0.00	453.30	98555
MT001129	Edward McKenna	05/22/2024	Regular	0.00	383.75	98556
MT001159	Elite 3 Facilities Maintenance, LLC	05/22/2024	Regular	0.00	4,600.00	98557
MT001259	FBI Leeda	05/22/2024	Regular	0.00	795.00	98558
MT001288	Fisher and Son Company Inc.	05/22/2024	Regular	0.00	4,089.00	98559
MT001338	Fulton Cardmember Services	05/22/2024	Regular	0.00	12.00	98560
MT001379	George Allen Portable Toilets, Inc.	05/22/2024	Regular	0.00	160.00	98561
MT001398	Gilmore and Associates Inc.	05/22/2024	Regular	0.00	90,738.28	98562
	Void	05/22/2024	Regular	0.00	0.00	98563
	Void	05/22/2024	Regular	0.00	0.00	98564
MT004337	HAAS Alert	05/22/2024	Regular	0.00	6,511.16	98565
MT001538	Histand's Supply	05/22/2024	Regular	0.00	380.45	98566
MT001548	Home Depot Credit Services	05/22/2024	Regular	0.00	253.00	98567
MT001554	Horsham Car Wash	05/22/2024	Regular	0.00	240.00	98568
MT004349	Jackie Ma	05/22/2024	Regular	0.00	430.00	98569
MT001644	Jacob Schmidt and Son	05/22/2024	Regular	0.00	158.24	98570
MT001770	Jennifer Masorli	05/22/2024	Regular	0.00	240.00	98571
MT003980	Jenny & David Heitler-Klevans	05/22/2024	Regular	0.00	600.00	98572
MT001960	K.J. Door Services Inc.	05/22/2024	Regular	0.00	2,110.31	98573
MT004350	Kate Fox	05/22/2024	Regular	0.00	2,285.00	98574
MT002089	Keystone Municipal Services, Inc.	05/22/2024	Regular	0.00	14,550.00	98575
MT002098	Kilkenny Law, LLC	05/22/2024	Regular	0.00	10,801.95	98576
MT002134	Krishna Gudapati	05/22/2024	Regular	0.00	384.00	98577
MT002255	Lenni Electric Corp	05/22/2024	Regular	0.00	83,870.14	98578
MT002271	LexisNexis	05/22/2024	Regular	0.00	113.43	98579
MT002318	Lizell Office Furniture	05/22/2024	Regular	0.00	515.00	98580
MT002327	Lori Battista	05/22/2024	Regular	0.00	930.00	98581
MT002496	Mastertech Auto Service, LLC.	05/22/2024	Regular	0.00	46.52	98582
MT002698	MJ Earl	05/22/2024	Regular	0.00	287.80	98583
PAYR-IAFF	Montgomery Township Professional	05/22/2024	Regular	0.00	223.68	98584
MT004138	Napa Auto Parts	05/22/2024	Regular	0.00	658.83	98585
MT004138	Napa Auto Parts	05/22/2024	Regular	0.00	29.97	98586
MT002876	New Era Technology	05/22/2024	Regular	0.00	8,572.00	98587
MT002937	North Wales Water Authority	05/22/2024	Regular	0.00	90.52	98588

Check Report

Date Range: 05/14/2024 - 05/28/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT002951	Nyce Crete and Landis Concrete	05/22/2024	Regular	0.00	815.70	98589
MT002957	Occupational Health Centers	05/22/2024	Regular	0.00	165.00	98590
MT002961	ODP Business Solutions, LLC	05/22/2024	Regular	0.00	54.87	98591
MT002974	Omega Systems Consultants, Inc.	05/22/2024	Regular	0.00	1,295.00	98592
MT003009	PA Turnpike Toll By Plate	05/22/2024	Regular	0.00	28.00	98593
MT003077	PECO Energy	05/22/2024	Regular	0.00	40.82	98594
MT003077	PECO Energy	05/22/2024	Regular	0.00	848.93	98595
MT003077	PECO Energy	05/22/2024	Regular	0.00	1,636.66	98596
MT003077	PECO Energy	05/22/2024	Regular	0.00	3,152.20	98597
MT003077	PECO Energy	05/22/2024	Regular	0.00	98.28	98598
MT003076	PECO Energy	05/22/2024	Regular	0.00	7,526.40	98599
MT003102	Pennsylvania Chiefs of Police Assoc	05/22/2024	Regular	0.00	180.00	98600
MT003135	Petroleum Traders Corp.	05/22/2024	Regular	0.00	2,559.70	98601
MT003134	Petroleum Traders Corp.	05/22/2024	Regular	0.00	3,923.49	98602
MT003159	Pipersville Garden Center, Inc.	05/22/2024	Regular	0.00	46.86	98603
MT003255	Ravi Shukla	05/22/2024	Regular	0.00	720.00	98604
MT004351	Reliable East Norriton	05/22/2024	Regular	0.00	240.00	98605
MT003291	RemArk Alloys, Inc.	05/22/2024	Regular	0.00	279.90	98606
MT003299	Republic Services No. 320	05/22/2024	Regular	0.00	1,993.56	98607
MT003334	Richter Drafting and Office Supply Co. Inc	05/22/2024	Regular	0.00	154.38	98608
MT003359	Robert E. Little, Inc.	05/22/2024	Regular	0.00	240.30	98609
MT004305	Ryan Taylor Graphics	05/22/2024	Regular	0.00	770.00	98610
MT004348	Saurav Jha	05/22/2024	Regular	0.00	240.00	98611
MT003583	Signal Control Products, LLC	05/22/2024	Regular	0.00	4,320.00	98612
MT003830	The Fence Guys	05/22/2024	Regular	0.00	747.91	98613
MT004270	The FruitGuys LLC	05/22/2024	Regular	0.00	488.00	98614
MT003982	Tyler Technologies, Inc	05/22/2024	Regular	0.00	7,971.00	98615
MT004051	Verizon	05/22/2024	Regular	0.00	41.75	98616
MT004051	Verizon	05/22/2024	Regular	0.00	71.72	98617
MT004155	When To Work, Inc.	05/22/2024	Regular	0.00	760.00	98618
MT004198	Witmer Associates, Inc.	05/22/2024	Regular	0.00	984.00	98619
MT004229	Yocum Ford	05/22/2024	Regular	0.00	14,000.00	98620
PAYR-PBA	Police Benevolent Association	05/23/2024	Bank Draft	0.00	1,353.00	DFT0000279
PAYR-POL PEN	U.S. Bank	05/23/2024	Bank Draft	0.00	8,364.14	DFT0000280
PAYR-PA SCDU	PA SCDU	05/23/2024	Bank Draft	0.00	530.77	DFT0000281
PAYR-401	Empower Retirement	05/23/2024	Bank Draft	0.00	18,187.90	DFT0000282
PAYR-457	Empower Retirement	05/23/2024	Bank Draft	0.00	19,838.54	DFT0000283
PAYR-PHILA	City of Philadelphia	05/23/2024	Bank Draft	0.00	291.93	DFT0000284
PAYR-SITW	State of Pennsylvania	05/23/2024	Bank Draft	0.00	10,573.61	DFT0000285

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	276	145	0.00	469,113.49
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	7	7	0.00	59,139.89
EFT's	0	0	0.00	0.00
Total	283	154	0.00	528,253.38

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	276	145	0.00	469,113.49
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	7	7	0.00	59,139.89
EFT's	0	0	0.00	0.00
	283	154	0.00	528,253.38

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	5/2024	528,253.38
			528,253.38

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 05

SUBJECT: Review of Zoning Hearing Board Applications
MEETING DATE: May 28, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chair
INITIATED BY: Marianne McConnell, Zoning Officer

BACKGROUND:

Included in your packet is a summary of the application(s) before the Zoning Hearing Board at their June 5, 2024 meeting.

Potential Action of the Board:

The Board may remain neutral on the applications and let the Zoning Hearing Board render a decision based on the testimony presented.

The Board may send the Solicitor's office to oppose an application. This action would require a motion, second, and vote of the Board.



Montgomery Township Zoning Hearing Board

Meeting Date: June 5, 2024 – 6:30 pm

The agenda for the scheduled hearing is as follows:

1. Application #24050001 – Boyd / 126 Woodland Drive - The applicants own and reside in a single family home at 126 Woodland Drive within the R-2 Residential zoning district. A warning notice was forwarded to the property owners in regards to the operation of a towing business (Boyd's Towing) conducted on a residential property; specifically citing the following provisions of Chapter 230, home occupations:

Section 230-31 Use Regulations – Commercial use in a residential zoned property is not permitted.

Section 230-149A(2)(a)(4) Accessory Uses / Home Occupations - Home occupations are permitted as an accessory use in compliance with Township, state and federal regulations. This office has no record of a home occupation permit being applied for or issued for the above referenced property.

Section 230-149A(2)(a)[4][a][i][D] – There shall be not outside appearance of a business use, including, but not limited to, parking, signs, or lights.

Section 230-149A(2)(b) Requirements for all home occupations - [iii] There shall be no business-related exterior storage or display of goods, [vi] The home occupation shall in no way cause the residential appearance or character of the premises to differ from the surrounding residential area. [xiii] All home occupations must obtain a use and occupancy permit.

The applicants submitted an application requesting relief from the provisions of Section 230-149A(2)(a)4 of the Code of Montgomery Township in order to allow the business as a home occupation.

2. Application #24050002 – Glemser / 750-752 Horsham Road – The applicants, are the equitable owner of the 28,944 sq ft property located within the C-Commercial zoning district. The property is improved with a 5,732 square foot two-tenant building with associated paving and walkways. One tenant space is occupied by Rita's Water Ice, the other space is vacant (former lighting store). The applicants propose to utilize the second space for an automobile service and repair shop. The applicant has submitted an application to allow the proposed use by Special Exception subject to the provisions of Chapter 230-75(1) and Table 230-A of the Code of Montgomery Township. Special Exception requests are guided by the criteria and standards set forth in Chapter 230-185.

****Copies of the Application(s) and accompanying documents are on file in the Township's Planning and Zoning Department and may be seen upon request****

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06

SUBJECT: Village of Windsor – Land Development Resolution Extension Request
MEETING DATE: May 28, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The applicants, Airport Square Associates and BRP Montgomeryville c/o RD Management LLC, received conditional preliminary and final land development approval on July 25, 2022 (see attached Resolution of Plan Approval). Condition 17 states “This Resolution will expire two years from the date of this Resolution, unless extended in writing by the Township.” The applicant requests an extension in order to continue to work with outside agencies to secure the required PennDOT and PADEP permits.

MOTION/RESOLUTION:

Motion to adopt Resolution No. 2024-13 granting a two-year extension of the Approval Resolution #2022-32 to expire on July 25, 2026.

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

RESOLUTION 2024-13

WHEREAS the applicant, Airport Square Associates and BRP Montgomeryville c/o RD Management LLC, received conditional preliminary and final land development approval on July 25, 2022 by Resolution 2022-32; and

WHEREAS condition #17 states that “Resolution will expire in two years from the date of this Resolution unless extended in writing by the Township.”

WHEREAS the applicant has requested an additional two-year extension by letter dated April 24, 2024 from the applicant’s attorney, Wendy Fleiss McKenna.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby grant a two-year extension of the approval resolution to expire on July 25, 2026 for Village of Windsor Development.

RESOLVED AND APPROVED this 28th day of May, 2024.

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

ATTEST:

Carolyn McCreary, Secretary

BY: _____
Candyce Fluehr Chimera, Chairwoman of
Montgomery Township Board of Supervisors



572 West Main Street • P. O. Box 26865 • Trappe PA 19426 • Phone: 610.489.9199 • Fax: 610.489.6815

Robert L. Brant • Wendy Feiss McKenna • Blake E. Dunbar, Jr. • Devin L. Ralph • Robert D. Reber, Jr.

April 24, 2024

Via email (cmccreary@montgomerytp.org) and First Class Mail

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

**Re: The Village of Windsor;
Airport Square Associates LP and BRP Montgomeryville LP,
c/o RD Management LLC
Resolution No. 2022-32 Preliminary/Final Land
Development Plan Approval**

Dear Carolyn:

As you may recall, my office represents the developer regarding the above-referenced project which received conditional preliminary and final land development plan approval on July 25, 2022. A copy of the Resolution of Plan Approval is included herein for your reference.

I am writing to request an extension of Condition 17 of the Resolution which states: "This Resolution will expire in two years from the date of this Resolution, unless extended in writing by the Township."

The extension is necessary to secure the required PennDOT permit and PADEP sewer permit. The Applicant has been diligently working on securing these two outside-agency permits and has gone through two cycles of review with PennDOT and is very close to securing the PADEP sewer permit. The proposed Chase Bank development at the corner of Route 309 and North Wales Road slowed the PennDOT permitting process as the roadway improvements associated with that project also had to be taken into consideration by PennDOT.

Carolyn McCreary, Manager
April 24, 2024
Page 2

Please let me know if any additional information is required to process this request for extension.

Thanks very much for your assistance in this matter.

Very truly yours,

Wendy Feiss McKenna / klm

WENDY FEISS MCKENNA

WFM/klm

Enclosure

cc via email only:

Marianne McConnell - MMcconnell@montgomerytwp.org

John F. Walko, Esquire - john@skilkennylaw.com

Chirag V. Thakkar, PE - cthakkar@arnaengineering.com

Richard Ackerman - rackerman@bigrockpartners.com

Rick Birdoff - rbirdoff@rdmanagement.com

Pat Smith - psmith@rdmanagement.com

RESOLUTION #2022-32

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

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

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

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

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

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

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

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

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

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

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

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

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

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

Granted Denied

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

Granted Denied

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

Granted Denied

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

Granted Denied

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

Granted Denied

F. §205-52.A(7) "Landscaping Plan Requirements" – Similarly to section 205.18.D(3)(d), this section of the ordinance requires the detention basin side slopes to have a maximum grade of 4:1 to permit ease of maintenance. We request a waiver from this requirement to comply with the Township Stormwater management and DEP stormwater rate and volume control requirements. The plans provide 8 feet wide access with a maximum grade of 8:1 for the stormwater management basins in hard to maintenance area in lieu of the 4:1 side slopes. We further note that all the stormwater management facilities will be located on the private property and maintenance responsibility of all these facilities will lie with the owner of the property.

Granted Denied

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

Granted Denied

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

Granted Denied

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

Granted Denied

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

Granted Denied

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

Granted Denied

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

Granted Denied

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

Granted Denied

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

Granted Denied

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

Granted Denied

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

Granted Denied

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

Granted Denied

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

Granted Denied

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

Granted Denied

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

Granted Denied

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


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

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

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

ADOPTED, as a Resolution by the Montgomery Township Board of Supervisors this 25th day of July 2022.

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

Attest: 
Carolyn McCreary, Manager

By: 
Tanya Bamford, Chairwoman

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

Airport Square Associates, LP, a PA L.P.
BY: MFB MONTGOMERY L.P.
BY: MFB MONTGOMERY LLC

BRP Montgomeryville LLC

By: 
RICHARD BIRKHOFF Print - MANAGER

By: Richard Ackerman
Print

By: 
RICHARD BIRKHOFF Signature - manager

By: 
Signature

EXHIBIT "A"
Plan List

DESCRIPTION

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

EXHIBIT "A"
Plan List

DESCRIPTION

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

Supplemental Drawing

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #07

SUBJECT: JP Morgan Chase Bank Land Development Application LD-23-003
MEETING DATE: May 28, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Marianne J. McConnell, Director of Planning & Zoning/Zoning Officer

BACKGROUND: JP Morgan Chase Bank, N.A., submitted a land development application to demolish a former car wash and gas station and construct a new 3,310 square foot bank building with drive-through on a 0.931-acre lot, at the intersection of Route 309 and North Wales Road, in the C Commercial district. The proposed use is permitted in this district. A variance has been granted for below minimum standard screening buffer on three sides of the property.

The Planning Commission meeting minutes, applicant Waiver request letters, and review letters by township consultants and staff are included in your packet. The applicant is requesting waivers of buffers, shade street trees, bollards, and providing a minimum 40 foot turning radii at the Bethlehem Pike and North Wales Road intersection. A 25-foot best-fit radius currently exists at this corner. The applicant proposes to provide a 40 foot and 20 foot two-centered curve (compound radius) on the northeastern corner of Bethlehem Pike and North Wales Road per their attached supplemental waiver request letter.

During the March 21, 2024 meeting, the Planning Commission expressed their desire to see improvements at the intersection including the widening to allow for larger truck movements. The applicant indicated that they would continue to work with the Township and PennDot on this matter. The Commission recommended that the Board of Supervisors grant preliminary/final approval for the project subject to compliance with the comments contained in the 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 above-mentioned waivers are for consideration by the Board.

MOTION/RESOLUTION:

Motion to adopt Resolution No. 2024-14 approving the preliminary/final land development application with requested waivers for JP Morgan Chase Bank, N.A.

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

RESOLUTION 2024-14

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION FOR PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
APPROVAL FOR JP MORGAN CHASE BANK FOR A BANK BUILDING WITH AN
ACCESSORY DRIVE-UP ATM AT 773 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, JP Morgan Chase Bank, N.A., (“Applicant”), is the equitable owner of a 42,486 square foot lot located at 773 Bethlehem Pike (at the corner of Bethlehem Pike and North Wales Road) Montgomery Township, Montgomery County, Pennsylvania in the Township’s C-Commercial Zoning District, more specifically identified as Montgomery County Parcel Number 46-00-00151-00-1 (the “Property”);

WHEREAS, the Applicant is proposing to redevelop the Property by demolishing the existing carwash building on the Property and constructing a new 3,310 square foot bank building with an accessory drive-up ATM machine along with associated site lighting, landscaping, stormwater management facilities, 26 parking spaces, sidewalks, road widening along North Wales Road, and other site improvements (“Project”);

WHEREAS, the Applicant has filed with the Township certain preliminary/final land development plans for the Project prepared by Core States Group dated April 24, 2023 and last revised January 18, 2024 (“Plan”);

WHEREAS, pursuant to an order dated May 3, 2023, the Applicant obtained zoning relief from the Montgomery Township Zoning Hearing Board for a dimensional variance related to landscape buffering pursuant to Zoning Hearing Board Order 23030001;

WHEREAS, the Montgomery Township Planning Commission and Montgomery County Planning Commission have reviewed the Plan and recommend the Project subject to their comments;

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 in the March 11, 2024 Gilmore & Associates, Inc. Plan Review Letter (including Planning, Landscaping, Lighting, Traffic, Engineering comments/conditions), unless associated waivers are granted by the Township, and the comments and recommendations in the March 11, 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, unless an associated waiver is granted, to the reasonable satisfaction of the Township Engineer.
2. The Applicant must comply with and address any outstanding comments and conditions in the April 8, 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 March 8, 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 23030001 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, further Plan details and clarifications, or revisions based upon the terms of this Resolution.
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.
16. All stormwater inlets and outfall structures shall be identified in accordance with the PaDEP Municipal Separate Storm Sewer Systems requirements, if required.
17. 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.
18. Prior to recording the Plan, any fee-in-lieu of landscaping waivers, set forth below, if applicable to a granted Waiver, shall be paid to the Township.
19. 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.

B. Waivers. The Applicant has requested the following waivers from the Township’s Subdivision of Land Chapter 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 205-52.B(3) to request a waiver from the 20 foot landscape buffering requirement adjacent to all property lines. The waiver is hereby:

Granted _____ Denied _____

3. From Section 205-52.A(2)(b)[2] to request a waiver for 1 shade tree along Bethlehem Pike and 5 shade trees along North Wales Road, and instead either plant the required amount of trees on-site or pay a fee-in-lieu in the amount of **\$3,150**. The waiver is hereby:

Granted _____ Denied _____

4. From Section 205-17.A(7) to request a waiver to use wheel stops in lieu of a concrete bollard deign perpendicular to paved walkways. The waiver is hereby:

Granted _____ Denied _____

5. From Section 205-52.D(3)(f) to request a waiver from the requirement that shade trees be the primary planning 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, and instead pay a fee in lieu for 3 shade trees in the amount of **\$1,575**. The waiver is hereby:

Granted _____ Denied _____

6. From Section 205-10.E(3) to request a waiver from the requirement that major intersections shall be rounded with tangential arcs at the pavement edge at a minimum radius of 40 feet, to instead construct a 40 foot and 20 foot two-centered curve (compound radius) on the northeastern corner of Bethlehem Pike and North Wales Road. 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 28th 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, JP Morgan Chase Bank, N.A., 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: JP Morgan Chase Bank, N.A.,

By: _____

Print: _____

Date: _____

WITNESS:

Name: _____ Date: _____

LANDOWNERS:

We, **Pyong T. Yi and Kil Sun Yi**, being the Landowners of the Property, 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 signing this Resolution, the Landowners are signifying acceptance of the conditions contained herein, as such conditions impact the Property.

LANDOWNERS:

By: _____
Pyong T. Yi

By: _____
Kil Sun Yi

WITNESS:

Name: _____ Date: _____

Application for Subdivision & Land Development

Montgomery Township, Montgomery County, Pennsylvania

Date of application: 04/21/2023

- I. Type of Application – check one
- a. Minor Subdivision (checklist not required).....
 - b. Preliminary Subdivision (checklist required).....
 - c. Final Subdivision (checklist required).....
 - d. Preliminary Land Development (checklist required).....
 - e. Final Land Development (checklist required).....
 - f. Revised Approved Subdivision / Land Development (checklist required).....

II. Applicant's Name (corp. name) CoreStates, Inc.

Person making application (name) Brian Searcy, P.E.

Applicant's Address 201 S. Maple Avenue, Suite 300, Ambler, PA 19002

Phone # 215-809-2125 Fax # _____

E-Mail BSearch@Core-States.com

Developer's Name (if different from applicant) JPMorgan Chase Bank, N.A.

Developer's Address 1111 Polaris Parkway, Columbus OH 43240

Phone # 614-248-3128 Fax # _____

E-Mail todd.samms@chase.com

Owner of Record (title holder) Pyong T. Yi and Kil Sun Yin

***attach copy of the last deed of record**

Equitable Owner N/A

***attach copy of deed and agreement of sale (you may delete the sale price)**

NOTE: Final approved plans can only be recorded in the name of the actual property owner at the time of the recording.

III. Engineering Firm Name (corp. name) CoreStates, Inc.

Name of Engineer Handing this Development Brian L. Searcy

Engineer's Address 201 S. Maple Avenue, Suite 300, Ambler, PA 19002

Phone # 215-809-2125 Fax # _____

E-Mail BSearch@Core-States.com

IV. If this property had ever had any prior action before the Montgomery Township Board of Supervisors or the Montgomery Township Hearing Board, you must attach any action taken. (i.e. resolutions for Conditional Use, Cluster, any Variances, Special Exceptions, etc.

List of Drawings

NO	Title	Date	Last Revision Date
5 paper and 1 PDF	Preliminary/Final Land Development Application	4/21/2023	N/A
3 paper and 1 PDF	Preliminary/Final Land Development Plans	4/21/2023	N/A

List of Supporting Information

NO	Title	Date
2 paper and 1 PDF	E&S Report, SWM Report, Transportation Impact Assessment	Varies
2 paper and 1 PDF	Pictures of Existing Building	4/21/2023
2 paper and 1 PDF	Deed and Agreement of Lease	Varies


Final approved plans can only be recorded in the name of the actual property owner at the time of the recording. This application must be signed by the owner of the last deed of record or by the individual, corporation or partnership who had equitable title by reason of an agreement of sale. If the person making application is a realtor, engineer, attorney, etc., a notarized letter signed by the owner or equitable owner must be attached authorizing that person or firm to make the application and to sign future reapplications, extensions, etc.

I hereby agree to submit the required escrow fees, as established by the Township, to cover the cost of reviews by various Township agencies. In the event that inspections and review costs exceed the deposited escrow amount, I hereby agree to make additional deposits to the escrow account. Should this balance fall below the minimum required amount, the Township had the authority to stop all reviews, without building permits, U&O's, or take any other action it deems necessary. Administrative fees – 7% of costs and charges incurred by the Township for approval of developer's plan review, final approval, and subsequent public improvement inspections. This fee is added to your monthly invoices sent by the Finance Department.

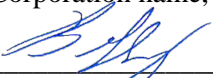
Please be advised that notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Montgomery Township Code, this letter will serve as notice to Montgomery Township that the requirement that action be taken on this proposal within ninety (90) days is hereby waived without limitation as to time. This waiver is granted to permit us to make adjustments or revisions to the plans as may be required during the plan review process.

Further, I agree that either party, upon written notification, certified mail, may request a decision and/or termination of this application within ninety (90) days of receipt of written notice.

I verify that the statements made in the above application are true and correct. I understand that false statements herein are made subject to penalties of 18PACS S4904 relating to unsworn falsification to authorities.

	04/20/2023
Signature of Developer	Date Signed

JPMorgan Chase Bank, N.A.	Todd Samms, VP of JPMorgan Chase Bank, N.A.
Corporation name, if applicable	Applicant's or Corporation Official's signature and title

	CoreStates, Inc.
Engineer's signature	Engineering firm

Montgomery Township
Planning Commission Meeting Minutes
March 21, 2024

The regular meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. Thursday, March 21, 2024. The members of the Planning Commission in attendance included: Jim Rall, Jay Glickman, Tom Borghetti, Rutuke Patel, and Alex Rigney. Also present: Dave Sander, Township Solicitor; Amy Gehman, Planning & Zoning Associate, and Marianne McConnell, Director of Planning & Zoning / Zoning Officer.

The regular meeting was called to order at 7:00 p.m. by Chairman Tom Borghetti.

After roll call and The Pledge of Allegiance, a motion was made by Jay Glickman and seconded by Jim Rall to approve the minutes of the February 15, 2024 meeting as submitted.

JP Morgan Chase Bank – 773 Bethlehem Pike - The applicant's Attorney, James Craig; Civil Engineer, Aaron Bodenschantz; Architect, Shaynen Kramer; and Traffic Engineer, Eric Ostimchuk presented the proposed redevelopment project to the Planning Commission for their recommendation.

JP Morgan Chase Bank, N.A., has submitted a land development application to demolish a former car wash and gas station and construct a new 3,310 square foot bank building with drive-through ATM on the property located at the corner of Bethlehem Pike and North Wales Road, located in the C Commercial district. Full entrance access would be provided from both frontages, with right turn exits permitted only onto northbound Bethlehem Pike. A total of 26 parking spaces, including two accessible spaces, are provided, along with queueing room for 4 vehicles waiting to use the free-standing ATM. Landscaping and grass is provided throughout the site, which will reduce the existing impervious coverage from 96.9% to 64.7% after construction. A variance was granted for below minimum standard screening buffers on three sides of the property; these measurements are also being requested as a waiver for softening buffers.

A subsequent revised plan was submitted to the Township adding left turns into the site from southbound Bethlehem Pike via a wider entrance driveway. Based on comments and concerns raised by the Township staff and Consultants, the applicant presented that they will remove the left turn access into the site from southbound Bethlehem Pike making it a right in right out only.

Off-site improvements to North Wales Road and the 309 intersection are also proposed. The applicant was advised and is working with another developer, Airport Square Associates, who is developing the site at the other end of North Wales Road at the intersection of Horsham Road. Off-site improvements include widening of North Wales Road on the future bank side to allow for an additional 12 foot wide lane. A traffic study was conducted in April 2023 and submitted to the Township and PennDot for review.

The applicant stated that they continue to work with the Sewer Authority and will satisfy all of their comments.

Stormwater Management for the site is limited to existing catch basins and pipes to discharge to the existing inlet on North Wales Road. No detention facility on the site is required.

The applicant reviewed the following waiver requests:

1. Softening Buffer 205-52B(3) – ZHB granted variance for minimum 20 foot wide softening landscape buffer requirement as well.
2. Shade Street Trees 205-52A(2)(b)(2) – 15 Shade trees are required – A waiver is requested for 6. The widening of North Wales Rd to add an additional right turn lane reduced the amount of frontage along the property.
3. Bollards 205-17A(7) – Chase proposes the installation of Concrete Wheel Stops in lieu of the bollard design where parking spaces are perpendicular to paved walkways.

The applicant also indicated that Comment #13C of Gilmore's March 11 2024 review letter addresses the widening of the corner of the North Wales Rd & Bethlehem Pike to allow for larger truck movement:

“Given the trucks along North Wales Road and other proposed improvements by others along this approach, it is recommended the corner be widened to accommodate a WB-62 turning movement. We note widening for either a WB-50 or WB-62 would require relocation of the poles on the corner. It is recommended to provide a radius on the corner to accommodate the WB-62 tractor trailer trucks along this roadway and to complete the upgrades along this westbound approach. Based on the review of the templates and to accommodate the existing vehicles including trucks along North Wales Road, the corner is to be widened to accommodate a WB-62 tractor trailer truck with the design of the modified North Wales Road frontage.”

The applicant indicated that they would continue to work with the Township, landlord, and PennDOT on this matter, however the costs to relocate poles and utilities would be high.

The Planning Commission members stated that this is a difficult intersection and expressed their desire to see improvements there and widening to accommodate larger trucks making right turns from North Wales Road onto northbound Bethlehem Pike.

The following additional items were asked of the applicant:

1. How is trash collection handled as a dumpster is not provided on site? *The bank's cleaning service hauls away trash from the site and they utilize a shredding van periodically.*
2. Do you need the extra 4 parking spaces? 22 is required by zoning code, 26 is proposed on the site. *While the code requires a minimum of 22 spaces, the bank's use requires the 26 spaces to meet their needs.*
3. Traffic along North Wales Road tends to back up. The proposed left turn out of the bank onto North Wales Road may present a potential problem. *The widening of North Wales Rd creating the additional right turn lane onto Bethlehem Pike may alleviate the backup concerns.*
4. Are there underground storage tanks on the site? *The tanks have been removed by the property owner and they have entered into a Remedial Action Plan with DEP for the remediation of the property.*

On a motion made by Jay Glickman and seconded by Jim Rall, the Planning Commission recommends the Board of Supervisors approves the Land Development plan as presented to the Commission and subject to Township & Consultant review comments and recommendations along with continued coordination of road improvements as discussed.

Adjournment

There being no further business to come before the Commission, the meeting adjourned at 7:45 p.m. The next meeting is scheduled to be held at 7:00 p.m. on April 18, 2024, in the Township Building.

May 20, 2024

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

Re: Preliminary/Final Land Development – LD-23-003
Waiver Requests
JP Morgan Chase – Bank
Tax Map Parcel Numbers: 46-00-00151-00-1
773 Bethlehem Pike (S.R. 309)

Dear Marianne McConnell:

I am presenting to you a comprehensive list of all waivers being requested regarding our Preliminary/Final Land Development review of the proposed Chase Bank situated at 773 Bethlehem Pike, near North Wales Road, Montgomery Township.

1. **Softening Buffer:** §205-52.B(3) requires a 20 Ft buffer adjacent to all property lines
 - Pursuant to its written decision dated May 3, 2023, the Montgomery Township Zoning Hearing Board granted a variance from Section 230-78.A to reduce the required 25 foot landscape screening buffer for the property as follows: 3.11 feet of landscape buffer along the northern property line, 1.56 feet along the southern property line, and 6.05 feet along the eastern property line. In line with the ZHB's decision, Chase requests the companion waiver from the Township Subdivision and Land Development Ordinance for the 20 foot buffer requirement.
2. **Shade Street Trees:** §205-52.A.(2)(b)[2] requires the provision of shade street trees where suitable street trees do not exist, spaced at 35' on center. Five (5) shade street trees are required along Bethlehem Pike, and ten (10) are required along North Wales Road.
 - A waiver is required for one (1) shade street tree along Bethlehem Pike and for five (5) shade street trees along North Wales Road. Pursuant to the review letter dated May 26, 2023, from Gilmore & Associates, the Township requested, and Chase agreed, to widen North Wales Road to provide a right-turn lane. As a result, Chase lost a significant amount of frontage along that roadway that prohibits the space for the required street trees. Along Bethlehem Pike, we have added as many trees as possible given the allowable frontage and the requirement to be 35 feet on center, which came to a total of 4, therefore a waive for (1) is requested. Please note that Chase has proposed additional plantings for the project to assist with the overall beautification of the site.

3. Bollards: §205-17.A.(7) – Where parking spaces abut and are perpendicular to paved walkways the design shall provide for placement of bollards spaced five feet on center, a minimum of 16 inches from the front face of the curb, edge of parking space across the width of all the parking spaces.
 - Chase proposes the use of Concrete Wheel Stops in lieu of a concrete bollard design element pursuant to its typical design standards to maintain the consistent look across all Chase facilities. Chase therefore requests a waiver for the provision of concrete wheel stops in lieu of the requirement to provide bollards.

4. Radii of pavement and right-of-way at intersections: §205-10.E.(3) – Major intersections shall be rounded with tangential arcs at the pavement edge (curbline) at a minimum radius of 40 feet.
 - Please see the supplemental letter dated May 20, 2024 submitted by Eric Ostimchuk, P.E., PTOE, of Traffic Planning and Design, Inc.”

Also, we feel that a waiver is not required for the Shade Trees pursuant to §205-52.D(3)(f) which states that shade trees 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 have been met. Our interpretation of the code section is that to define the type of tree which are proposed rather than define the amount of trees or their locations. The trees which we propose in the parking areas are shade trees and therefore satisfy the code requirement stated above. If the Township determines that we do not meet the requirements of the aforementioned code section, then we will request a waiver for this section of the code.

If you should have any questions or require additional information, please do not hesitate to contact me at 909-467-8935 or tserna@core-states.com.

Sincerely,

Thomas Serna

Thomas Serna
Senior Project Manager
Core States Group



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

May 20, 2024

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

RE: Supplemental Waiver Request Letter

Proposed Chase Bank Development
Montgomery Township, Montgomery County, PA
TPD Job No. CSGR.00006

Dear Ms. McConnell:

Traffic Planning and Design, Inc. (TPD) has prepared this information to supplement the waiver request prepared by CoreStates Group regarding §205-10.E.(3) as part of the land development application for the proposed Chase Bank development in Montgomery Township, Montgomery County, PA. The Township ordinance states street intersections shall be rounded with tangential arcs at the pavement edge (curbline) at a minimum radius of 40 feet or more. A waiver is requested from this section in order to provide a 40 foot and 20 foot two-centered curve (compound radius) on the northeast corner of Route 309 and North Wales Road. As part of the development application, in coordination with the Township and PennDOT, widening will be provided along North Wales Road to add vehicle capacity to the intersection. This roadway widening has led to the request by the Township to increase the radius on the northeast corner of the intersection.

Existing Conditions

Based on a review of the current intersection configuration of Bethlehem Pike (SR 0309) and North Wales Road, a 25-foot best-fit radius currently exists on the northeastern corner. In accordance with the current PennDOT truck turning templates, the following was determined:

- » A WB-40 design vehicle is able to successfully complete a right-turning movement from westbound North Wales Road onto northbound Bethlehem Pike (SR 0309).
- » A WB-50 design vehicle is not able to successfully complete a right-turning movement from westbound North Wales Road onto northbound Bethlehem Pike (SR 0309) given a strict application of PennDOT criteria. The WB-50 design vehicle infringes on the westbound North Wales Road left-turn lane and the southbound Bethlehem Pike (SR 0309) left-turn lane when attempting to complete the maneuver.

A depiction of the existing curb conditions identified on the northeastern corner of the intersection is **attached**. The truck turning templates for a WB-40 design vehicle and WB-50 design vehicle under existing roadway conditions are also **attached**.

Video recordings were taken at the Bethlehem Pike (SR 0309) and North Wales Road intersection during the weekday peak hours to observe and record the frequency and types of trucks making a right-turn from westbound North Wales Road onto northbound Bethlehem Pike (SR 0309). Two (2) trucks were observed completing the maneuver during the weekday peak hours, of which both were observed to be smaller than a WB-40 design vehicle.

Screenshots depicting the observed trucks turning from westbound North Wales Road onto northbound Bethlehem Pike are **attached**. It should be noted that the proposed development is not anticipated to generate any new truck traffic to the surrounding area roadways. Additionally, as evidenced by the minimal existing trucks completing the subject maneuver, there is an alternative route for trucks to travel from the eastern portion of North Wales Road to the north on Route 309 via Route 463.

Montgomery Township Standards and Compliance

In accordance with §205-10.E.(3) of the Montgomery Township Subdivision and Land Development Ordinance (SALDO), Major Street intersections shall be rounded with tangential arcs at the pavement edge (curbline) at a minimum radius of 40 feet (or more, as may be required). However, multiple potential issues have been identified at the northeastern corner of Bethlehem Pike (SR 0309) and North Wales Road which currently prohibit the Applicant's ability to satisfy the SALDO requirement.

Communication Vault

There is an existing communication vault located along Bethlehem Pike (SR 0309) on the northeastern corner of the intersection with North Wales Road. To satisfy the §205-10.E.(3) SALDO requirement, the communication vault would need to be relocated or removed in conjunction with the curb widening. As of this submission, no utility company operating in the surrounding area has claimed ownership of the communication vault. We are advised that Chase Bank is the ground lessee of the subject property. As such, the Applicant has no legal right to relocate the communication vault, which exists in the public right-of-way. A summary of the communications regarding the communication vault with various utility companies operating in the surrounding area is **attached**.

Additionally, it should be noted that TPD has participated in other previous projects for which the relocation and/or removal of communication vaults was necessary. In TPD's experience, costs associated with the relocation of communication vaults regularly start a \$200,000 and can increase based on the complexity and cost incurred by the utility. The cost associated with the relocation of the communication vault on Bethlehem Pike (SR 0309) would likely impose a substantial financial burden on the Applicant for such an off-site improvement.

Traffic Signal Mast Arm

An existing traffic signal mast arm is located at the northeastern corner of Bethlehem Pike (SR 0309) and North Wales Road. Construction of the curb widening in accordance with the §205-10.E.(3) SALDO requirement would require that the existing traffic signal mast arm be removed and relocated from its current location. It should be noted that the installation of a new traffic signal mast arm typically costs approximately \$50,000. The cost associated with the installation of a new traffic signal mast arm, in conjunction with the relocation of the communication vault, may ultimately impose a substantial financial burden on the Applicant for such an off-site improvement.

Subject Property

It is TPD's understanding that the Applicant does not own the subject property. In accordance with the §205-10.E.(3) SALDO requirement, the construction of a 40-foot radius on the northeastern corner

of the Bethlehem Pike (SR 0309) and North Wales Road intersection would require additional land from the subject property to provide the appropriate right-of-way. We are advised by Chase Bank's civil engineer that a reduction in land from the subject property will have redesign impacts on the civil site plan and zoning plan.

A sketch of the proposed curb widening in accordance with the §205-10.E.(3) SALDO improvement requirement is **attached**.

Applicant Proposal and Waiver Request

Based on the potential issues identified with satisfying the §205-10.E.(3) SALDO requirement for the required curb widening on the northeastern corner of Bethlehem Pike (SR 0309) and North Wales Road, research was conducted regarding other feasible curb designs and a preferred alternative design was identified. As such, the Applicant proposes the construction of a 40-foot and 20-foot two-centered curve (compound radius) on the northeastern corner of Bethlehem Pike (SR 0309) and North Wales Road.

The proposed design does not satisfy §205-10.E.(3) of the SALDO. Therefore, the Applicant requests that the Township grant a waiver from §205-10.E.(3) of the SALDO in order to satisfy the curb widening roadway improvement in conjunction with the conditions for approval of the proposed development. A sketch of the proposed curb widening improvement to add capacity and accommodate the WB-40 design vehicle is **attached**.

Conclusion

In accordance with §205-10.E.(3) of the Montgomery Township SALDO, Major Street intersections shall be rounded with tangential arcs at the pavement edge (curbline) at a minimum radius of 40 feet (or more, as may be required). However, multiple potential issues have been identified at the northeastern corner of Bethlehem Pike (SR 0309) and North Wales Road which may prohibit the Applicant's ability to satisfy the SALDO requirement. As such, the Applicant proposes the construction of a 40-foot and 20-foot two-centered curve (compound radius) on the northeastern corner of Bethlehem Pike (SR 0309) and North Wales Road.

If you require any additional information, please feel free to contact us.

Sincerely,

TRAFFIC PLANNING AND DESIGN INC



Eric Ostimchuk, P.E., PTOE

Vice President - Transportation Planning

eostimchuk@trafficpd.com

Enclosures

cc: Project Team
TPD File

BETHLEHEM PIKE
(SR 0309)

ONLY

EXISTING COMMUNICATIONS VAULT/BOX



EXISTING TRAFFIC SIGNAL
POLE FOUNDATION

EXISTING UTILITY
GUY POLE

27.7' R
SURVEY

25' R
BEST FIT

27.5' R
SURVEY

NORTH WALES ROAD
ONLY

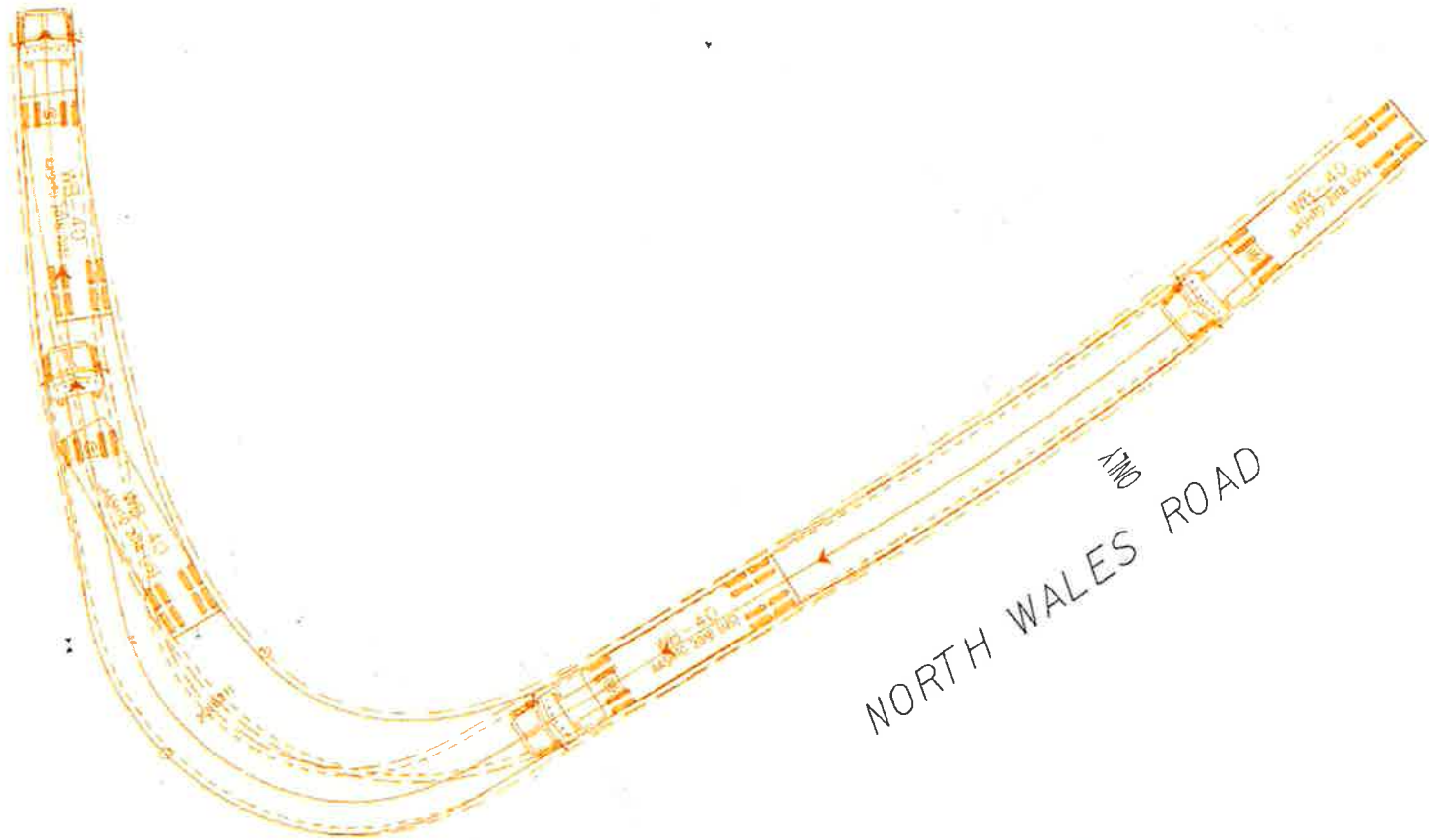


0 25 50 FEET

EXISTING WB-40 TRUCK TURN

BETHLEHEM PIKE
(SR 0309)

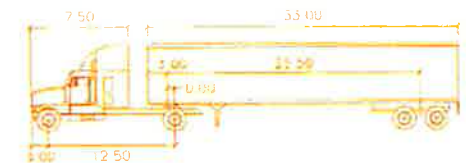
ONLY



NORTH WALES ROAD



0 25 50 FEET

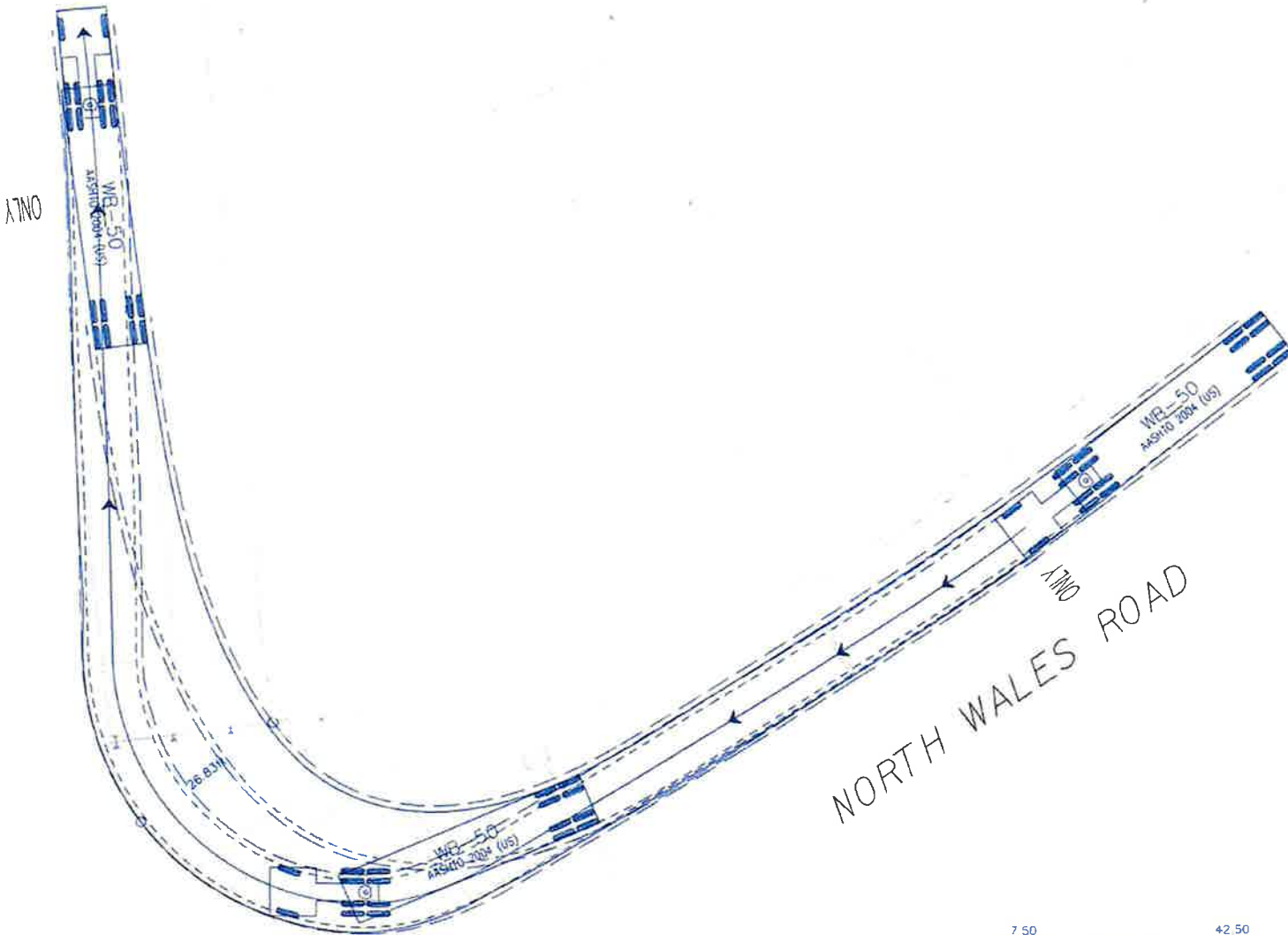


WB-40

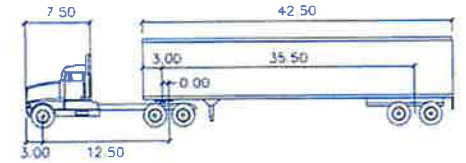
	feet		
Tractor Width	7.50	Lock to Lock Time	6.0
Trailer Width	3.00	Steering Angle	20.3
Tractor Track	12.50	Articulating Angle	70.0
Trailer Track	11.50		

EXISTING WB-50 TRUCK TURN

BETHLEHEM PIKE
(SR 0309)



NORTH WALES ROAD



WB-50

	feet		
Tractor Width	7.50	Lock to Lock Time	6.0
Trailer Width	3.00	Steering Angle	17.7
Tractor Track	3.00	Articulating Angle	70.0
Trailer Track	8.50		

40' RADII DESIGN PER TWP. ORDINANCE

BETHLEHEM PIKE
(SR 0309)

ONLY

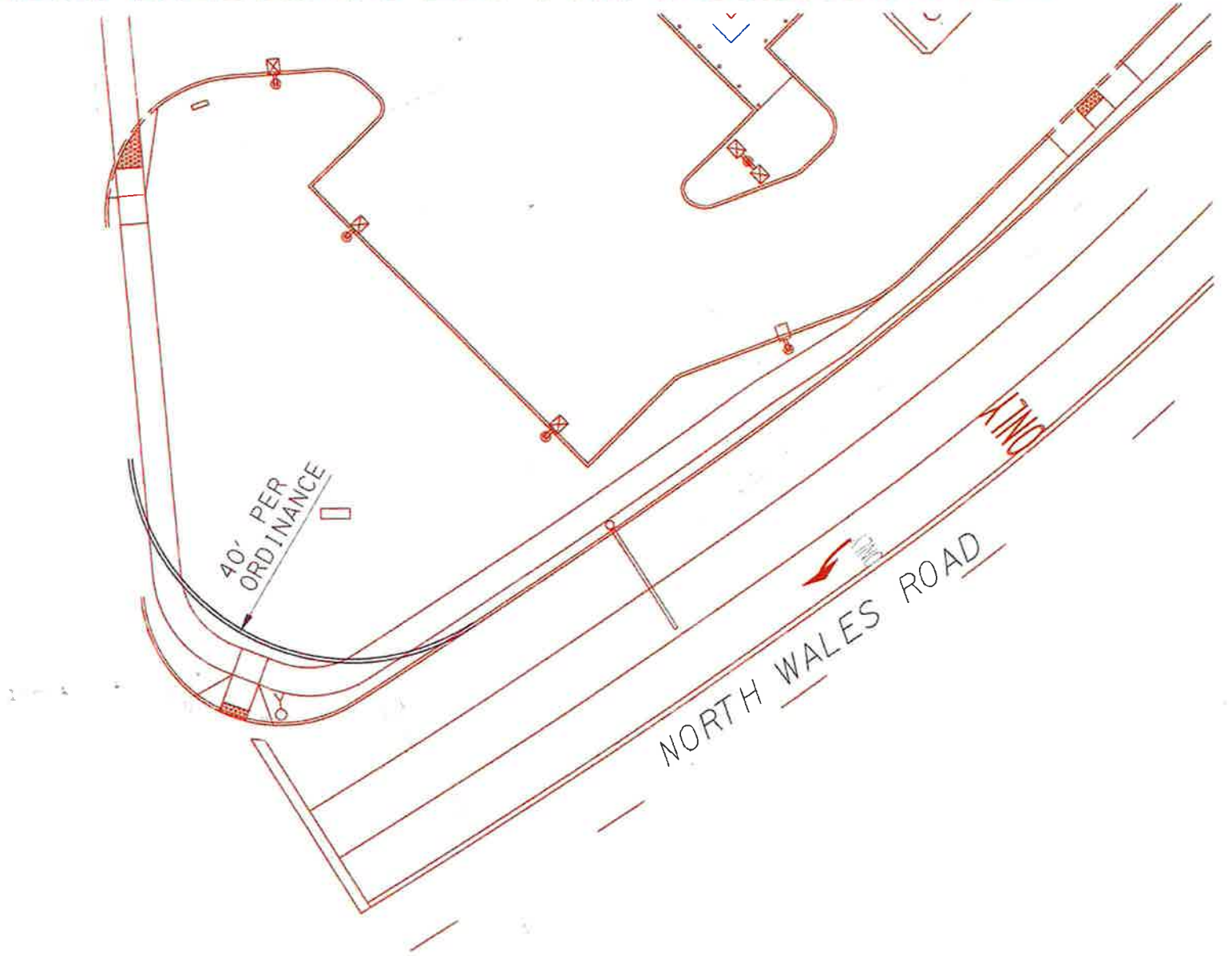
40' PER
ORDINANCE

NORTH WALES ROAD

ONLY

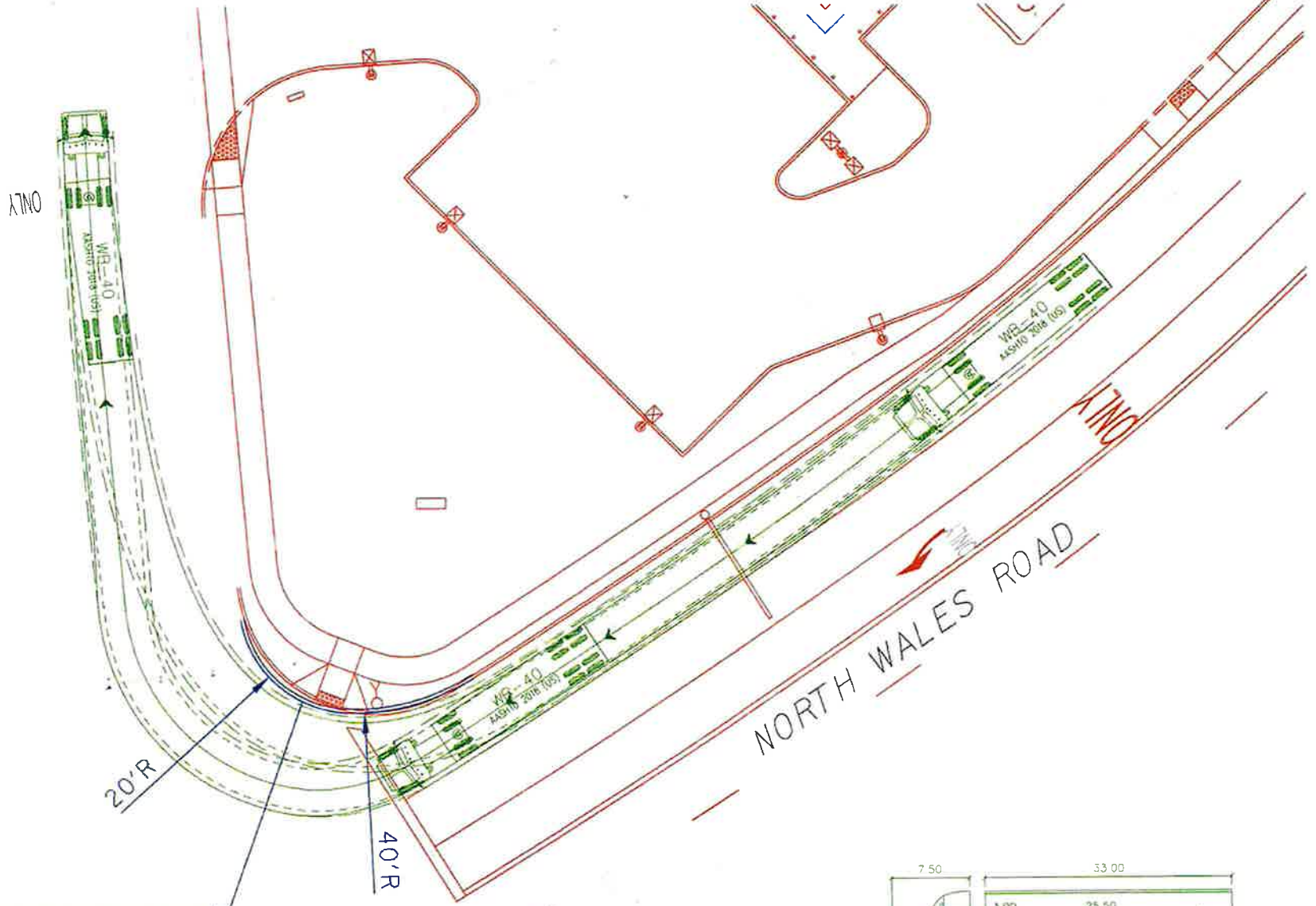


0 25 50 FEET

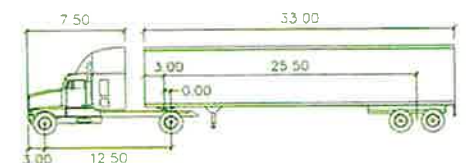


PROPOSED WB-40 TRUCK TURN

BETHLEHEM PIKE
(SR 0309)



COMPOUND CURVE



WB-40

feet	
Tractor Width	: 8.00
Trailer Width	: 8.00
Tractor Track	: 8.00
Trailer Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 20.3
Articulating Angle	: 70.0



PROPOSED TWO-CENTER CURVE RADII DESIGN

BETHLEHEM PIKE
(SR 0309)

ONLY

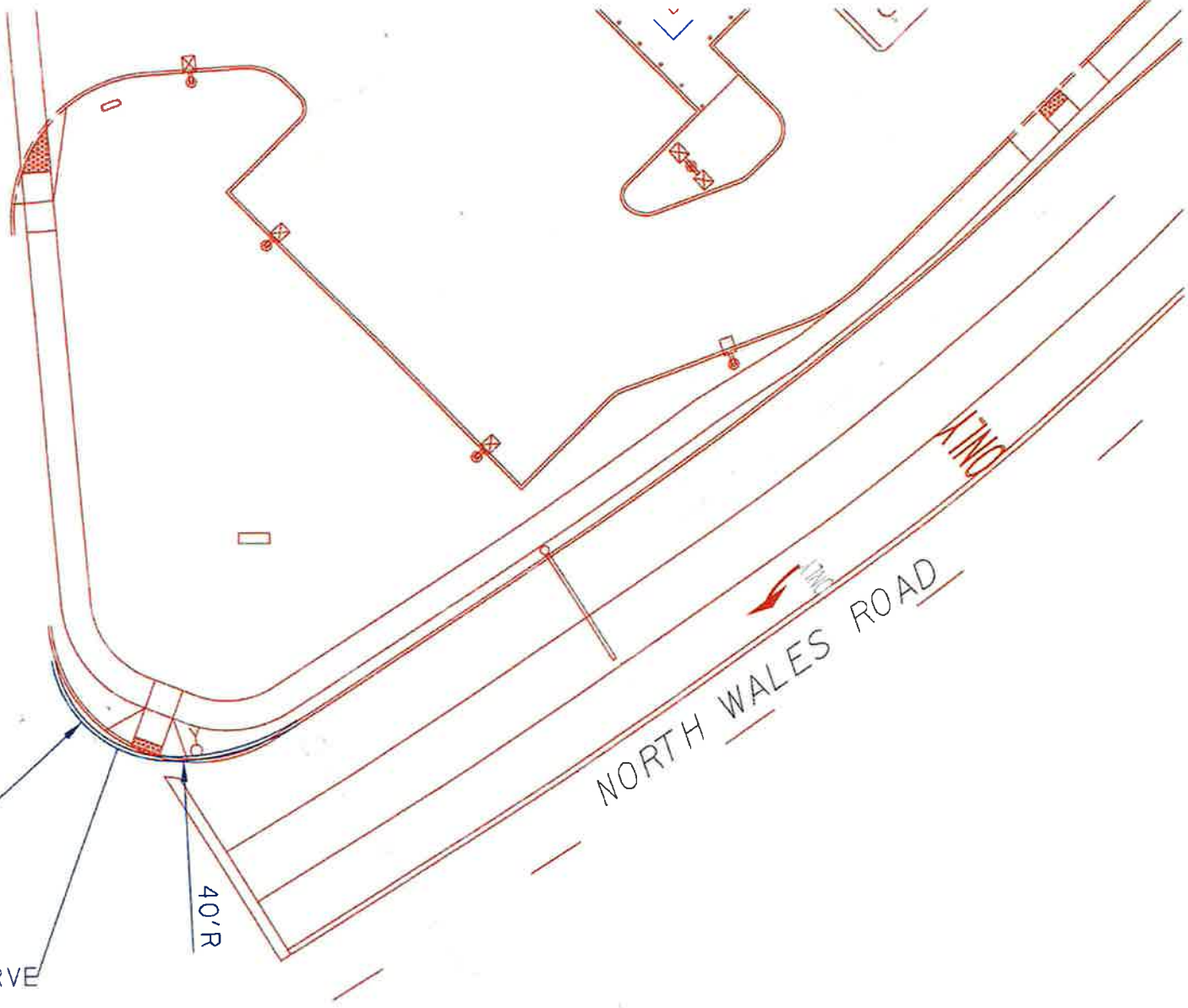
ONLY

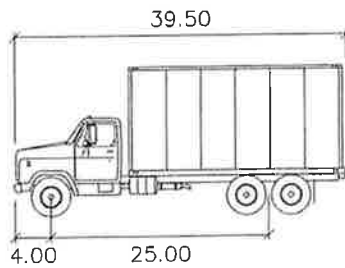
NORTH WALES ROAD

20'R

40'R

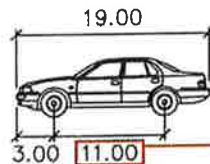
COMPOUND CURVE





SU-40 (AASHTO 2018)

	FEET
WIDTH	: 8.00
TRACK	: 8.00
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 31.8

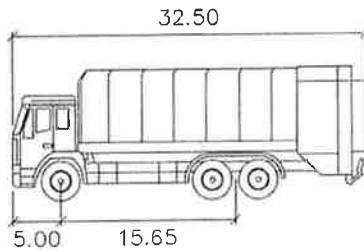


SCALE: 1" = 50'

USED TO DETERMINE SCALE

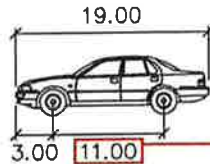
P (AASHTO 2018)

	FEET
WIDTH	: 7.00
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 31.6



MONTGOMERY TOWNSHIP REFUSE TRUCK

	FEET
WIDTH	: 8.20
TRACK	: 8.20
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 31.0



SCALE: 1" = 50'


USED TO DETERMINE SCALE

P (AASHTO 2018)


	FEET
WIDTH	: 7.00
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 31.6

Communications Utility Vault Investigation Coordination Montgomery Township, Montgomery County				
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail	BP Comcast 1725-A Oregon Pike Lancaster, PA 17601 Darren Marsteller Project Coordinator Forced Relocates 717-405-4280 dmarsteller@comcast.com	141 Montgomery Township 1001 Stump Rd Montgomeryville, PA 18936 Stacy Rymkiewicz Administrative Assistant 215-855-0510 stacyr@montgomerypa.org	Gilmore & Associates, Inc. 65 E. Butler Avenue, Suite 100 New Britain, PA 18901 Damon Drummond 215-345-4330 dadrummond@thorntons.com	
PA One Call Response	CLEAR, NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION	CONFLICT, LINES NEARBY DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.		
PA ONE #SI	20240953662		20240953662	
	Date	Notes	Date	Notes
	4/19/2024	TPD sent Darren Marsteller initial email asking if Comcast owns the utility vault	4/18/2024	Damon Drummond confirmed Montgomery Township Public Works does not own or have access to the utility vault.
	4/22/2024	Darren Marsteller confirmed Comcast does not own the utility vault. Comcast does not have underground utilities in the area.	4/23/2024	TPD sent Carolyn McCreary initial email asking if Montgomery Township owns the utility vault
			4/23/2024	Stacy Rymkiewicz confirmed Montgomery Township does not own the utility vault.
Old Contacts	Comcast 1250 Madison Field Drive Pk1 Cherry Hill, NJ 08034 Wyatt Parish 856-468-4391 www.comcast.com		Montgomery Township 1001 Stump Rd Montgomeryville, PA 18936 Carolyn McCreary 215-393-6900 carolyn@montgomerypa.org	
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail				


Communications Utility Vault Investigation Coordination Montgomery Township, Montgomery County			
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail	KC PECO 440 Park Ave Warminster, PA 18974 Nicholas Scurria 267-533-1947 Nicholas.Scurria@peco.com	AT&T Anthony Armstead 610-209-4271	
PA One Call Response	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR		NOT INVOLVED THROUGH PA ONE CALL
PA ONE #(s)	20240953662		NOT INVOLVED THROUGH PA ONE CALL
	Date	Notes	Date
	4/19/2024	TPD sent Nicholas Scurria initial email asking if PECO owns the utility vault	4/30/2024
	4/19/2024	Nicholas Scurria confirmed PECO does not own the utility vault.	5/1/2024
			Anthony Armstead called Frank Falzone at TPD and confirmed that AT&T does not own the Utility Vault.
Old Contacts CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail	PECO 450 S Hendraban Road, Suite B King of Prussia, PA 19406 Nikkita Simpkins 484-681-5720 nsimpkins@peco.com		
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail			

Communications Utility Vault Investigation Coordination Montgomery Township, Montgomery County					
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail	US Montgomery Township Municipal Sewer Authority 1001 Stump Rd Montgomeryville, PA 18936 Kath Herold 267-718-3786 kherold@montgomerypa.gov				
PA One Call Response	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.				
PA ONE P(S)	20240953662				
	<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Date</th> <th style="width: 50%;">Notes</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">4/19/2024</td> <td>TPD downloaded sewer plans from PA One Call. The plans do not depict the utility vault. See the image below.</td> </tr> </tbody> </table>	Date	Notes	4/19/2024	TPD downloaded sewer plans from PA One Call. The plans do not depict the utility vault. See the image below.
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Old Contacts					
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail					
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail					

Communications Utility Vault Investigation Coordination
 Montgomery Township, Montgomery County

CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail	MIG Montgomery County - PA 1 Montgomery Plz - Ast & Inf - Rd & Brg PO Box 311 - Suite 613 Northtown, PA 19404 Morgan Rouscher 610-278-5173 morgan.rouscher@emc.com	NO North Wales Water Authority Meghan Englehart GIS Technician I 215-699-4836 Ext 1151 menglehart@nwwater.com																																				
PA One Call Response	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR																																				
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Old Contacts																																						
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail		North Wales Water Authority 200 W Walnut St PO Box 1339 North Wales, PA 19454 Joseph Murphy 215-699-4836 Ext 1115 jmurphy@nwwater.com																																				
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail																																						

Communications Utility Vault Investigation Coordination Montgomery Township, Montgomery County			
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail	Pike Telecom & Renewables, LLC 740 Springdale Dr, suite 200 Lancaster, PA 17341 John Hutchins Communications Specialist II 267-637-1920 hutchins@pike.com	Verizon Scott Nubbemeyer 267-414-0614 scott.nubbemeyer@verizon.com	Verizon Joseph Deery Local Manager jdeery@verizon.com
PA One Call Response:	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.		
PA ONE #s)	20240953662		
	Date	Facts	
	4/19/2024	TPD sent John Hutchins initial email asking if Verizon owns the utility vault.	
	4/19/2024	John Hutchins confirmed Verizon does not own the utility vault.	
	4/19/2024	Scott Nubbemeyer and Joseph Deery forwarded the initial email asking if Verizon owns the utility vault.	
	4/19/2024	Scott Nubbemeyer does not believe Verizon owns the utility vault but is referring to Joseph Deery for confirmation. He stated Joseph Deery is not of office returning 4/22/2024.	
	4/23/2024	TPD followed up with Joseph Deery to ask if Verizon owns the utility vault.	
	4/24/2024	In the email exchange with McCormick Taylor re the ECMS project Scott Nubbemeyer, Joe Deery, Kurt Scheffler, and John Welsh were attached requesting input as MT indicated that similar utility boxes within the ECMS Projects Limits of Work were owned by Verizon. TPD is awaiting response.	
	4/25/2024	Scott Nubbemeyer and Kurt Scheffler independently emailed TPD to confirm that the Vault is not owned by Verizon and may be Traffic Signal Related.	
Old Contacts			
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail	Verizon Pennsylvania LLC 7000 Weston Plow Cary, NC 27513 Victor Wood 919-414-2782 vwood@verizon.com		
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail			

Communications Utility Vault Investigation Coordination Montgomery Township, Montgomery County					
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail	Crown Castle Kate Braem kate.braem@crowncastle.com	Crown Castle Claude Wade Network Construction Manager 610-547-7016 claude.wade@crowncastle.com	Crown Castle Craig Huber craig.huber@crowncastle.com	Lumen Technologies, Inc. Heather Dibrow heather.dibrow@lumen.com	Lumen Technologies, Inc. Richard Williams richard.williams@lumen.com
PA One Call Response	NOT INVOLVED THROUGH PA ONE CALL			NOT INVOLVED THROUGH PA ONE CALL	
PA ONE #s1	NOT INVOLVED THROUGH PA ONE CALL			NOT INVOLVED THROUGH PA ONE CALL	
	Date	Notes	Date	Notes	
	4/19/2024	IPD sent Kate Braem, Claudia Wade, and Craig Huber initial email asking if Crown Castle owns the utility vault	4/19/2024	IPD sent Heather Dibrow and Richard Williams initial email asking if Lumen owns the utility vault	
	4/19/2024	Kate Braem confirmed Crown Castle does not own the utility vault. Crown Castle has aerial fiber but does not have underground utilities in the area.	4/19/2024	Heather Dibrow automatic out of office response returning 4/22/2024	
	4/19/2024	Craig Huber automatic out of office response, returning 4/22/2024	4/23/2024	IPD followed up with Heather Dibrow and Richard Williams to ask if Lumen owns the utility vault	
	4/22/2024	Claudia Wade confirmed Crown Castle does not own the utility vault. Crown Castle has aerial fiber but does not have underground utilities in the area. See the image below.	4/23/2024	Richard Williams automatic out of office response, returning either 4/24/2024 or 4/25/2024	
			4/23/2024	Heather Dibrow forwarded the request to Lumen's relocation group	
			4/24/2024	Richard Williams responded via email that Lumen does not currently have any assets at the intersection. See the image below.	
					
	4/23/2024	Craig Huber responded via email that Crown Castle only has aerial fiber at the intersection, no underground facilities are owned by Crown Castle.			
Old Contacts					
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail					
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail					

Communications Utility Vault Investigation Coordination
 Montgomery Township, Montgomery County

CDK Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail	PennDOT ITS Fiber (Traffic Signal Asset Management Systems & PennShare)
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PA One Call Response	NOT INVOLVED THROUGH PA ONE CALL
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PA ONE #s)	NOT INVOLVED THROUGH PA ONE CALL
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Date	Notes
4/18/2024	TPD confirmed through TSAMS and PennShare that PennDOT does not own the utility vault. ITS fiber exists aerially along the SB side of SR 0309. See the image below.



--	--

CDK Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail	
--	--

CDK Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail	
--	--

Communications Utility Vault Investigation Coordination Montgomery Township, Montgomery County							
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail	PennDOT ITS Fiber (Traffic Management Center) 7000 Quince Orchard King of Prussia, PA 19405 Tyler Uhler Fiber Optics Coordinator 610-476-4091 tyler.uhler@pa.gov						
PA One Call Response	NOT INVOLVED THROUGH PA ONE CALL						
PA ONE #6)	NOT INVOLVED THROUGH PA ONE CALL						
	<table border="1"> <thead> <tr> <th>Date</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>4/23/2024</td> <td>TPO sent Tyler Uhler initial email asking if the utility vault contains PennDOT traffic signal fiber.</td> </tr> <tr> <td>4/23/2024</td> <td>Tyler Uhler confirmed PennDOT does not own the utility vault. ITS Fiber exists aerially along the SB side of SR 0305. See the image below.</td> </tr> </tbody> </table>	Date	Notes	4/23/2024	TPO sent Tyler Uhler initial email asking if the utility vault contains PennDOT traffic signal fiber.	4/23/2024	Tyler Uhler confirmed PennDOT does not own the utility vault. ITS Fiber exists aerially along the SB side of SR 0305. See the image below.
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Old Contacts							
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail							
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail							

Communications Utility Vault Investigation Coordination Montgomery Township, Montgomery County			
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail	PennDOT (Five Points Project - ECMS 63493) Brian Cleary McCormick Taylor (Project Designer) 267-439-4144 (Direct No) brcleary@mtyccmccormicktaylor.com		TFD Plan Review
PA ONE Call Response	NOT INVOLVED THROUGH PA ONE CALL		NOT INVOLVED THROUGH PA ONE CALL
PA ONE # (s)	NOT INVOLVED THROUGH PA ONE CALL		NOT INVOLVED THROUGH PA ONE CALL
	Date	Notes	Date
	4/24/2024	TFD emailed McCormick Taylor (MT) and requested input if the ECMS Project encountered any coordination efforts with similar "COMMUNICATIONS" utility boxes within its limits of work. Brian Cleary (MT) responded that other similar boxes within the ECMS Project's limits of work are owned by Verizon and included Verizon Contacts on the email response for input.	Plan and CADD files received on 2018-07-25 from McCormick Taylor as well as the plans that went out to bid in June, 2023 label identical utility vaults to the north near Five Points Intersection as "TEL JCT BOX" and depict an underground utility line connected to the utility vault that feeds laterally towards the site at 741 Bethlehem Pike, Montgomeryville, PA 18936
			The 2024-03-07 Bowman survey CADD file labels the utility vault as "B"
			The 2023-07-25 Core States survey CADD file labels the utility vault as "B"
Other Contacts			
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail			
CDC Company Address 1 Address 2 Address 3 Contact Title Phone # E-Mail			



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 11, 2024

File No. 2021-06005

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

Reference: Preliminary/Final Land Development – LD-23-003
JP Morgan Chase – Bank
Tax Map Parcel Numbers: 46-00-00151-00-1
773 Bethlehem Pike

Dear Marianne:

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

- A. Preliminary/Final Land Development Plans for CHASE (30 Sheets), prepared by Core States Group, dated April 24, 2023, last revised January 18, 2024.
- B. Stormwater Management Report for JP Morgan Chase, prepared by Core States Group, dated January 31, 2024.
- C. Erosion and Sediment Control Report for JP Morgan Chase, prepared by Core States Group, dated January 31, 2024.
- D. Response letter prepared by Cores States Group, dated February 6, 2024.
- E. Response letter prepared by TPD dated February 9, 2024

The subject parcel is a 0.931 acres lot containing the now closed 309 Car Wash located at the intersection of Bethlehem Pike (SR 0309) and North Wales Road and is within the C - Commercial Zoning District. The Applicant, JP Morgan Chase, proposes to redevelop the site by demolishing the car wash/gas station and constructing a bank with a drive-through. The proposed use is permitted within the C - Commercial Zoning District. The applicant's plan includes appurtenant parking, utilities, storm water management, etc. to support the proposed use.

The applicant was granted zoning relief from §230-78.A regarding landscape buffer dimensions. Refer to the decision from the April 5, 2023 ZHB hearing for details.

PLANNING REVIEW

1. Use
 - a. As per ZO Table 230-A, the proposed financial institution is permitted within the C Commercial Zoning District.
2. Existing Conditions and Surrounding Land Uses
 - a. The site currently contains the vacated 309 Car Wash. The site is surrounded by commercial/retail uses.
 - b. The site is located in the C Commercial District and has frontage along Bethlehem Pike and North Wales Road.

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

3. Consistency with the Comprehensive Plan

As per the 2022 Comprehensive Plan Update, the existing use of the property is designated commercial. The Future Land Use Plan identifies the property as commercial. The overall purpose of this future land use category is to provide for a variety of retail and personal service business uses. The proposed development is generally consistent with the Montgomery Township Comprehensive Plan.

4. Traffic and Pedestrian Circulation Patterns

- a. The property has access drives from Bethlehem Pike and North Wales Road. The plans propose to consolidate the accesses to one access on Bethlehem Pike and one access to North Wales Road.
- b. The plans show a drive-through stacking lane for more than five vehicles (not less than four stacking spaces are required per ZO Section 230-134.F).
- c. No pedestrian sidewalks or walkways currently exist on the property. The plans propose the installation of sidewalks along the entire frontage of the property.

LANDSCAPE REVIEW

Zoning Ordinance (Chapter 230)

5. §230-78.A – requires the provision of a planting area no less than 25' in width of grass, lawn, evergreens and trees planted along all street frontages of property, exclusive of driveway and access areas, and along all side and rear boundary lines. A variance for this requirement was granted on 4/5/23 from the zoning hearing board permitting a reduction of the required buffers to 3.11 feet along the northern property line, 1.56 feet along the southern property line, and 6.05 feet along the eastern property line, conditioned upon "sufficient green plantings (being) installed, which greatly increase the overall green space on the property." Additional evergreen shrubs and deciduous trees have been provided to satisfy the conditions of the approval.

Subdivision and Land development Ordinance

6. §205-51.A(18) requires that a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement, and shall show the value of all proposed landscaping. A cost estimate for landscaping has been submitted and will be reviewed under separate cover.
7. §205-52.A.(2)(b)[2] requires the provision of shade street trees where suitable street trees do not exist, spaced at 35' on center. Five (5) shade street trees are required along Bethlehem Pike, and ten (10) are required along North Wales Road. A waiver is required for one (1) shade street tree along Bethlehem Pike and for five (5) shade street trees along North Wales Road. The response letter submitted indicates that a waiver request has been added for the deficient trees. However, a waiver request letter has not yet been received. We will provide a review of any requested waivers upon receipt of a waiver request letter.
8. §205-52.D(3)(f) requires that shade trees 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 plan shall be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.
9. There appear to be several conflicts between proposed tree planting locations and utility lines. In one location a tree is shown directly overtop of a storm sewer line. In other locations, trees are shown in close proximity to utilities. The plans shall be revised to provide a minimum of 10' separation between large shade trees and utility lines, and 5' between smaller shade and ornamental trees and utility lines.
10. The following plant count discrepancies shall be corrected:
 - a. The plant schedule indicates that 10 Red Maple are proposed; 5 are shown on the plan.
 - b. The plant schedule indicates that 61 Inkberry shrubs are proposed, 31 are shown on the plan.
 - c. The plant schedule indicates that 64 Fragrant Sumac are proposed, 32 are shown on the plan.
 - d. The plant schedule indicates that 66 Hicks Yew are proposed; 36 are shown on the plan.

LIGHTING REVIEW

Street Lighting (Chapter A237 and MT Street Lighting Specification)

11. Our previous lighting comments have been addressed to date.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

12. §205-10.G – As previously stated, driveway modifications and access to state highways shall be subject to the Highway Occupancy Permit (HOP) process of the Pennsylvania Department of Transportation. Provide a copy of all HOP submissions via email to the Township and G&A at the time of the HOP submission. The Applicant states that they are willing to provide the HOP plans once the DOT has finalized their review; however, any submissions made to PennDOT shall be submitted concurrently to the Township for review.

Due to the coordination required between this Applicant and the Airport Square Applicant, PennDOT's HOP review letter dated December 27, 2023, as well as the coordination meetings held on September 7, 2023 and February 6, 2024; We strongly recommend the Township be provided with copies of all PennDOT HOP submissions and included on all PennDOT correspondence. We note that any Township comments and concerns regarding the access design may delay the approval process and may require HOP amendments.

13. §205-10.G.(2)(b) – Revise the truck turning templates.
 - a. Provide a trash truck turning template plan showing on-site circulation. The Applicant indicates that no on-site trash enclosure is planned for the site. The Applicant shall state how trash is anticipated to be handled.
 - b. The TPD supplemental report indicates under existing conditions that only a WB-40 can make westbound left-turn at North Wales Road. We respectfully disagree with this assessment as the Township has seen larger vehicle make this turn. In addition, the turning template provided by the applicant's team shows a WB-40 based on the proposed geometry and lane widths and not the existing geometry. The existing lane configuration with two westbound lanes (not three lanes) can accommodate up to a WB-50 based on the turning templates.
 - c. Given the trucks along North Wales Road and other proposed improvements by others along this approach, it is recommended the corner be widened to accommodate a WB-62 turning movement. We note widening for either a WB-50 or WB-62 would require relocation of the poles on the corner. It is recommended to provide a radius on the corner to accommodate the WB-62 tractor trailer trucks along this roadway and to complete the upgrades along this westbound approach. The applicant notes that trying to save the poles was briefly discussed at a meeting and the Township and PennDOT were willing to work with the applicant. However, at the time the Township nor PennDOT had turning template plans reviewed and it was their first timing seeing the templates presented. Based on the review of the templates and to accommodate the existing vehicles including trucks along North Wales Road, the corner is to be widened to accommodate a WB-62 tractor trailer truck with the design of the modified North Wales Road frontage.
14. §205-17.A.(7) – Where parking spaces abut and are perpendicular to paved walkways the design shall provide for placement of bollards spaced five feet on center, a minimum of 16 inches from the front face of the curb, edge of parking space across the width of all the parking spaces.

Traffic Impact Assessment Comments

15. §205-104 – We continue to have concerns regarding allowing lefts into the site from Route 309. The Route 309 southbound left-turn queue from the intersection of North Wales Road extends past the proposed intersection at times. In addition, the left-turn into the site may occasionally impede vehicles trying to turn left from southbound Bethlehem Pike onto North Wales Road. Third, vehicles turning left from North Wales Road are not anticipating turning vehicles at this location and the view of the area is impeded by the through southbound queue along Route 309. Based on the discussion with the applicant's engineer, PennDOT and township staff, the township looked further at safety concerns including past accident history

in this vicinity. Per discussion with the Township staff and Highway Safety Police Unit, it is recommended as a safety improvement to eliminate the proposed left turn-in in at this location. It is recommended the right-in/right-out island be installed similar to the 11/20/23 version of the plan.

The applicant indicates that with a left-turn restriction from Route 309, this will then have vehicles turn left onto North Wales Road and a second left into the site. The Saturday volume would then warrant a left-turn lane at the North Wales Road site driveway. With the limited distance between Airport Square Road and Bethlehem Pike, a center left-turn lane could be considered to accommodate the left-turn movement for the proposed bank and Airport Square along North Wales Road.

General Review Comments:

16. Improvements at the intersection of North Wales Road are being discussed with PennDOT, the Township and other businesses in the vicinity. The applicant is widening the site frontage on North Wales Road. Provide a plan that shows the entire intersection at North Wales Road and Bethlehem Pike to indicate proper geometric features such as lane alignment and lane widths will be provided. The applicant should continue to coordinate with the Village of Windsor for improvements to the intersection. The Applicant has requested to make this a condition of approval. We recommend this be submitted for review as part of the land development process.
17. As previously stated, the plans indicated a new sewer across North Wales Road which extends beyond the Right-of Way. The applicant will be responsible for obtaining any easements that are required. The Applicant has requested to make this a condition of approval. We recommend this be submitted for review as part of the land development process.
18. Mast arms and utility poles are to be minimum of two feet from curb line. Revise the plans as necessary. The Applicant has requested to make this a condition of approval. We recommend this be submitted for review as part of the land development process.
19. As previously stated, during the HOP process, a revised signal plan will need to be provided. The Applicant has requested to make this a condition of approval. We recommend this be submitted for review as part of the land development process.
20. We note the access aisles were reduced from the original width of 26' (as noted in the 4/26/23 plans) to now 24' feet. As we understand, the fire department typically prefers 26' along the front of a building to accommodate their fire apparatus. This should be reviewed by the fire department for their concurrence.
21. Revise the One-Way signs shown on the detail sheet for the correct horizontal left and right one-way signs. In addition, revise the One-Way signs shown at the drive-thru exit to be perpendicular to the Do Not Enter and Stop signs.
22. Signs mounted back-to-back with a STOP sign must remain within the edges of the STOP sign. The size of the STOP sign must be increased accordingly when mounted on the same post as the DO NOT ENTER sign or the signs may be mounted on separate posts.
23. Revise the striping details to show parking stalls to be 6" parallel white stripes at 10 inches wide. The detail states both 10 inch and 6-inch stripes.
24. Revise the handicapped parking striping detail to show the correct size (i.e. 4 inch or 6 inch in lieu of 10 inches).
25. Revise the painted stop bar striping detail to correct the double yellow centerline to be 4 inch painted yellow lines in lieu of 10.5 inch.
26. Include a detail for the right only arrow legend.
27. Provide a stop bar in front of the crosswalk at the Route 309 exit driveway.

ENGINEERING REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

28. §205-9.B, §205-9.C, §205-19, & §205-20 – The Applicant shall provide documentation that public sewer services will be provided.
29. §205-17.A(3) & (4) – All commercial, industrial, and multifamily parking areas shall have a thickness of not less than 8 ½ inches and consisting of 6 inches aggregate base course, 1.5 inches of 25mm binder course, and 1 inch 9.5mm wearing course. All commercial, industrial, and multifamily driveways (mostly car use) shall have a thickness of not less than 10 ½ inches and consisting of 8 inches aggregate base course, 1.5 inches 25mm binder course, and 1 inch 9.5mm wearing course. It is noted the structural number of the Township standard paving cross sections are 1.76 and 1.98, respectively, per PennDOT Publication 242. A detail for parking areas (10-inch thickness) is provided on Sheet 18 of 23 and consists of 6 inches of aggregate base course, 2.5 inches of 19mm binder course, and 1.5 inches of 9.5mm wearing course. The structural number of 2.42 for the proposed paving cross section exceeds the standard paving sections and is acceptable.
30. §205-75 – The applicant is requesting a waiver to allow concurrent consideration of the preliminary and final plans.

Stormwater Management Ordinance (Chapter 206)

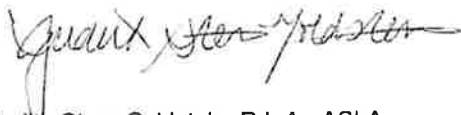
31. §206-38. – The property owner(s) shall enter into a stormwater facilities and BMP operations and maintenance agreement to the satisfaction of the Township Solicitor.

General Comments

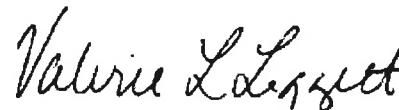
32. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
33. Site Accessibility review 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: Caroline McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator - Montgomery Township
Bill Wiegman, Director of Fire Services – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Todd Samms, Developer – JPMorgan Chase Bank, N.A.
Brian Searcy, P.E. – CoreStates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 11, 2024

File No. 2021-06055

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

Reference: Preliminary/Final Land Development – LD-23-003
JPMorgan Chase Bank
Tax Map Parcel Number: 46-00-00151-00-1
773 Bethlehem Pike (S.R. 309)

Dear Marianne:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised 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 also continue to defer review of the automatic teller machines (ATMs) to the Building Code Official. We offer the following comment for consideration:

I. SUBMISSION

- A. Preliminary/Final Land Development Plans for Chase Bank (28 Sheets), prepared by Core States Group, dated January 18, 2024 (Rev 2).

II. ACCESSIBILITY REVIEW COMMENT

Based on our review, the following item does 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. ICC §406 – The proposed grading shall be revised to address the markups on the attached Grading Plan, Sheet C5. We do not support the proposed incorporation of curb at the rear of the curb ramp by the accessible parking spaces since this will create a potential tripping hazard for all site users. We recommend the curb ramp design be revised to remove the potentially hazardous curb from the walking surface.

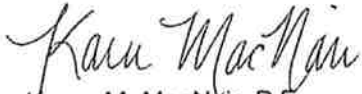
Please note that due to the nature of revisions that will be made to the plans, additional comments may be forthcoming during future plan reviews.

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

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

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

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
Todd Samms, Developer - JPMorgan Chase Bank, N.A.
Brian Searcy, P.E. – CoreStates, Inc.
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.



SOILS MAP
1" = 50'

CHAPTER 93 RECEIVING WATERSHED AND STREAM CLASSIFICATION:

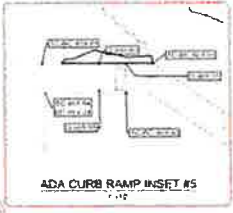
- DELAWARE RIVER BASIN
- LITTLE NESHAMINY CREEK WATERSHED BASIN, MEDIA WATER INTAKE TO LITTLE NESHAMINY CREEK, WWF, MF

GRADING NOTES:

1. ALL FINISH AND GRADING SHALL BE BASED ON THE FINISH GRADE SHOWN ON THE GRADING PLAN AND NOT ON THE EXISTING GRADE.
2. CURB AND GUTTER SHALL BE CONSTRUCTED TO THE FINISH GRADE INCLUDING ANY CURB AND GUTTER CURBS. THE FINISH GRADE SHALL BE THE FINISH GRADE OF THE CURB AND GUTTER.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES.
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20. ALL CURB AND GUTTER SHALL BE CONSTRUCTED TO THE FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES.

ALERT TO CONTRACTOR:

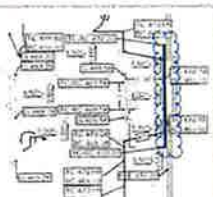
BEFORE THE CONSTRUCTION OF CURB AND GUTTER, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES.



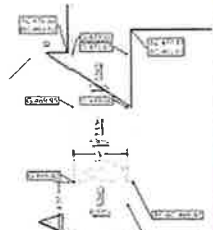
ADA CURB RAMP INSET #5
1" = 12'

BETHLEHEM PIKE

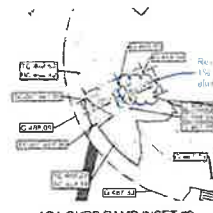
NORTH WALES ROAD



ADA PARKING INSET
1" = 10'



ADA CURB RAMP INSET #1
1" = 12'



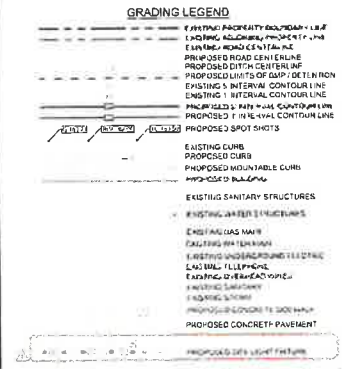
ADA CURB RAMP INSET #2
1" = 12'



ADA CURB RAMP INSET #3
1" = 12'



ADA CURB RAMP INSET #4
1" = 12'



GRADING PLAN
1" = 10'

CORE STATES
GROUP

CHASE

81

DOCUMENT
PRELIMINARY FINAL
LAND DEVELOPMENT
PLAN FOR
CHASE BANK

SITE LOCATION
773 BETHLEHEM PIKE
(SR 309)
MONTGOMERYVILLE,
PA 18936

PROJECT'S NAME
PROJECT'S NUMBER
SHEET TITLE
GRADING PLAN

C5

**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
WWW.MONTGOMERYCOUNTYPA.GOV

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 #23-0081-003
Plan Name: Chase Bank Montgomeryville
(1 lot, approximately 0.93 acres)
Situate: 773 Bethlehem Pike, near North Wales 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 8, 2024. We forward this letter as a report of our review.

BACKGROUND

JP Morgan Chase Bank, N.A., have submitted a land development application to demolish a former car wash and gas station and construct a new 3,310 square foot bank building with drive-through ATM on a parcel of land on the northeast corner of Bethlehem Pike and North Wales Road, located in the C Commercial district. Full entrance access would be provided from both frontages, with right turn exits permitted only onto northbound Bethlehem Pike. A total of 26 parking spaces, including two accessible spaces, are provided, along with queuing room for 4 vehicles waiting to use the free-standing ATM. Landscaping and grass is provided throughout the site, which will reduce the impervious coverage from 96.9% to 64.7% after construction. A variance has been granted for below minimum standard screening buffers on three sides of the property; these measurements are also being requested as a waiver for softening buffers. Since the previous letter dated December 26, 2023 was sent, the plan has been adjusted to incorporate left turns into the site from southbound Bethlehem Pike via a wider entrance driveway; this is subject to approval by the Pennsylvania Department of Transportation. In addition, a response letter dated February 6, 2024, was sent by the applicant responding to comments brought up as part of the MCPC #23-0081-002 application.



COMPREHENSIVE PLAN COMPLIANCE

Comments are reprinted from the previous letter.

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". Since new physical bank branches in 2024 are likely intended to cover extensive service areas, we believe that this proposal is generally compatible with the 2022 Comprehensive Plan.

RECOMMENDATION/COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, and ultimately defers to PennDOT on maintaining the availability of southbound left turns into the site as existing conditions allow.

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 (#23-0081-003) on any plans submitted for final recording.

Sincerely,

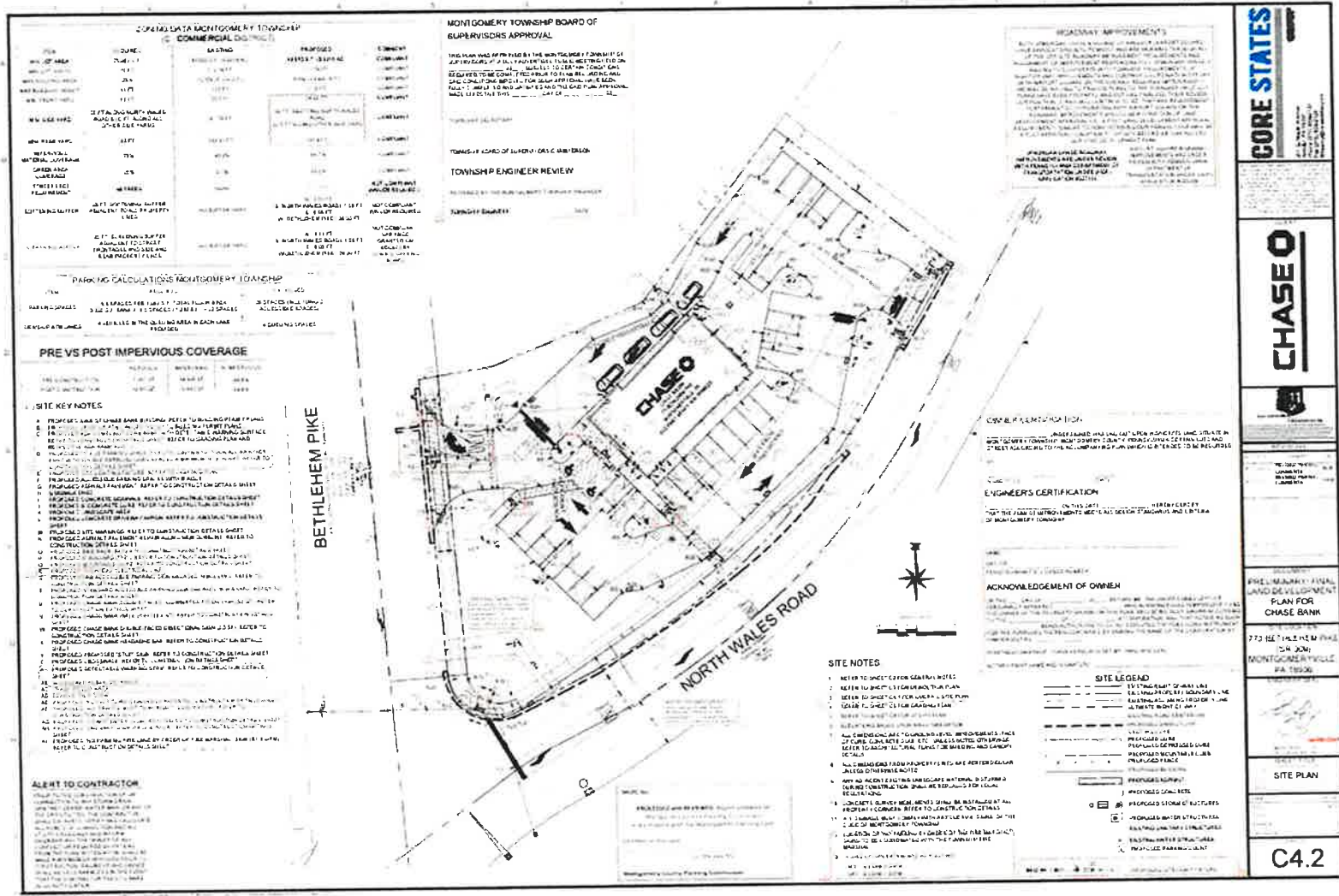


Matthew Popek, AICP
Transportation Planning Assistant Manager
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Thomas Serna, Core States Group, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

Site Plan - 773 Bethlehem Pike, Montgomery Township



CORE STATES

CHASE

CHASE BANK

773 BETHLEHEM PIKE

100 JOHN MONTGOMERY TOWNSHIP

PA 19120

SITE PLAN

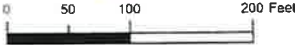
C4.2

Aerial – 773 Bethlehem Pike, Montgomery Township



Chase Bank Montgomeryville
 MCPC#230081003

Montgomery
 County
 Planning
 Commission
 Montgomery County Courthouse Planning Commission
 PO Box 311 Norristown PA, 19404 0311
 (p) 610 276-3722 (f) 610 276 3341
 www.montcopa.org/plancom
 Aerial photography provided by Nearmap





**MONTGOMERY TOWNSHIP
DEPARTMENT OF FIRE SERVICES**

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605

Telephone: 215-393-6935 • Fax: 215-699-1560

WILLIAM F. WIEGMAN III
Director of Fire Services
Fire Marshal
Emergency Management
Coordinator

FIRE MARSHAL
215-393-6936

March 8, 2024

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

Re: Chase Bank

Dear Marianne:

Thank you for allowing the Fire Marshal's Office to comment on the proposed plans of Chase bank.

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

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

Sincerely,

Fire Fighter/Assistant Fire Marshal Harry Reese
Fire Fighter/Assistant Fire Marshal Jake Weltman




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-23-003
Chase Bank Montgomeryville
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:

- Concerns exist regarding permitting left turns into the development from southbound Bethlehem Pike due to the proximity to Bethlehem Pike and North Wales Road intersection and the high crash volume along this corridor.
- 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.



MONTGOMERY TOWNSHIP
DEPARTMENT OF PLANNING AND ZONING
1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6920 · Fax: 215-855-1498
www.montgomerytwp.org

DATE: March 5, 2024 (*plans last revised 01/18/24*)

APPLICANT: JP Morgan Chase Bank / CoreStates, Inc.
Brian Searcy, P.E.
201 S. Maple Ave, Ste 300
Ambler, PA 19002
BSearcy@Core-States.com

PROJECT NAME: JP Morgan Chase Bank Montgomeryville / 773 Bethlehem Pike
Proposed bank with drive-through

TWP PROJECT #: LD-23-003 – Zoning Review

The Township Planning & Zoning Department has conducted a preliminary review of the proposed project noted above.

The applicant proposes to redevelop the property including demolition of the existing car wash and the construction of an approximate 3,400 sq ft freestanding bank with accessory drive-up ATM and other associated site improvements. The 40,553 sq ft property sits within the C-Commercial district at the corner of North Wales Rd and Bethlehem Pike.

Additional Comments:

1. The proposed bank / financial institution with drive through is a permitted use within the C-Commercial District.
2. The applicant was granted a variance (Opinion & Order #23030001) from the provisions of Section 230-78A of the Code of Montgomery Township in order to reduce the required 25 foot landscape buffer required along street frontages and side / rear boundary lines to:
 - 3.11 feet along the northern property line (Taco Bell Bethlehem Pike entrance side)
 - 1.56 feet along the southern property line (North Wales Rd)
 - 6.05 feet along the eastern property line (Taco Bell building side)
3. Proposed signage on the site must comply with Article XVIII, Signs, of the Code of Montgomery Township. Proposed signs (wall, directional, freestanding, pylon) are completed under separate review with permit application submittals and not included within the Land Development review process.
4. Confirmation from DEP that the Remedial Action Plan for Incident No. 58566 has been completed and approved prior to the issuance of a building permit or start of any construction / site work.



Zoning Officer

3/5/24
date

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #08

SUBJECT: Consider Award of Contract for the Pre-Emption Detection Upgrades at Various Intersections along Horsham Road and Countyline Roads
MEETING DATE: May 28, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Greg Reiff, Public Works Director

BACKGROUND:

The Township received and opened bids utilizing PennBid on May 20, 2024, at the Township building. Gilmore & Associates, the Township Engineer reviewed the two (2) bids ranging from \$153,525.00 to \$203,924.75 and is recommending award of the bid to Armour & Sons Electric, Inc. the lowest responsible bidder with a bid of \$153,525.00. 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 April 25, 2024.

BUDGET IMPACT:

A total of \$100,000.00 was included in the 2024 Capital Investment Plan for various Traffic Signal Pre-Emption Detection upgrades along Horsham (SR 0463) and County Line Roads.

RECOMMENDATION:

Award the bid as recommended to Armour & Sons Electric, Inc.

MOTION/RESOLUTION:

Motion to award the contract for the Traffic Signal Pre-Emption Detection upgrades along Horsham (SR 0463) and County Line Roads to Armour & Sons Electric, Inc. the lowest responsible bidder, in the amount of \$153,525.00 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 20, 2024

File No. 24-00281

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

Reference: Horsham Road (SR 0463) & County Line Road (SR 2038) Emergency Pre-Emption
Detection
Contract 2024-00281 - Bid Tabulation & Award Recommendation
Montgomery Township, Montgomery County, PA

Dear Ms. McCreary:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the bids submitted for the above referenced project. The Township received a total of two (2) bids for this project. Bids were publicly opened on May 20, at 10:00 AM. A copy of the bid tabulation has been attached for your review.

Upon examination, we have determined that Armour & Sons Electric, Inc. is the low bidder for the project. All required bid documents were properly completed, and a bid bond was included. As such, we recommend that the contract for the Horsham Road (SR 0463) & County Line Road (SR 2038) Emergency Pre-Emption Detection be awarded to Armour & Sons Electric, Inc. in the total amount of **\$153,525.00**, subject to the review by the Township Solicitor.

Should you have any further questions or require any additional information, please do not hesitate to contact Leslie Bogdnoff lbogdnoff@gilmore-assoc.com or myself.

Sincerely,

A handwritten signature in cursive script that reads "Damon Drummond".

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

Enclosures: As Referenced

DAD/lrb

cc: Greg Reiff, Montgomery Township Public Works Director
John F Walko, Esq., Montgomery Township Solicitor
Deb Rivas, Administration Supervisor, Montgomery Township
Stacey A. Rymkiewicz, Public Works Department Administrative Assistant, Montgomery Township
Jim Dougherty, P.E., Gilmore & Associates, Inc.
Leslie Bogdnoff, P.E., Gilmore & Associates, Inc.
Ashley Kennard, E.I.T., Gilmore & Associates, Inc.

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

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

G & A GILMORE & ASSOCIATES, INC.
BID TABULATION

CLIENT:

Montgomery Township

PROJECT NAME:

Horsham Road (SR 0463) & County Line Road (SR 2038) Emergency Pre-Emption Detection

PROJECT NUMBER:

24-00281

PROJECT BID DATE:

May 20, 2024

Armour & Sons Electric, Inc. 23 East Cabot Boulevard Langhorne, PA 19047 Fred Herb 215-943-4400	Lenni Electric Corporation 1020 Andrew Drive West Chester, PA 19380 Raymond Meehan 610-436-9922
--	--

Reference Number	Description	Type	UOM	Quantity	Unit Price	Total Cost	Unit Price	Total Cost
#1-1	Mobilization	Base	LS	1	\$ 2,175.00	\$2,175.00	\$ 10,000.00	\$10,000.00
#1-2	Maintenance and Protection of Traffic	Base	LS	1	\$ 2,825.00	\$2,825.00	\$ 9,000.00	\$9,000.00
#1-3	Emergency Pre-Emption System (4-approaches) Horsham Road and Stump Road	Base	EA	1	\$ 16,750.00	\$16,750.00	\$ 20,440.00	\$20,440.00
#1-4	Emergency Pre-Emption System (4-approaches) Horsham Road and Upper State Road	Base	EA	1	\$ 16,750.00	\$16,750.00	\$ 20,440.00	\$20,440.00
#1-5	Emergency Pre-Emption System (4-approaches) Horsham Road and U.S. 202 Parkway	Base	EA	1	\$ 16,750.00	\$16,750.00	\$ 20,440.00	\$20,440.00
#1-6	Emergency Pre-Emption System (4-approaches) County Line Road and Upper State Road	Base	EA	1	\$ 16,750.00	\$16,750.00	\$ 20,440.00	\$20,440.00
#1-7	Emergency Pre-Emption System (4-approaches) County Line Road and U.S 202 Parkway	Base	EA	1	\$ 16,750.00	\$16,750.00	\$ 20,440.00	\$20,440.00
#1-8	Emergency Pre-Emption System (4-approaches) County Line Road and Stump Road	Base	EA	1	\$ 16,750.00	\$16,750.00	\$ 20,440.00	\$20,440.00
#1-9	Emergency Pre-Emption System (5-approaches) County Line Road and Limekiln Pike/Lower State Road	Base	EA	1	\$ 18,275.00	\$18,275.00	\$ 29,778.75	\$29,778.75
2								
#2-1	3" Conduit	Base	LF	100	\$ 15	\$1,500.00	\$ 20.46	\$2,046.00
#2-2	Trench and Backfill, Type III	Base	LF	100	\$ 115	\$11,500.00	\$ 100.2	\$10,020.00
#2-3	Emergency Pre-Emption System (4-approaches) Horsham Road and North Wales Road	Base	EA	1	\$ 16,750.00	\$16,750.00	\$ 20,440.00	\$20,440.00
						\$153,525.00	\$203,924.75	

COMPLETENESS REVIEW	Armour & Sons Electric, Inc.	Lenni Electric Corporation
A. Bid Form	X	X
B. Bid Bond	X	X
C. Agreement of Surety	X	X
D. Bidder Acknowledgement Form	X	X
E. Bidder's Qualification Form	X	X
F. Non-Collusion Affidavit	X	X
G. Public Works Verification Form	X	X

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #09

SUBJECT: Township Communications – Resolution 2024-15
MEETING DATE: May 28, 2024
BOARD LIAISON: Candyce Fluehr Chimera
INITIATED BY: Solicitor’s office

BACKGROUND:

The Township Manager received communication from the Solicitor’s office, advising of a recent Supreme Court decision (Lindke v. Freed).

The Solicitor’s office recommends that the Township memorialize its communication practices in a resolution and drafted one for Board consideration. Mr. Kilkenny can answer any questions the Board may have and provide more details of the above-mentioned case.

RECOMMENDATION:

Staff recommends the Board adopt the resolution in its drafted form.

MOTION/RESOLUTION:

Motion to adopt Resolution No. 2024-15 affirming that public officials and employees of Montgomery Township do not have authority to act or speak on behalf of Montgomery Township, including through any social media platform, unless approved by the Township.

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

RESOLUTION NO. 2024-15

A RESOLUTION OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AFFIRMING THAT PUBLIC OFFICIALS AND EMPLOYEES OF MONTGOMERY TOWNSHIP DO NOT HAVE AUTHORITY TO ACT OR SPEAK ON BEHALF OF MONTGOMERY TOWNSHIP, INCLUDING THROUGH ANY SOCIAL MEDIA PLATFORM.

WHEREAS, the United States Supreme Court recently held in *Lindke v. Freed*, 144 S. Ct. 756 (2024), that a public official who prevents someone from commenting on such official's social media page engages in state action under 42 U.S.C. §1983 only if the official both (1) possessed the actual authority to speak on the state's behalf on a particular matter, and (2) purported to exercise that authority when speaking in the relevant social media posts.

WHEREAS, Montgomery Township recognizes that the elected and appointed officials of Montgomery Township, any persons appointed to any committee, board, or commission of Montgomery Township, and the employees and agents of Montgomery Township (collectively or individually, "Public Officials") use social media platforms and other methods of communication in their private capacity to connect with other people and express their opinions and beliefs; and

WHEREAS, Montgomery Township desires Public Officials to have the ability to express their opinions and beliefs as a private citizen on certain subjects, or take certain actions, without creating the impression, belief, or representation that the Public Official's comments or actions reflect the positions, viewpoints, beliefs of Montgomery Township or that such Public Official's actions are taken on behalf of Montgomery Township; and

WHEREAS, Montgomery Township desires that the official speech, messages, positions, communications, and actions made on behalf of Montgomery Township are to be conveyed through the official website, press release, legal publications, or social media page of Montgomery Township, and not through social media accounts controlled by Public Officials; and

WHEREAS, the power and authority to speak or act on behalf of Montgomery Township or the Board of Supervisors of Montgomery Township shall only be permitted through official, approved processes and platforms utilized by Montgomery Township;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township, as follows:

- A. No Public Official has the power or authority to speak or act on behalf of Montgomery Township or the Board of Supervisors unless such power and authority has been provided to the Public Official through an approval by a majority of the Board of Supervisors to act or speak on a particular matter for Montgomery Township. Without such approval by the Board of Supervisors, a Public Official shall have no such power or authority to speak or act on behalf of Montgomery Township, even if the Public Official purports to exercise such power or authority or it is unclear whether such Public Official is acting in a personal or representative role.

- B. Unless formally approved and authorized by the Board of Supervisors, Public Officials expressing any personal opinions or beliefs, making any statements, transmitting any communications or messages, or taking any actions should be presumed to be acting in their capacity as a private citizen, and not on the behalf of Montgomery Township or in association with their formal role, position, office or employment of Montgomery Township.
- C. This Resolution shall not be interpreted to conflict with, replace, or supplant any applicable social media policy or employment manual provision governing the actions or speech of a Public Official.

NOW, THEREFORE, BE IT FURTHER RESOLVED,

ADOPTED and **RESOLVED** this 28th 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 # 10

SUBJECT: Request for Waiver of Conflict of Interest for Township Solicitor
MEETING DATE: May 28, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chair
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Included in your packet is a letter from Township Solicitor, Sean Kilkenny, requesting the Board's consideration of a waiver of conflict of interest in connection with representation of Montgomery Township negotiations with Rise Up Towers.

Mr. Kilkenny's firm represents Rise Up Towers in transactions for the development of wireless communications facilities in other municipalities.

MOTION/RESOLUTION:

Motion to approve the waiver of conflict of interest in connection with the Township Solicitor's representation of Montgomery Township negotiations with Rise Up Towers for a zoning change, requested by Rise Up Towers, for the development, construction, and ownership/profit sharing of wireless communications facilities on Township Authority-owned property.

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



519 Swede Street • Norristown, PA 19401
(484) 679-8150

SEAN P. KILKENNY, ESQUIRE
Direct Dial: 484-679-8150
sean@skilkennylaw.com

May 14, 2024

Via Electronic Mail Only
Chair Candyce Chimera
Board of Supervisors
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Re: Request for Waiver of Conflict of Interest in Connection with Representation of Montgomery Township Negotiations with Rise Up Towers

Chair Chimera,

As you are aware, Montgomery Township (“Township”) is exploring a zoning change requested by Rise Up Towers (“Rise Up”) for the development, construction and ownership/profit sharing of wireless communications facilities on Township Authority owned property. As you are also aware, my Firm and I represent the Township as appointed solicitor. While I do not believe that our interests are adverse in this matter, in an abundance of caution I am writing to disclose that my Firm and I represent Rise Up in a transaction for development of wireless communications facilities in other Municipalities.

Therefore, I am requesting a waiver of conflict of interest. In connection with the tendering of this waiver of conflict of interest you should understand that you are entirely free to seek the advice of legal counsel other than the Firm as to the appropriateness of your agreeing to the waiver of conflict of interest provided for in this letter. After consulting with independent legal counsel of your choice (or alternatively, if you elect not to independently consult with such legal counsel), we would appreciate your acknowledgement to the waiver of conflict of interest provide for above by signing and returning a copy of the enclosed letter to me.

Should you wish to discuss this matter further, please do not hesitate to contact me. Thank you for your attention to this matter.

Respectfully,

KILKENNY LAW, LLC

Sean Kilkenny

**ACKNOWLEDGED AND CONSENTED TO BY:
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

Candyce Chimera, Chair

Dated: _____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #11

SUBJECT: Proposed Ordinance Amendments for the Montgomery Township
Municipal Sewer Authority
#24-341 – Amend Grease Interceptors and Sand, Soil and Oil Separators
#24-342 – Amend Revised Limits for BIS (2-Ethlegexl) Phthalate & Mercury

MEETING DATE: May 28, 2024

BOARD LIAISON: Tanya C. Bamford

INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

MTMSA is requesting an amendment to Township Ordinance § 187-75. Grease interceptors and sand, soil, and oil separators and an amendment to revise the limits for BIS (2-Ethlegexl) Phthalate & Mercury for the Hatfield Township Municipal Authority Wastewater Treatment Plant. There are minor administrative changes to the ordinances, 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 language as 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.

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 approve the ordinance amendments.

MOTION/RESOLUTION:

Motion to adopt Ordinances #24-341 and #24-342, amending Chapter §187-75 as noted.

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

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Tuesday, May 28, 2024, at 7:00 p.m. during its regularly scheduled meeting at the Township Building located at 1001 Stump Rd., Montgomeryville, PA 18936, the Montgomery Township Board of Supervisors will consider enacting:

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; and

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

Copies of the full texts of the proposed ordinances are available for inspection and/or copying by the public by appointment at the Township Building, the offices of this newspaper, and the Montgomery County Law Library. The public is invited to attend and will be given an opportunity to provide comments regarding the proposed ordinances. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

CAROLYN MCCREARY
TOWNSHIP MANAGER

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 24-341

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. 24-342

**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

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION

390 Eagleview Boulevard • Exton, PA 19341

Montgomery Township - Legal Notices
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936
Attention: C. McCreary

STATE OF PENNSYLVANIA,

The undersigned Richard L. Crowe, being duly sworn the he/she is the principal clerk of The Reporter, The Reporter Digital, published in Montgomery County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

Montgomery Township - Legal Notices

Published in the following edition(s):

The Reporter, The Reporter Digital
05/20/24

Commonwealth of Pennsylvania - Notary Seal
MAUREEN SCHAWD, Notary Public
Montgomery County
My Commission Expires March 31, 2025
Commission Number 1248132

Sworn to the subscribed before me this 5/20/24

Maureen Schawd
Notary Public, State of Pennsylvania
Acting In County of Montgomery

MONTGOMERY TOWNSHIP
LEGAL NOTICE

On Tuesday, May 28, 2024, at 7:00 p.m. during its regularly scheduled meeting at the Township Building located at 1001 Stump Rd., Montgomeryville, PA 18936, the Montgomery Township Board of Supervisors will consider enacting:

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; and

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

Copies of the full texts of the proposed ordinances are available for inspection and/or copying by the public by appointment at the Township Building, the offices of this newspaper, and the Montgomery County Law Library. The public is invited to attend and will be given an opportunity to provide comments regarding the proposed ordinances. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

Carolyn McCreary
Township Manager
LAN: May 20. a-1

Advertisement Information

Client Id: 881229

Ad Id: 2603071

PO: 5/28/24 Mtg

Sales Person: 063308

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #12

SUBJECT: Proposed Board of Supervisors' Summer Meeting Schedule
MEETING DATE: May 28, 2024
BOARD LIAISON: Candyce Fluehr Chimera
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The staff has reviewed ongoing subdivision and land development projects submitted to the Township, confirming their places in the review and approval process.

Based on the current level of activity there appears to be an opportunity to eliminate one meeting a month for the summer. Land development applications reviewed at a Planning Commission meeting would move forward to the first meeting of the following month, allowing staff and the applicant time to address any additional comments or concerns expressed by the Planning Commission before coming before the Board of Supervisors.

RECOMMENDATION:

Staff recommends the Board provide consensus for support of the summer meeting schedule for the months of June, July, and August.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #13

SUBJECT: New Business – Department Reports
MEETING DATE: May 28, 2024
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

BACKGROUND:

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

Additionally, this is an opportunity for staff to bring items or issues to the Board of Supervisors of interest or for which they need input or direction. Director of Finance Brian Shapiro will update the Board on current financial matters of the Township.

ADMINISTRATION REPORT
April 2024

Administrative Matters (Township Manager)

- Met Department Heads and direct reports individually to discuss operations and outstanding issues.
- Met with Human Resources Administrator to plan staff retreat.
- Recorded second Township podcast with Supervisors Chimera and Bamford.
- Attended PA Labor Relations Advisory Service (PELRAS) conference at State College.
- Participated in the APMM Conference Planning Committee meeting.
- Attended Police Department staff meeting.
- Met with new member and co-chair of the Wissahickon Stormwater Management Committee.
- Attended monthly DVHT Executive Committee meeting.
- Attended Finance Committee meeting.
- Participated in PEMA meeting: Incident Command System Overview for Senior Officials.
- Attended virtual Montgomery County Consortium Executive Committee meeting.
- Participated in virtual meetings of the Wissahickon Stormwater Management and Technical Subcommittees, serving as Co-Chair.
- Attended VMSC pre-board meeting and monthly VMSC Board meeting.
- Met with GIS Analyst to discuss issues with work order system.
- Attended and chaired the Chamber of Commerce Government Affairs Committee meeting.
- Participated in second-round of interviews for Police Officer candidates.
- Met virtually with HR consultant/podcast host to discuss the Township's recruitment/retention efforts.
- Held agenda preparation meetings with Department Heads.
- Held separate meetings with Engineer, Traffic Engineer, and Solicitor to discuss ongoing matters.
- Completed the virtual 12-week course with the ICMA Leadership Academy.
- Attended FDMT annual banquet and awards ceremony.

Public Information

- Ongoing communication with Township residents, businesses, and staff utilizing the various communication channels.
- Promotion of Recreation & Community events and programs.
- Launched the "We Are Montgomery Township" podcast.
- Coordinated and executed Local Government Day with the cooperation of all Township departments. The event hosted 100 second grade students from Montgomery Elementary School.
- Discussed social media policy with HR Administrator.
- Worked on the upcoming Summer newsletter.
- Attended the following meetings:
 - BDP
 - EAC
 - Staff Safety Committee
 - Using AI to Enhance Your Effectiveness (3CMA)

Human Resources

- Attended monthly Safety Committee meeting.
- Met with the Fire Chief to review personnel folders of PT career fire staff current training documentation and Child Abuse Clearances.
- Attended First Aid/CPR training.
- Coordinated paperwork and claim submission for a current PW employee who passed away.
- Coordinated luncheon for PW employees in sympathy for lost colleague.
- Participated in Government Day with 2nd graders.
- Met with Township Manager regarding Staff Retreat.
- Communicated with Township employees regarding the death of a co-worker and a recent retiree.
- Conducted 4 phone interviews and 1 in-person interview for the Accounting Associate position.
- Conducted 3 phone interviews and 2 in-person interviews for the Police Dispatch Specialist position.
- Worked with the Public Information Coordinator to review the social media Policy.
- Onboarded two employees for the Community & Recreation Center.
- Developed plans for the Staff Retreat.
- Met with a retiring employee to review benefits and exit interview.

Community and Recreation Center Report April 2024

Spring weather during April 2024 was less than ideal, especially on the weekends. Below normal temperatures, clouds, and precipitation translate to increased indoor activity at Montgomery Township Community Recreation Center (CRC). Facility use, program participation, and membership registrations were pointing in a positive direction throughout the entire month.

Below is a listing of highlighted CRC Programs, Special Events, and Facility Usage in April 2024.

- Group exercise classes attendance continues to grow, both in the mornings and evenings.
- Montgomery Township's Adult Basketball League completed their winter season with a championship game on Wednesday April 24th.
- Superstar Sports clinics for ages 5-12 took place on Thursdays. Thirteen children participated.
- The Red Cross CPR course attracted 5 students on April 9th.
- A Safe Sitter Course and CPR instruction took place on Saturday April 13th. Eight children participated.
- "FUN-demental" Tennis began their spring instructional program at the Rose Twig tennis courts on Saturday, April 20th.
- Group pickleball lessons continued to "sellout" all spaces on Tuesday and Thursday evenings.
- Three Family painting events were conducted during April. The popular family painting events were held April 12th, 14th, and 21st.
- Senior afternoon trivia was a crowd favorite on Wednesday April 17th.
- Spring Flowers was the theme of our Pottery Class conducted April 6th.
- The Senior Committee presented two seminars in April: *Seniors Helping Seniors and Four Pillars of the New Retirement*.

- Children's Spanish Classes convened on Thursday afternoons.

- Kids in Nature took place on April 22nd. The program was a celebration of Earth Day 2024.

- The Community Center participated in Local Government Day held at the Township Building on April 11th.

- The North Wales Library hosted Storytime on April 10th and 24th.

- A Girls Flag football clinic was held on Saturday April 6th. The new event attracted 21 participants. Additional clinics are planned for fall 2024.

Spring is upon us. All of us at the CRC hope residents of Montgomery Township enjoy the warm weather and longer daylight hours. More importantly, please visit the numerous outdoor amenities located in our Township. Our parks are wonderful places to relax and enjoy the environment.

Floyd S. Shaffer, Community Recreation Center Director



Montgomery Township Inter-Office Memo

To: Carolyn McCreary, Township Manager
From: Brian Shapiro, Director of Finance
Date: 05/28/2024
Subject: March Finance Committee Report

Attached is a revenue and expenditure report as of 04/30/24 for the Montgomery Township 2024 budget. The 2023 numbers are not finalized, as accruals and audit adjustments still need to be recorded.

2024 Budget Summary – as of 04/30/24:

The General Fund's total revenues are \$5,976,981, or 37.76% of the total budget. Primary revenue sources (Act 511 Taxes) comprise \$2,714,930 (83.14%) of total revenues.

Total Earned Income Taxes collected are \$1,961,006 (30.40%) of the budgeted \$6,450,000.

Total General Fund expenditures are \$4,848,417, or 30.74% of the total budget.

Real Estate Tax Collections

Total Real Estate Tax Collections is \$879,818, or 15.82% of the total \$5,560,000 budget. Most Real Estate Taxes are collected in April and will be received in May.

Interest Earnings

The Township budgeted \$291,000 in interest earnings for 2024. As of 04/30/24, the total interest received is \$332,543, or 114.28% of the budget.

Kids U Revenue (Page 24)

Kids U budgeted \$285,000 for 2024 program fees. The Township has received \$323,012 in revenue as of 04/30/24.

Department Expenditures

Most expenses for this period consist of payroll and benefit costs. Unless noted below, all departments are within budget for this time period.

01-403—Tax Collection (page 5)—As of 04/30/24, total expenditures are 55.14%. This is due to the one-time payment to the tax collector in March and the commission paid to Berkheimer (Contracted Services). With Mercantile and Business Privilege due in March, most revenue is collected during this period, reflected in commission paid. This is normal for this line item at this point in the year.

01-409—Buildings and Grounds (page 6)—The total department expenditures are \$193,565 or 57.95% of the budget. The annual payment (\$113,814.00) to North Wales Water Authority for the hydrant capacity fee was made in February.

01-483—Employer Paid Benefits (page 9)—The annual MMO for the Police Pension Fund was made in January. This department is 59.82% of the budget.

Capital Investment Plan

Attached is a listing of approved capital investments for 2024.

Draft 2023 Audit

The Township has received the 2023 draft audit, and staff is reviewing it before preparing the Annual Comprehensive Financial Report. Below are some bullet points from the draft audit:

- Total Governmental Funds Revenues were \$21,579,726 and Total Governmental Funds Expenditures were \$23,601,275. There was a <\$242,850> in Total Other Financing Sources (Uses) for a Net Change in Fund Balances of <\$2,264,399>. Total Governmental Funds Fund Balance as of 01/01/23 was \$22,620,820; on 12/31/23, it was \$20,356,421.
- The General Fund's total revenue was \$16,679,423, with total expenditures of \$14,596,444 resulting in a positive revenue over expenditures of \$2,082,979. Total Other Financing Sources/Uses (Interfund Transfers) was <\$3,436,345>. This consisted of the following transfers:
 - \$3,300,000 to the Capital Reserve Fund
 - \$115,495 to the Recreation Center Fund
 - \$25,000 to the Autumn Festival FundThe General Fund had a Net Change in Fund Balance of <\$1,353,366> with these transfers. Fund Balance on 01/01/23 was \$5,779,557, and as of 12/31/23 was \$5,779,557.
- The Capital Reserve Fund's total revenues were \$621,047, which consisted of Interest Earnings (\$302,152) and Intergovernmental Revenues (\$276,720). Total expenditures were \$6,051,035, resulting in a <\$5,429,988> in revenues over expenditures. This fund had transfers totaling \$3,483,645, resulting in a net change in fund balance of <\$1,946,343>. The fund balance at the beginning of the year was \$11,785,552; at year-end, it was \$9,839,209.
- The Community Recreation Center Fund's operating revenues were \$911,299, and operating expenditures were \$1,284,745, resulting in an operating loss of \$373,446. Total non-operating expenses totaled \$110,786, and Transfers In was \$426,495. The total change in net position for 2023 was <\$57,737>.

	<u>Fire Protection</u>	<u>Park and Recreation</u>	<u>Street Light</u>	<u>Highway Aid</u>
Revenues	1,710,769	555,692	143,895	747,594
Expenditures	(1,607,826)	(423,156)	(71,776)	(93,606)
Transfers In (Out)	-	-	-	-
Net Change in Fund Balance	102,943	132,536	72,119	653,988
Fund Balance - 01/01/23	552,599	747,810	273,451	1,161,680
Fund Balance - 12/31/23	655,542	880,346	345,570	1,815,668

	<u>Environmental</u>	<u>Shade Tree</u>	<u>Autumn Festival</u>	<u>Debt Service</u>
Revenues	2,394	10,074	44,835	1,038,587
Expenditures	(51,928)	(27,580)	(22,686)	(654,674)
Transfers In (Out)	(200,000)	200,000	25,000	(311,000)
Net Change in Fund Balance	(249,534)	182,494	47,149	72,913
Fund Balance - 01/01/23	405,453	212,701	7,856	7,818
Fund Balance - 12/31/23	155,919	395,195	55,005	80,731

BOS			Approved	CIP	Purchase
Approval	Description	Quantity	Cost	Amount	Method
01/24/22	2022 Police Interceptor Utility AWD base (K8A)	3	\$ 149,180.05	\$ 180,000.00	COSTARS
02/14/22	Mounting and Installation of Equipment on 18	1	21,495.10	35,000.00	3 Quotes
02/14/22	Toro Z Master 7500D Series Mower	1	23,576.35	29,000.00	COSTARS
02/14/22	Case 590SN T4 Backhoe	1	152,243.00	150,000.00	COSTARS
02/14/22	Vibratory Roller	1	65,643.00	65,000.00	COSTARS
02/28/22	2021 Police Interceptor Utility AWD - Fire	1	54,269.87	90,000.00	COSTARS
02/28/22	Fire Gym Equipment	1	9,341.29	10,000.00	3 Quotes
03/14/22	2022 Road Program	1	877,559.80	993,979.00	Bid
03/14/22	2022 Peterbilt Dump	1	257,461.00	231,000.00	COSTARS
03/14/22	Graco GrindLazer	1	7,176.00	7,400.00	
03/14/22	Route 463 & Kenas Road Traffic Signal Intersection	1	64,097.00	90,000.00	Exempt
03/14/22	Route 463 & Hartman Road Traffic Signal Intersection	1	51,843.00	75,000.00	Exempt
03/14/22	Route 63 & Bell Run Blvd. Traffic Signal Intersection	1	64,797.00	62,000.00	Exempt
03/28/22	Sassafras Stormwater Pipe Replacement Project	1	387,730.00	340,000.00	Bid
03/28/22	2022 Curb and Curb Ramp Project	1	115,664.00	65,046.00	Bid
03/28/22	2 Canines and Training	2	29,230.04	30,000.00	Exempt
03/28/22	Emergency Radio Communications & Equipment	1	58,472.28	-	Bid
04/11/22	Wi-Fi Upgrades	1	13,490.00	20,000.00	3 Quotes
05/09/22	Website Redesign	1	10,000.00	-	
05/23/22	Vehicle Mounted License Plate Reader	2	36,604.00	30,000.00	COSTARS
06/13/22	Whistlestop Court Projects	1	253,499.25	250,000.00	Bid
06/13/22	416 Stump Road - Concrete Drainage Correction	1	30,175.00	-	COSTARS
06/13/22	Municipal Software	1	248,459.00	300,000.00	RFP
07/11/22	Route 463 & Hartman Road Traffic Signal Intersection - CO	1	19,552.00	-	CO
08/22/22	2022 Road Program - Change Order	1	18,983.20	-	Bid
08/22/22	309 and Montgomery Mall Access Drive N/S	1	1,264,205.80	815,000.00	Bid
09/12/22	HVAC System for the IT Server Room	1	7,995.00	-	Exempt
09/12/22	Bocce Court - Community Recreation Center	2	102,492.00	182,000.00	Bid
09/12/22	Bocce Court - Friendship Park	2	109,388.00	183,000.00	Bid
10/10/22	Squad 18 Fire Truck	1	1,022,385.00	1,200,000.00	COSTARS
10/10/22	Engine 18 Fire Truck	1	949,718.00	1,200,000.00	COSTARS
Total 2022 Capital Investments:			\$ 6,476,725.03	\$ 6,633,425.00	

BOS			Approved	CIP	Purchase
Approval	Description	Quantity	Cost	Amount	Method
01/23/23	2023 Police Interceptor Utility AWD base (K8A)	2	\$ 79,782.00	\$ 95,000.00	COSTARS
01/23/23	Equipment & Labor for 2023 Police Interceptor	2	27,545.43	31,000.00	COSTARS
01/23/23	2023 Crew Cab Truck	1	63,450.00	65,000.00	COSTARS
01/23/23	2023 Crew Cab Truck	1	92,242.00	95,000.00	COSTARS
01/23/23	2023 Dump Truck	1	68,800.00	70,000.00	COSTARS
01/23/23	2023 Dump Truck	1	70,670.00	88,000.00	COSTARS
01/23/23	2023 Dump Truck	1	58,950.00	70,000.00	COSTARS
01/23/23	2023 Dump Truck	1	70,670.00	88,000.00	COSTARS
01/23/23	2023 Crew Cab Truck	1	73,450.00	65,000.00	COSTARS
01/23/23	2023 Crew Cab Truck	1	92,242.00	95,000.00	COSTARS
01/23/23	2023 Ford F550 Bucket Truck	1	216,625.00	210,000.00	COSTARS
01/23/23	Planning and Zoning Furniture	1	13,059.00	15,000.00	COSTARS
02/13/23	Battalion 2 Painting	1	8,500.00	27,000.00	3 Quotes
02/13/23	Drones	2	25,855.00	25,000.00	Exempt
02/13/23	SpeedAlert 24 Radar Message Sign Trailer	1	17,365.00	18,000.00	COSTARS
02/13/23	2023 Case TV450 skid loader	1	168,071.00	170,000.00	COSTARS
02/13/23	2023 Toto Z Master 7500 Zero-Turn Mower	1	26,755.74	30,000.00	COSTARS
02/13/23	Zero-Turn Infield Groomer	1	29,943.00	30,000.00	Bid
02/13/23	Proteus Lite Portable System Pipe Camera	1	59,140.00	55,000.00	COSTARS
02/13/23	Ventrac Broom	1	5,924.10	6,000.00	COSTARS
02/27/23	K-9 Kennel Doors	2	6,875.00	6,500.00	Quotes
02/27/23	Treadmills	6	31,323.90	30,000.00	COSTARS
02/27/23	Plasma Cutter	1	3,261.35	5,000.00	N/A
02/27/23	Vibratory Plate	1	2,558.00	3,000.00	N/A
02/27/23	Bollard Lights	1	9,660.00	11,000.00	3 Quotes
03/14/23	Desktop Computers	8	14,256.61	15,000.00	COSTARS
03/14/23	Sidearms and Accessories	1	46,407.39	60,000.00	Bid/COSTARS
03/14/23	Trench Shoring	1	8,450.00	10,000.00	3 Quotes
03/14/23	2023 Curb and Curb Ramp Project	1	84,588.00	99,000.00	Bid
03/14/23	2023 Road Paving	1	1,287,705.34	1,667,637.00	Bid
03/14/23	K-9 Kennel HVAC Unit	1	9,287.00	10,000.00	3 Quotes
03/27/23	Rectangular Flashing Beacons	2	484,017.00	481,000.00	Bid
03/27/23	Trash/Recycling Cans	3	5,658.26	6,000.00	N/A
03/27/23	Police Station Renovations	1	54,075.00	106,000.00	3 Quotes
04/10/23	2024 GMC Sierra 3500HD Pickup Truck	1	68,670.00	84,500.00	COSTARS

Total 2023 Capital Investments (Page Total):

\$ 3,385,832.12 \$ 3,942,637.00

BOS			Approved	CIP	Purchase
<u>Approval</u>	<u>Description</u>	<u>Quantity</u>	<u>Cost</u>	<u>Amount</u>	<u>Method</u>
04/23/23	Emergency Management Digital System Radio	1	\$ 63,387.00	\$ 89,000.00	COSTARS
04/23/23	Zehr Tract Building Demolition	1	233,801.98	500,000.00	Bid
04/23/23	Peterbilt Dump Trucks	2	532,594.00	592,000.00	COSTARS
05/22/23	Police Canine	1	13,295.25	30,000.00	N/A
05/22/23	LED Lighting for Township Building	1	9,023.20	24,000.00	Quote
05/22/23	Park Sign for Fellowship Park	1	3,865.00	6,000.00	Quote
06/12/23	Police In-Car Camera System and Body Camera System	1	75,161.03	154,000.00	Sourcwell
06/12/23	Generator at Battalion 2 Fire Station Replacement	1	26,170.00	30,000.00	COSTARS
07/10/23	Battalion 1 and 2 Exterior Painting	1	8,007.50	18,500.00	3 Quotes
07/10/23	Richardson Road Culvert Replacement	1	285,247.92	345,000.00	Bid
08/14/23	CRC Exterior Sidewalk and Stair Replacement Project	1	291,450.00	80,000.00	Bid
08/14/23	Fellowship Park Improvement Project	1	672,069.00	650,000.00	Bid
08/14/23	DFS Pick Up Truck and Equipment	1	103,845.61	120,000.00	Code
08/28/23	Switch Replacement - Police Department	1	20,792.85	-	COSTARS
09/11/23	Installation of Antenna and Equipment	1	20,300.00	-	Exempt
09/11/23	ADA Upgrades at Bethlehem Pike and Gwynedd Crossing	1	79,498.80	70,000.00	Bid
09/26/23	Knapp Road Dog Park	1	355,123.31	235,000.00	Bid
09/26/23	Stormwater Improvements	3	192,155.00	277,000.00	Bid
10/09/23	Fellowship Park Basketball Court Improvements	1	109,819.00	87,000.00	Bid
11/13/23	Drinking Fountains (Human and Pet Combo)	5	33,488.00	20,000.00	COSTARS
11/27/23	Traffic Signal Modernization at 309/Taylor/McLaughlin	1	583,789.00	479,000.00	Bid
12/11/23	Traffic Signal Modernization at 463 and 5 Points Plaza	1	<u>269,401.70</u>	<u>264,000.00</u>	Bid
Total 2023 Capital Investments (Page Total):			\$ 3,982,285.15	\$ 4,070,500.00	
Total 2023 Capital Investments:			\$ 7,368,117.27	\$ 8,013,137.00	

BOS			Approved	CIP	Purchase
<u>Approval</u>	<u>Description</u>	<u>Quantity</u>	<u>Cost</u>	<u>Amount</u>	<u>Method</u>
01/22/24	Desktop Computers Replacement	8	\$ 15,154.64	\$ 14,000.00	COSTARS
01/22/24	Battalion 2 Generator - Change Order	1	10,551.00	-	COSTARS
02/12/24	SpeedAlert 24 Radar Message Sign Trailer	1	18,425.13	18,500.00	COSTARS
02/12/24	Battalion 1 Generator	1	99,774.00	100,000.00	COSTARS
02/12/24	Elgin Whirlwind-MV Street Sweeper	1	405,934.75	400,000.00	COSTARS
02/26/24	Traffic Calming Devices - Grays Lane	1	7,578.42	-	Quotes
02/26/24	Toro Wing Mower - 16'	1	135,514.06	140,000.00	COSTARS
02/26/24	Zero Turn Mowers	2	56,924.70	54,000.00	COSTARS
02/26/24	Police Vehicles	4	253,042.07	265,000.00	COSTARS
03/25/24	2024 Curb and Curb Ramp Project	1	163,032.50	286,560.00	Bid
03/25/24	2024 Road Paving Projects	1	727,557.00	860,000.00	Bid
03/25/24	Battalion 1 - Mill and Overlay of Parking Lot	1	81,846.52	125,000.00	Bid
03/25/24	Township Building and Battalion 2 - Window Treatments	1	14,000.00	26,000.00	COSTARS
04/08/24	Bedford Lane - Storm Sewer Improvements	1	66,699.50	60,000.00	Bid
04/08/24	Access Control and CCTV for DPW	1	48,168.98	36,500.00	COSTARS
05/13/24	Storm Sewer Infrastructure Project	1	217,235.00	305,500.00	Bid
05/13/24	Network Equipment	1	31,713.14	61,500.00	COSTARS

Total 2024 Capital Investments (Page Total):

\$ 2,353,151.41 \$ 2,752,560.00

Total Capital Investments:

\$ 16,197,993.71 \$ 17,399,122.00

DEPARTMENT of FIRE SERVICES

April 2024

MONTHLY ACTIVITY REPORT

During April, the Department of Fire Services performed the following activities:

SIGNIFICANT FIRE INCIDENTS

- 04/11/2024 Welsh Road and 202 Parkway, Hazardous Materials Incident, Montgomery
- 04/14/2024 Cathedral Drive, Drone Response, Montgomery
- 04/17/2024 1323 Gypsy Hill Road, Dwelling Fire, Lower Gwynedd
- 04/24/2024 914 Ridge Street, Technical Rescue, Lansdale
- 04/25/2024 1400 McKean Road, Building Fire, Lower Gwynedd
- 04/29/2024 Horsham Road and 202 Parkway, Vehicle Rescue, Montgomery

ADMINISTRATIVE

Meetings attended during April:

- DFS Staff Meetings & Individual Meetings with Staff
- Department Heads Meetings with Township Manager
- FDMT, FDMT RA, & FDMT Safety Committee Meetings
- Township Staff and Departments
- Township Board of Supervisors
- Township Safety Committee
- Officers and Members of FDMT & FDMT Relief
- FDMT & DFS Officers
- Public Safety Committee
- HAAS Alert Crash Avoidance Systems
- Forge Health First Responder Mental Health Treatment Services
- Representative Steve Malagari Station Tour
- CPR, First Aid, and AED Training for Township Staff
- Local Government Day
- Luxor/Westrum Radio Repeater Project
- PIP/Youthful Fire Intervention Program Protocol
- Luv Car Wash Certificate of Occupancy Inspection
- Medical Director
- Montgomery County Emergency Management Meeting
- Battalion 1 Paving Pre-Construction Meeting
- Center for Public Safety Excellence Credentialing Webinar
- PA PEMA G-402 ICS Overview for Executive and Senior Officials
- FDMT Banquet
- ProBoard 1006 Vehicle Rescue Training and Certification
- Hudson Estate Pre-Planning & EOP Review
- PAAI Jack Christmas Conference at PSU
- The Compliance Engine Fire Inspection Program
- IAEM New Member Orientation

COMMUNITY EVENTS & CRR

- 04/13/2024 Montgomery Baseball/Softball Opening Day
- 04/13/2024 Autism Awareness Event at Montgomery Mall

FIRE MARSHAL'S OFFICE

Inspections:

- Life Safety Fire Inspections/Re-inspections - 87
- Closed Out Life Safety Inspections- 30
- Fire Marshal Follow Ups- 05
- Smoke Detectors Installations- 05
- Certificate of Occupancy- 03
- Knox Box Updates/Installs- 08
- Site Visits- 01

Plans Review Update:

- Penn Medicine Building
- Raising's Cane Chicken
- Chase Bank
- Taco Bell
- Village of Windsor
- Costco
- Village Tavern Apartment Project
- Montgomeryville Mitsubishi
- Chick-fil-A Drive Thru Redevelopment
- Lloyd Industries Expansion
- Quick Lube of Carolina
- Panera Bread at Airport Square
- Worldwide Stereo Parking Expansion
- Worldwide Stereo Parking Expansion
- Holly Road Subdivision

DEPARTMENTAL TRAINING

The following training occurred during April for the Department:

There were 24 classes (324 staff attended) and 705 training hours (1100 staff training hours).

Department Hosted Training

- 5-2-1 Initial Response Procedure for Structure Fires
- Advanced Fire Police
- High-Pressure Air Bag
- Apparatus Familiarization
- Driver/Operator
- EMS Equipment Overview
- ESO Fire RMS
- Fire Police Training
- Ground Ladders
- HAAS Safety Systems
- Hazmat Awareness Proboard Certification
- Lithium-Ion Battery Incidents
- Master Stream Operations
- Pump Operations 1
- VRT 1006 Rescue Certification

Department Attended Training

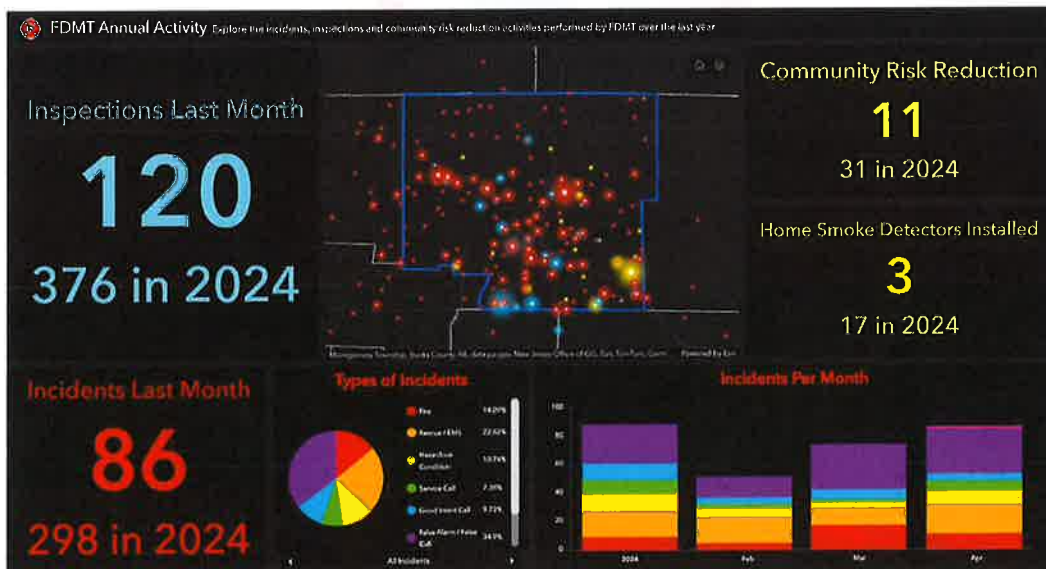
- DVIT PSU Leadership
- Effective Budgeting for the Fire Official
- Evidence Collection and Preservation
- FDIC Conference
- IAAI Conference
- Fire Company Officer Role in Emergency Management
- G 402 ICS Overview for Executives and Senior Officials
- Live Burn at Montgomery County Fire Academy
- Montgomery County EMA
- OSHA 502
- PAAI Jack Christmas Conference
- Propane and Natural Gas Appliance Fires
- PTSD for the First Responder Awareness

DEPARTMENTAL OPERATIONS

- The Department held a Live Burn Training at the Montgomery County Fire Academy.
- The Department held its annual banquet at PineCrest Country Club.
- Members of the Department attended several conferences including the IAAI Conference in Las Vegas, the FDIC Conference in Indianapolis, and the PAAI Jack Christmas Conference at PSU.
- Members completed National Proboard Certification in Vehicle Rescue.
- Members held CPR, First Aid, and AED Training for Township Staff.

OFFICE OF EMERGENCY MANAGEMENT & COMMUNITY RISK REDUCTION

- Staff is continuing to develop the Township's Continuity of Operations Plan. Staff are working to refine the Township's Communication Plan and EOC Operations.
- The Department is working with GIS to create Public and Internal Dashboards for Emergency Management.
- The Department is working with GIS to create a Public Dashboard for CRR activities.





Custom ▾ Apr 1, 2024 - Apr 30, 2024 ▾

79%

FIRE
Percentage of Total Incidents

21%

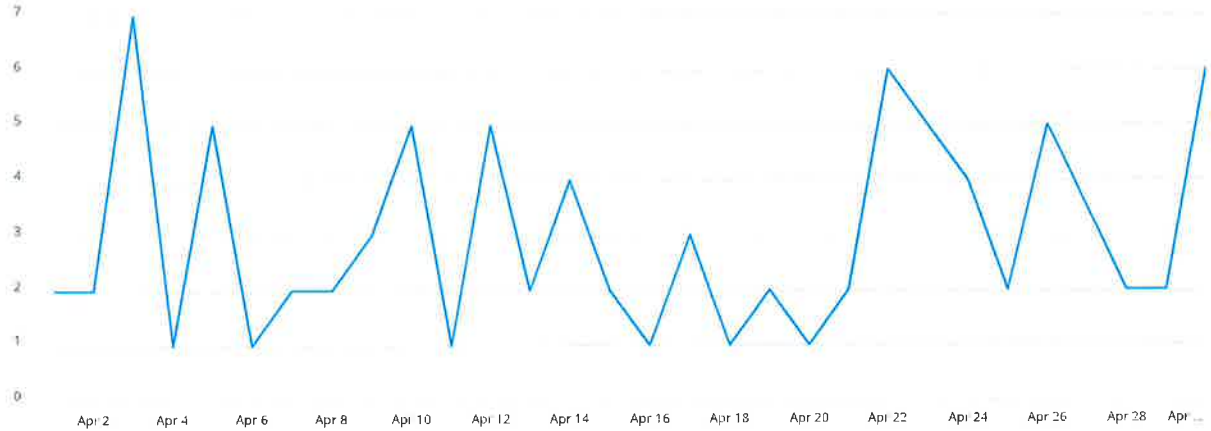
EMS
Percentage of Total Incidents

86

INCIDENTS
In Selected Time Slice

30

DAYS
In Selected Time Slice



Counts % Rows % Columns % All

Week Ending	4/7/24	4/14/24	4/21/24	4/28/24	5/5/24	5/12/24	5/19/24	5/26/24	6/2/24	6/9/24	6/16/24	6/23/24	6/30/24	Total
(11) Structure Fire	2	3	1	2										8
(13) Mobile property (vehicle) fire				1										1
(14) Natural vegetation fire				2										2
(31) Medical assist	6	3	2	2	1									14
(32) Emergency medical service (EMS) incident	1	2	1											4
(35) Extrication, rescue				1	1									2
(41) Combustible/f., spills & leaks		2			2									4
(44) Electrical wiring/equipm. problem	3	3												6
(55) Public service assistance	1	3		1										5
(56) Unauthorized burning		1	1											2
(60) Good intent call, other	1													1
(61) Dispatched and canceled en route	1		1											2
(65) Steam, other gas mistaken for smoke	1			1										2
(70) False alarm and false call, other			1	3	1									5
(71) Malicious, mischievous false alarm			1	1										2

Week Ending	4/7/24	4/14/24	4/21/24	4/28/24	5/5/24	5/12/24	5/19/24	5/26/24	6/2/24	6/9/24	6/16/24	6/23/24	6/30/24	Total
(73) System or detector malfunction				3										3
(74) Unintentional system/detector operation (no fire)	3	5	4	7	3									22
UNK	1													1
Total	20	22	12	24	8									86

Filter statements

Filter: Days In Alarm DateTime: 4/9/24 (to 4/30/24) Is Locked: true

Incident Type

Incident Type	# of Incidents			Grand Total
	Combination	Stpend	volunteer	
Alarm system activation, no fire - unintentional	6		2	8
Alarm system sounded due to malfunction	3			3
Arcing, shorted electrical equipment	1		1	2
Assist police or other governmental agency	1	1	2	4
Brush or brush-and-grass mixture fire	1		1	2
Building fire	2	1	2	5
CO detector activation due to malfunction			1	1
Carbon monoxide detector activation, no CO	1		1	2
Cooking fire, confined to container	1		2	3
Dispatched & canceled en route	1	1		2
Electrical wiring/equipment problem, other	2		1	3
Extrication of victim(s) from vehicle	1			1
False alarm or false call, other	5			5
Gas leak (natural gas or LPG)	2			2
Gasoline or other flammable liquid spill	1			1
Good intent call, other			1	1
Lightning strike (no fire)			1	1
Malicious, mischievous false call, other		1	1	2
Medical assist, assist EMS crew	9	2	3	14
Motor vehicle accident with injuries	3			3
Motor vehicle accident with no injuries			1	1
Passenger vehicle fire			1	1
Power line down	1			1
Public service assistance, other	1			1
Smoke detector activation, no fire - unintentional	7		3	10
Grand Total	53	4	26	83

1-25 of 30 Results



Rows per page 35

Average Response Time

Unit Name	Average Response Time Alarm To Arrival		
	Combination	Stpend	Volunteer
AC18	04m 15s		05m 01s
AC18-1		05m 26s	06m 57s
BC18	07m 03s	06m 50s	06m 23s
CH18	05m 38s		06m 01s
DC18	07m 06s	04m 37s	05m 25s
E18	03m 55s		06m 07s
POV	04m 04s	10m 02s	05m 46s
SD18	04m 45s	04m 45s	05m 16s
SD18-1	04m 15s	06m 33s	07m 22s
SS18	03m 48s	45m 45s	07m 19s
SS18-1	04m 59s		07m 50s
STA18A	04m 27s	16m 40s	05m 42s
STA18B	05m 09s	10m 02s	05m 16s
TR18	05m 06s	07m 20s	06m 41s
TW18	03m 29s		07m 32s

Average Personnel Response

Combination	Average Personnel Response		
	Stpend	volunteer	Grand Total
	7.85	6.71	11.35
			8.8

Automatic & Mutual Aid

Aid Given Or Received	# of unique Incident Number
Automatic aid given	20
Automatic aid received	5
Mutual aid given	11
Mutual aid received	3
None	47
# of unique Incident Number	86

Filter statement

Filters **Days In Alarm DateTime** 4/1/24 to 4/30/24 **Is Locked** true

Department Overall Response Times

Average Response Time Alarm To Arrival		
Combination	Suspend	Volunteer
00h 04m 31s	00h 12m 29s	00h 06m 09s

Department Average Response Time

Average Response Time Alarm To Arrival

0h:5m:35s

DEPARTMENT OF PLANNING & ZONING
April 2024

Permits Submitted – 128	<i>(April 2023 – 88)</i>
YTD Permits Submitted – 377	<i>(2023 YTD – 379)</i>
Permit Fees Collected - \$48,239	<i>(April 2023 – \$21,202)</i>
2024 YTD Permit Fees - \$243,769	<i>(2023 YTD – \$182,870)</i>
Permits Issued – 76	

Non-Residential Building Permits Submitted / Under Review:

Target / 125 Witchwood Drive – Interior Alterations
DVM Manufacturing / 295 Dekalb Pike – Interior Alterations (issued 4/24)
La-Z-Boy / 976 Bethlehem Pike – Interior Alterations
Kibitz Room (Higher Rock Retail) - 1004 Bethlehem Pike – New Construction, 5983 sq ft Deli – Awaiting Resubmittal (pending Applicant Design Changes)
Bharatiya Temple – 1612 County Line Road – New Learning Center building. Resubmittal currently under review. Awaiting Additional information requested.
Paris Baguette – 1222 Welsh Road (former Karate space) – new restaurant with outdoor seating. Awaiting Resubmittal.
House of Biryani & Kebabs – 111 Garden Golf Blvd (former SaladWorks space) – new restaurant. Working with Sewer Authority for grease trap. Awaiting resubmittal.

Non-Residential Building Permits Issued / Under Construction:

Wild Bill's Game Room / 803 Horsham Road – Tenant Fit-out
Carter's – 3 Airport Square - Existing Tenant interior alterations
Top Pot Korean BBQ and Hot Pot . Nanxiang Express – Interior Alterations – new restaurant in former Grub Burger Bar & Zoe's Kitchen spaces (Montgomery Mall)
Starbucks – 776 Bethlehem Pike – Interior Alterations
Hot Pot Noodles – 110 Garden Golf Blvd – Tenant Fit-out
Jefferson Health – 1010 Horsham Rd – medical office fit-out / PET Scan
Acura / 309 Autovest – 1009 Bethlehem Pike – Installation of two outdoor electric vehicle charging stations
Freddy's Street Food – 803 Horsham Rd – Tenant Fit-out
Lansdale Chrysler – 710 Bethlehem Pike – Installation of EV charging station
Best Dentist 4 Kids – 396 Doylestown Road – Tenant Fit-Out.
Westrum / Luxor Montgomeryville – 415 Stump Road - 225 Unit Apt. Building at 415 Stump Rd
Westrum / Luxor Montgomeryville – 415 Stump Road – Swimming Pool

New Residential Building Permits Submitted / Under Review: none

Non-Residential Certificates of Occupancy Issued:

Redner's Gasoline Facility – 1200 Welsh Road
Luv Car Wash – 739 Bethlehem Pike
Red Knight Print – 587 Bethlehem Pike Ste 200 – marketing services

Zoning Hearing Board Applications heard: none

LAND DEVELOPMENT						
PROJECT NAME	#	LOCATION	APP. DATE	MTPC	STATUS	
Higher Rock – Phase 1 & 2	694	Bethlehem Pike	12/18/17		Phase 1 Completed Phase 2 Under Construction	Design Center completed. Awaiting revised plans for Office Bldg
Village at Windsor	704	Horsham and North Wales – Vacant Lot	3/22/19		Under Review	Preliminary Approved July 2022
Bharatiya Temple – phase 2	707	County Line Road	8/14/19		Approved with conditions Jan 2022	Pre-Construction Mtg 1/25 Bldg Permit under review
Redners Gas Facility	709	1200 Welsh Rd				Under Construction CO Issued 4/2024
Walnut Knoll, Vilsmeier Rd	713	1109 Vilsmeier Rd			Maintenance Period	Construction completed
Westrum Lifestyle Apartments	717	13-17 Bethlehem Pk behind Roadway Inn	12/28/21	3/17/22	BOS Approval 3.28.22	Under Construction
LUV Car Wash	722	739 Bethlehem Pike	7/21/22	9/15/22	CU Approval 2.28.21 BOS 10/24 Maintenance Period?	CO Issued 4/2024
Pecan Properties	719	901 Lansdale Ave	1/4/22	3/17/22	LD Cond. Approval Granted	Under Construction
Higher Rock Townhouses	721	Bethlehem Pike	3/30/22	9/15/22	BOS 10/24 agenda	Under Construction
Antonucci 2 lot Subdivision	715	311 Stump Road				Finalizing DEP Sewer Module
Rita's Water Ice	LD-23-002W	752 Horsham Road		X	Reviews completed. Awaiting response	Staff Meeting held 6/1/23. Awaiting Resubmittal
JP Morgan Chase Bank	LD-23-003	773 Bethlehem Pike	4/24/23	3/21/24	Reviews completed 12/27/23, forwarded to applicant	Awaiting additional info for review comments
Taco Bell	LD-23-004	North Wales Road	4/28/23		PC 6/20/24	Resubmittal reviews due 4/26
Penn Medicine	LD-23-005 (C-79)	Dekalb Pike	5/4/23		Under Review (resubmittal) due 3/8/24	CU Approval 4/10/23, LD BOS Approval 8/28/23
Atlas Broadband	LD-23-006 C-80	1011 Lansdale Ave	5/5/23 7/28/23		BOS Approved CU 9/26, LD 11/13/23	CU - BOS 9/26 LD - BOS 11/13/23
Raising Canes	LD-23-007	860 Bethlehem Pike	7/21/23	10/23	BOS Approved 10/23/23	Submitted plans per approval, reviews due 4/26
Lloyd Industries	LD-23-008	231 Commerce Drive	9/1/2023		Staff Meeting held 1/29/24	Awaiting Resubmittal
Panera Bread	LD-23-009	801 Bethlehem Pike	11/6/23		Reviews completed – Need Conditional Use	Submitted Revised Plans, reviews due 2/16/24, Awaiting CU application
Panera Bread	C-24-001	801 Bethlehem Pike	2/29/24	4/18/24		BOS 4/25/24
Chick-Fil-A Drive Thru	LD-23-010	794 Bethlehem Pike	11/10/23		PC 4/18/24	BOS 4/25/24
309 Autovest Properties, LP / Mitsubishi	C-81	1011 Bethlehem Pike	10/3/23		BOS Approved 11/27/23	PC 11/16/23 BOS 11/27/23
309 Autovest Properties, LP / Mitsubishi	LD-23-011	1011 Bethlehem Pike	12/27/23	6/20/24	Under Review	Reviews due 1/26/24
Quick Lube of Carolina	LDS-24-001	737 Bethlehem Pike	2/7/24	4/18/24	PC 4/18/24	BOS 4/25/24
Harry Hassan / Village Shopping Center	C-82	511 Stump Road	10/17/23	done	BOS Approved 12/11/23 Awaiting Written Decision	PC 11/16/23 BOS 12/11/23
Harry Hassan / Village Shopping Center	LDS-24-002	511-521 Stump Rd		6/20/24		
Mitzvah Circle Foundation	LDS-24-003	435 Doylestown Rd	3/13/2024	n/a	n/a	Submitted escrow to complete improvements
109 Holly Drive	LDS-24-004	Holly Drive	4/25/24			2-lot subdiv. Reviews Due 5/24/24

Other Planning Department Projects:

Scanning (Scantek / Laserfiche) – Approximately 90% of property files have been scanned and formatted into individual property folders in order to add future documents to the electronic property file. The department has spent the last year cleaning out property files and Land Development files prepping for scanning (removing duplicates and unnecessary paperwork). ZHB files have been picked up and currently being scanned. Basement files are being prepared for scanning in 2024 along with the Land Development and old property files stored in the basement. The department is researching the option to purchase / lease a large plan scanner for in-house future scans / copies.

Tyler Software / EP&L - The gathering of information for the Permitting, Land Development, and Zoning Hearing Board modules within the software has been completed. Tyler Software will continue to build the program for Land Development and Zoning Hearing Board processes. Permitting is currently being tested and updated accordingly.

Local Government Day – The department participated in the annual local government day for students at Montgomery Elementary School

2024 Community Forestry Workshop – This year's workshop has been scheduled for Friday, November 1, 2024. We have reached out to Bartlett Tree Experts to begin preparing the agenda and contact regular and potential speakers.

Roy Rodriguez Annual Arbor Day Tree Giveaway – The event was held on April 27th. 275 trees were distributed to Township residents along with reusable bags.



MONTGOMERY TOWNSHIP POLICE DEPARTMENT



Activity Report for April 2024

Crime Data:	Total Calls for Service:	2,843
	Total Part I Crimes:	31
	Total Part II Crimes:	112
	Total Criminal Arrests:	70
Crash Data:	Total Crashes:	98
	Reportable Crashes:	22
	Non Reportable Crashes:	76
	Injuries:	20
Traffic Enforcement Activities:	Traffic Stops:	868
	Traffic Citations:	322
	Warning Notices:	9
	Field Contact Cards:	681
	Traffic Complaints Received	47
	Selective Enforcements:	164
Other Police Activities:	Assist Fire Department:	47
	Building Alarms:	105
	Direct Patrols:	444
	Lockouts:	14
	Medical Assistance:	137
	School Walk-Through:	17
	Vacant Home Checks:	20
	Training Hours:	970.83
Specialty Unit Usage:	Canine Unit:	29
	Mobile Incident Response Team:	0
	Montgomery County SWAT-CR:	0
Personnel Overtime:	Court Overtime:	8
	Highway Grant Overtime:	44
	Regular Overtime:	22.5
	Special Duty Overtime	31.5
	Non-Sworn Overtime:	61.5
	Sworn Comp Time:	29
	Non-Sworn Comp Time:	6.5

Montgomery Township Police Department
Monthly Activity Report
April 2024

COMMENDATIONS:

On April 5, 2024, township resident Nancy Bruchbocker messaged the department, thanking officers for keeping our community safe.

On April 5, 2024, an email was received from Sue Korpics thanking Officer Millevoi for his kindness and professionalism after a recent interaction when her vehicle became disabled.

On April 6, 2024, township resident Mehta Patel stopped at the station to thank officers for keeping our community safe.

On April 11, 2024, an email was received from Angie Bell from Montgomery Elementary thanking Officer English for his participation in Local Government Week.

On April 12, 2024, township resident Joseph Rhodes messaged the department to thank officers for their kindness after his son won an escort to Bridle Path Elementary.

On April 16, 2024, an email was received from Denise Evangelisto thanking officers for participating in the Autism Awareness Day at Montgomery Mall on April 13, 2024.

On April 21, 2024, a call was received from Jae Lee thanking officers for their professionalism during a recent call for service.

On April 23, 2024, township resident Pat Tedesco stopped at the station to thank Officer Seydel for his work after a recent reckless driver complaint.

On April 26, 2024, an email was received from Armando Mercon of the North Montco Technical Career Center Thanking Officer Haber and canine Riggs for their recent presentation to his class.

EDUCATION:

From April 1, 2024, to April 3, 2024, Officer Woch attended Penn State University High Impact Supervision training at North Coventry Township.

On April 3, 2024, and April 4, 2024, Sergeant Rushin and Officer Seydel attended MSWAT-CR training at the Montgomery County Public Safety Training Campus.

Montgomery Township Police Department
Monthly Activity Report
April 2024

On April 4, 2024, Officer Orrison attended High-Risk Vehicle Stop training at the Bucks County Police Training Center.

On April 9, 2024, and April 10, 2024, Lieutenant Dougherty attended the Pennsylvania Criminal Justice Advisory Board Conference in Harrisburg, PA.

On April 10, 2024, Officer Haber and Officer Eufrazio attended Canine In-Service training in Montgomery Township, PA.

From April 17, 2024, to April 19, 2024, Officer Haber attended SWAT & K9 Interacting During Deployment training in Tilden Township, PA.

From April 16, 2024, to April 18, 2024, Officer Millevoi attended Montgomery County Emergency Services Crisis Intervention Specialist training in Norristown, PA.

On April 24, 2024, Officer Eufrazio, Officer Woch, and Officer Haber attended Canine In-Service training in Montgomery Township, PA.

On April 24, 2024, and April 25, 2024, Sergeant Davis attended Supervising the Field Training Program training at the Bucks County Police Training Center.

On April 29, 2024, Detective Walter attended a Financial Document Analysis training at the Bucks County Police Training Center.

During the month of April, officers have been attending a 12-hour in-service Defensive Tactics and Less Lethal Training at the Montgomery Township Recreation Center, instructed by Officer English.

NOTED INCIDENTS:

On April 2, 2024, officers responded to the Marriott Residence Inn for a domestic. Upon arrival, officers spoke with the victim, who stated her boyfriend slapped her across the face and choked her after a verbal argument. Officers observed bruising, redness, and scratches on the victim. Officers checked the area and located the boyfriend. A routine records check revealed that the boyfriend had an active arrest warrant. The boyfriend was taken into custody. A search of the boyfriend incident to arrest yielded methamphetamine and drug paraphernalia. The boyfriend was charged with strangulation and related offenses.

Montgomery Township Police Department
Monthly Activity Report
April 2024

On April 4, 2024, officers conducted a traffic stop on a white Volkswagen on Knapp Road for a motor vehicle violation. Upon speaking with the vehicle operator, officers noted the odor of marijuana emanating from inside the vehicle. The operator advised officers that he did not have a medical marijuana card and produced a pill container with marijuana inside. Officers requested consent to search the vehicle, which was granted. A search of the vehicle revealed approximately 8 grams of cocaine. The operator was taken into custody and charged with violations of the Drug Act.

On April 5, 2024, officers responded to Best Buy for a late retail theft report. Upon arrival, loss prevention personnel advised that a subject entered Best Buy in February of 2024 and placed two vacuums in his cart. The subject then went to the return counter, handed one vacuum from the cart to the employee, and stated that he wanted to exchange it for the other vacuum in his cart. The subject provided a receipt from another Best Buy, deceiving the employee into thinking he had purchased one of the vacuums. The subject received a credit for \$699.99 for the first vacuum and purchased the other vacuum with the credit. The subject then exited the store. Officers later located the subject, arresting and charging him with theft by deception and related offenses. The arresting officer has since been contacted by several other departments from multiple counties about this subject and his method of criminal operation. Similar charges are now pending against the subject from other jurisdictions.

On April 5, 2024, officers conducted a traffic stop on a black Hyundai on Bethlehem Pike for a motor vehicle violation. Upon speaking with the occupants, officers noted their nervous behavior and inconsistent statements. While conducting field interviews with the occupants, officers observed drugs and drug paraphernalia. Officers requested consent to search the vehicle, which was granted. A search of the vehicle revealed 21 packets of heroin and drug paraphernalia. Additionally, the driver was found to have four bags of heroin and four vials of crack cocaine. A routine records check of the subjects revealed four active warrants. Both occupants were taken into custody for the warrants, violations of the Drug Act, and related offenses.

On April 12, 2024, officers conducted a traffic stop on a gray Honda on Stump Road for a motor vehicle violation. Upon speaking with the occupants, officers noted their nervous behavior and inconsistent statements. While conducting field interviews with the occupants, officers observed evidence commonly used during recent residential burglaries. Officers requested consent to search the vehicle, which was granted. A search of the vehicle revealed numerous burglary tools, including masks, hats, gloves, and large portable battery chargers with multiple USB ports. These items are similar to items utilized in recent burglaries throughout the area.

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Marijuana was also located during the vehicle search. The owner of the marijuana was arrested and charged with violations of the Drug Act. Additionally, officers requested consent to gather DNA swabs and fingerprints from the occupants, which was granted. This investigation is ongoing.

On April 13, 2024, officers conducted a traffic stop on a white Dodge on Bethlehem Pike for a motor vehicle violation. Upon speaking with the occupants, officers noted their nervous behavior and inconsistent statements. While conducting field interviews with the occupants, officers observed drug paraphernalia in the vehicle. The vehicle was impounded, and officers applied for a search warrant. The search warrant was approved, and a subsequent search resulted in the recovery of heroin, methamphetamine, and drug paraphernalia. Officers also located a lockbox in the vehicle. An additional search warrant was completed for the lockbox, which was found to contain coins and jewelry. An information bulletin regarding the coins and jewelry was disseminated to surrounding departments. The subjects were charged with violations of the Drug Act; the investigation into the coins and jewelry is ongoing.

On April 16, 2024, officers conducted a traffic stop on a red Honda on Bethlehem Pike for a motor vehicle violation. Upon speaking with the occupants, officers noted their nervous behavior and inconsistent statements. While conducting field interviews with the occupants, officers observed drug paraphernalia in the vehicle. Officers requested consent to search the vehicle, which was granted. A search of the vehicle revealed additional drug paraphernalia. Upon realizing that drug paraphernalia had been located, one of the occupants retrieved heroin, methamphetamine, and more drug paraphernalia from inside her clothing. The occupant was taken into custody for violations of the Drug Act and offered the Law Enforcement Treatment Initiative Program (LETI), which she agreed to participate in.

On April 24, 2024, officers filed deceptive business practices and criminal use of communication facility charges against a Flushing, New York subject. In April 2022, a Montgomery Township resident was convinced he was dealing with a cryptocurrency broker, ultimately investing \$90,000.00 with the subject. The resident was then locked out of the account he created with that subject and could not access his money. After numerous search warrants, officers were able to identify the subject who posed as the cryptocurrency broker. Additionally, evidence indicates that this individual may have defrauded multiple victims across the United States for nearly two million dollars.

On April 28, 2024, officers conducted a traffic stop on a black Nissan on Bethlehem Pike for a motor vehicle violation. Upon speaking with the occupants, officers noted their nervous behavior and inconsistent statements. While conducting field interviews with the occupants, officers

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observed the driver fall asleep while speaking with them. Officers believed the operator was intoxicated and conducted standardized field sobriety tests on the subject. The operator was subsequently taken into custody for driving under the influence. Officers requested consent to search the vehicle, which was granted. As the passenger exited the vehicle so that the officer could conduct the search, a plastic bag containing heroin, crack cocaine, Oxycontin, and Oxycodone pills fell from the passenger's pocket. The passenger was arrested and charged with violations of the Drug Act and related offenses.

On April 29, 2024, officers responded to the area of the 202 Parkway between Horsham Road and County Line Road for a report of a motor vehicle crash. Upon arrival, officers immediately located one victim who was fatally injured. Officers began searching for any additional involved parties and located a front passenger deceased inside the vehicle. Officers spoke to the driver of the struck vehicle, who stated the other vehicle crossed over into their lane, striking their vehicle and causing a towed vehicle to fall from the trailer onto the roadway. The North Penn Crash Team assisted with this ongoing investigation.

On April 29, 2024, a Telford subject was arrested and charged with theft and related offenses. In October 2023, a Montgomery Township resident reported he had recently befriended the subject. During that time, he learned that the subject had written an unauthorized check for \$10,000.00 on his account. After numerous search warrants, officers determined that the subject stole over \$61,000.00 by utilizing phone apps and creating accounts in the resident's name.

ITEMS OF INTEREST:

On May 11, 2024, department personnel participated in Local Government Week.

On May 13, 2024, department personnel participated in MTBSA Opening Day at Maule Park at Windlestrae.

On May 20, 2024, department personnel attended the International Spring Festival at North Penn High School.

On May 24, 2024, department personnel attended the DUI Reenactment for North Penn High School students.

On May 27, 2024, the department participated in National Drug Take Back Day. Three hundred twenty-six pounds of drugs were turned over for destruction.

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UPCOMING EVENTS:

May 11, 2024: Kids Fingerprinting Event at Old Navy

May 17, 2024: Senator Collett Senior Expo at Mont-CRC

May 18, 2024, and May 19, 2024: Canine Scent Certification hosted by Montgomery Township.

May 24, 2024: Stars, Stripes, and Remembrance Event at Maule Park at Windlestrae

May 27, 2024: Neshaminy Falls Memorial Day Event at the Municipal Complex

Montgomery Township Public Works Department

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PARKS/OPEN SPACE:

- Routine maintenance & repairs, mowing & trimming, trash removal, playground inspection and equipment maintenance.
- The following tree work was done throughout the Township:
 - Scott D., Scott Y., Larry, Chris & Dale removed a downed Township tree from a resident's property on Clover Leaf Lane.
 - Scott D., Scott Y., Larry, Chris & Dale removed fallen tree across Enclave Boulevard.
 - Scott D., Scott Y., Larry, Chris & Dale removed a pine tree that was beginning to fall at Hourglass Park.
 - Scott D., Scott Y., Larry, Chris & Dale removed a downed pine tree from the Line Street basin.
 - Scott D., Scott Y., Larry, Chris & Dale removed a downed weeping willow tree from the Veronica Lane basin.
- Scott D., Scott Y., Larry, Chris & Dale reorganized the PW storage building on the Zehr property to make room for the snow fighting equipment.
- Scott D., Chris & Dale removed miscellaneous snow fighting equipment and took it to the Zehr property for storage.
- Scott D., Scott Y., Larry, Chris & Dale removed the grow tarps from the soccer fields at William F. Maule Park at Windlestrae.
- Scott D., Scott Y., Dale, Larry & Chris completed renovations to the baseball fields William F. Maule Park at Windlestrae.
- Scott D., Scott Y., Larry, Chris, Dale & Josh stoned the muddy trails in William F. Maule Park at Windlestrae and Windlestrae Park – Rose Twig.
- Dale & Larry turned on all the park water fountains.
- Larry slit seeded and spread fertilizer on all park athletic fields.
- Scott D., Scott Y., Larry, Chris & Dale cleaned the Admin. building flower beds in preparation for Election Day.
- Scott D. & Larry sprayed the invasive bamboo at the Country Lane basin.
- Scott D. assisted with the leaf collection that took place on April 20th at William F. Maule Park at Windlestrae.
- Scott D., Scott Y., Larry, Chris, Dale & Josh took delivery of 275 trees in preparation for the 2024 Arbor Day.
- On April 27, 2024, Scott D., Scott Y. & Josh worked the Arbor Day tree giveaway.

ROADS:

- Joe, Bill, Scott S., Josh & Bryan continued rebuilding inlets in preparation for the 2024 Road Projects.
- Bryan & Joe cleared various drainage areas of debris as part of the MS4 Stormwater requirements.
- Jack, Scott S., Bill, Joe & Bryan closed various roadways due to flooding and downed trees from two (2) severe storms.
- Scott S. handled several resident complaints throughout the Township.
- Bill, Bryan & Joe stabilized a drainage swale utilizing stabilization fabric and large stone.
- Scott S., Bill, Bryan & Joe replaced storm sewer lid in the parking lot of the Stump Road Firehouse and prepped the parking lot for paving.
- Scott S., Joe, Bill, Bryan, Jack & Josh removed and replaced several storm sewer lids in preparation for the 2024 Road Projects.
- Josh, Bryan & Joe continued sweeping Township roads as part of the MS4 Stormwater requirements.
- Bill & Joe filled in various sinkholes with topsoil throughout the Township.
- Bill finished the semi-annual basin inspections as part of the MS4 Stormwater requirements.
- Scott S. monitored ongoing projects being done by contractors for Montgomery Township.
- Jack performed the annual services and routine maintenance on several Township vehicles.
- Jack performed the annual inspections on several Township vehicles and trailers.

FACILITIES:

- Jeff cleaned the Administration & Police Department complex.
- 4/5/24 – Todd & Dave responded to a traffic signal cabinet that was struck by a vehicle at Route 202 Parkway & Costco Drive because of a vehicle accident. Todd & Dave were able to get the intersection up and running and called Armour & Sons to replace the cabinet and any damaged equipment inside.
- Several streetlights were out along Clayton Court. Staff found that Verizon damaged street light conduit and wiring when installing cable lines. Verizon contracted Danella to repair conduit. Todd, Don, Larry, Dave pulled new wires through conduit, replaced one junction box, and installed an additional junction box where Danella tied into the existing conduit to get the lights working.
- 4/15 & 4/22/24 Todd & Dave responded to the Windlestrae House for vandalism, cleaned up broken glass and boarded up several windows.
- 4/23/24 – Greg, Todd & Don attended the final inspection of RRFB's at Spring Valley Drive/Upper State Road and Kenas Road/Davis Drive. Created a punch list with Armour & Sons, PennDOT, Gilmore & Associates.
- Todd, Don, Dave & Larry made minor building repairs and improvements to the Administration & Police Department Complex, CRC, both firehouses, and the park restrooms.
- Dave, Don, Todd & Larry responded to a total of 217 PA One Calls throughout the month.
- Dave worked with Gilmore, Rhythm Engineering, Signal Control and Tony Still to address ongoing traffic signal issues.



EMS Zone Report

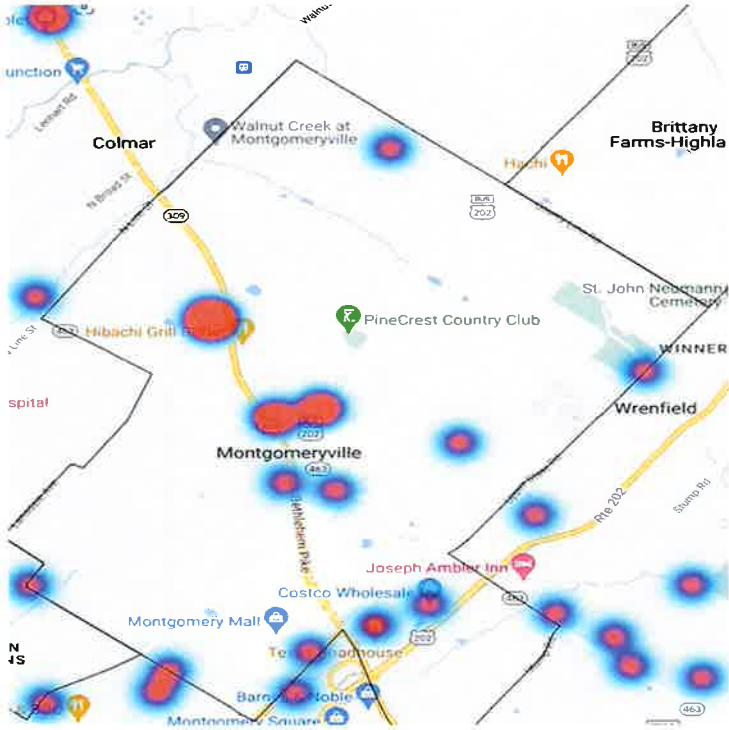
Montgomery Township

April 2024

Montgomery 911 Call Volume: 167
Agency Wide 911 Calls: 1039
Average Chute Time: 0m: 42s
Average Response Time: 6m: 58s

VMSC's Level of Service

Unit Level of Service	# of Calls
ALS-Paramedic	121
ALS-Physician	1
BLS-AEMT	34
BLS-Basic /EMT	11



Top 5 Call Types

Type of Incident	#
Sick Person	45
Falls	21
Traffic Accident	16
Breathing Problem	15
Chest Pain (Non-Traumatic)	13
No Other Appropriate Choice	11
Psychiatric Problem/Abnormal Behavior/Suicide Attempt	5
Altered Mental Status	5

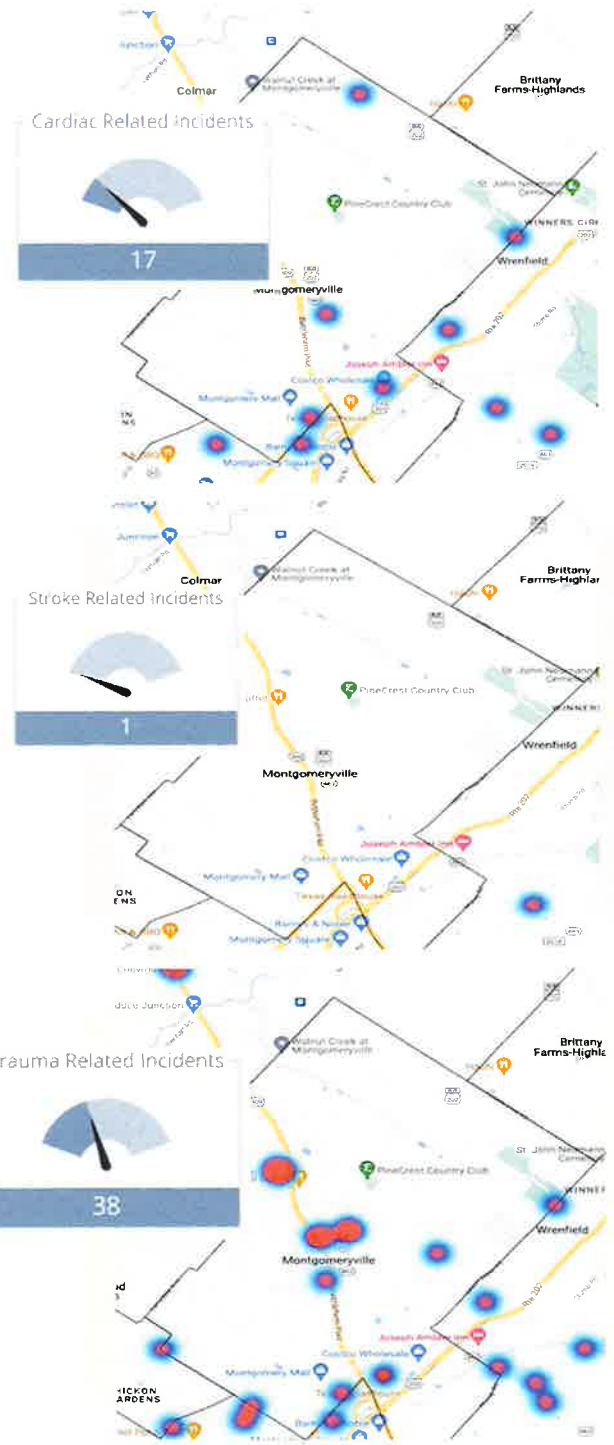
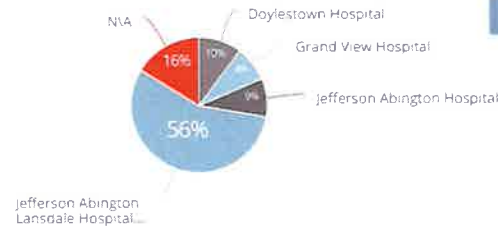
Barriers to Provide Care

Barriers To Care	#
None Noted	126
Psychologically Impaired	11
Uncooperative	6
Language	5
Hearing Impaired	4
Obesity	4
Physically Impaired	2

Transport Disposition

Disposition	#
Transported No Lights/Siren	121
Transported Lights/Siren	20
Patient Refused Evaluation/Care (Without Transport)	15
Cancelled on Scene/No Patient Found	5
Cancelled (No Patient Contact)	4

Hospital Transport



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #14

SUBJECT: New Business – Committee Board Liaison Reports
MEETING DATE: May 28, 2024
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

BACKGROUND:

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