

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
SEPTEMBER 9, 2024
7:00 P.M.

www.montgomerytp.org

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

Carolyn McCreary
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Public Comment
4. Announcement of Executive Session
5. Consent Agenda:
 - Minutes of August 12, 2024 Meeting
 - Ratification of Payment of the August 26, 2024 Bills
 - Payment of the September 9, 2024 Bills
 - Escrow Release #1 and Start of Maintenance – Redner’s Gasoline
 - Escrow Release #2 – Bharatiya Temple Learning Center

Introduction:

6. Appointment of Community & Recreation Center Advisory Committee Member

Planning and Zoning:

7. The Village Shopping Center – Request for Preliminary/Final Land Development Approval
8. Review of Zoning Hearing Board Applications

Public Works:

9. Authorization to Proceed with Construction of Traffic Garden – Spring Valley Park

Administration and Finance:

10. Adoption of Ordinance #24-345: Municipal Waste Collection and Recycling
11. Pennsylvania Municipal League - Request for Legislative Liaison
12. Certification of 2025 Minimum Municipal Obligation (MMO) for the Police Pension Fund and Non-Uniformed Employees’ Pension Fund

Old Business:

New Business:

13. Review and Approve New Sign for Korean War Memorial America-Korea Alliance Peace Park
14. Discussion on Township Funding: VMSC and the North Wales Area Library
15. Rose Twig Bathroom Project – Montgomery Township Municipal Sewer Authority
16. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #03

SUBJECT: Public Comment
MEETING DATE: September 9, 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: Announcement of Executive Session
MEETING DATE: September 9, 2024
BOARD LIAISON:
INITIATED BY: Township Solicitor

BACKGROUND:

The Township Solicitor will announce that the Board of Supervisors met in Executive Session and will summarize the matters discussed.

The Board of Supervisors met in Executive Session via Teams on Monday, August 19 at 5:00 p.m. to discuss a personnel matter.

The Board of Supervisors met earlier this evening at 6:30 p.m. to discuss a personnel matter and two litigation matters.

The topics discussed are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #05

SUBJECT: Consent Agenda
MEETING DATE: September 9, 2024
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the August 12, 2024 Board meeting
- Ratification of Payment of Bills for August 26, 2024
- Payment of Bills for September 9, 2024
- Escrow Release #1 and Start of Maintenance – Redner’s Gasoline
- Escrow Release #2 – Bharatiya Temple Learning Center

- 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
AUGUST 12, 2024**

1. Call to Order: The August 12, 2024 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Candyce Fluehr Chimera called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

Chair Candyce Fluehr Chimera
Vice-Chair Audrey R. Ware
Supervisor Tanya C. Bamford
Township Solicitor John Walko, Esq.
Township Manager Carolyn McCreary

ALSO IN ATTENDANCE:

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

ABSENT:

Supervisor Annette M. Long
Supervisor Beth A. Staab

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, Ms. Chimera made the following announcements: National Night Take 2 Event has been rescheduled to Tuesday, August 20, 2024 from 6:00 pm to 9:00 pm at the William F. Maule Park at Windlestrae. Come out and celebrate Police and community partnerships. The August Blood Drive will be held on Wednesday, August 28, 2024 from 1:00 p.m. to 6:00 p.m. at the Community and Recreation Center.

4. Public Comment: Stephanie and Otto Gaylord, 109 Kelsey Drive, expressed concerns about the Zoning Hearing Board's decision to approve the extensive addition to the property located at 108 Cathedral Drive. Harry Smyser of 111 Kelsey Drive supported the Gaylords' position and asked what options the Board of Supervisors had going forward. Mr. Walko indicated that the Township has a standing in the matter but is waiting for the Zoning Hearing Board's written decision before deciding to appeal. Mr. Smyser stated that he supports the Board of Supervisors appealing the matter and recommended removing two members of the Zoning Hearing Board for malfeasance.

5. Announcement of Executive Session: Township Solicitor John Walko, Esquire, announced that the Board of Supervisors met in Executive Session earlier this evening at 6:30 p.m. in the Township building to discuss three litigation matters. Mr. Walko stated that the topics discussed are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

6. Consent Agenda:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (3-0), the minutes of the July 8, 2024 Board meeting, the ratification of Payment

of Bills for July 19, 2024, the Payment of Bills for August 12, 2024, Escrow Release #5 – Beer & Wine Mill Realty LP, Escrow Release #3 and Start of Maintenance Period – LUV Car Wash, Escrow Release #10 – Westrum Development and Escrow Release #1 – Bharatiya Learning Center were approved as submitted.

Presentation:

7. Swearing-In of New Police Officers: Chief Bendig reported that recruit hiring processes were initiated to fill vacancies within the Department’s Patrol Division on January 29, 2024 and March 17, 2024. Fifty-four applicants competed for the position of Recruit Police Officer in this hiring process. Chief Bendig introduced the top candidates, Mason Strauss and Louis Ricci, to be considered for appointment to the position of Recruit Police Officer. Ms. Chimera administered the oath of office to Mr. Strauss and Mr. Ricci.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford and unanimously carried (3-0), the Board appointed Mason Strauss and Louis Ricci to the position of Recruit Police Officers in the Montgomery Township Police Department, effective August 13, 2024.

Planning and Zoning:

8. Proposed Text Amendment Discussion – 1008 Upper State Road: Marc Kaplan, Esquire, representing Daniel Dunleavy, reported that he owns two adjacent properties located at 1008 Upper State Road. In 2008, these properties and several adjoining parcels along Horsham Road were re-zoned from Residential (R2) to BP – Business Professional with a corresponding zoning text amendment, Special Regulations, where a BP property abuts a residential zoning district. Mr. Kaplan proposed a text amendment to the 5,000 sq ft building size provision, specifically increasing it to a single floor area of 10,000 square feet provided that certain conditions were met. Mr. Kaplan explained that over the years, various businesses were interested in purchasing the property but could not make a 5,000-square-foot building functional for their use. Mr. Dunleavy has a prospective buyer for the property, but they need the larger building for their business. The Board consensus was that they were not opposed to the idea. Mr. Kaplan was instructed to submit a formal application for a Change of Zoning / Text Amendment to proceed.

9. Authorization to Advertise the Shade Tree Amendments Ordinance: Ms. McConnell reported that proposed amendments to the Shade Tree Ordinance are ready for advertisement. The proposed amendments include updating definitions, adding provisions for permitting the removal/replacement of residential street trees, and updating shade tree protection, replacement, and pruning provisions.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (3-0), the Board authorized staff to advertise the proposed amendments to Chapter 189 of the Code of Montgomery Township as presented.

10. Amending Appointments for Planning Commission – Ms. McConnell reported that the Planning Commission has seven members and two alternates appointed by the Board of Supervisors. Tom Borghetti has served on the Planning Commission since July 2019. He was previously appointed as an alternate and would like to be appointed as a member. To maintain the number of members and alternates, Rutuke Patel has volunteered to modify his appointment to the alternate role.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Ware, and unanimously carried (3-0), the Board appointed Tom Borghetti as a member of the Planning Commission with a term to expire January 2025 and appointing Rutuke Patel as an alternate member of the Planning Commission with a term to expire January 2026.

Public Safety:

11. Adoption of Ordinance #24-343, Amend Vehicles and Traffic: Automated Red-Light Enforcement – Chief Bendig presented the amendment to add Automated Red Light Enforcement. In 2023, members of the police department’s Highway Safety Unit conducted a comprehensive evaluation of traffic crashes within the township to identify how best to reduce crashes and ensure the safety of the motoring public and pedestrians within the community. High accident locations were identified, and strategies were implemented to reduce these crashes. On February 26, 2024, members of the police department’s Highway Safety Unit conducted a presentation at the Board of Supervisors meeting, requesting input regarding the implementation of an automated red-light enforcement camera program to be utilized at intersections that continue to trend with high crash occurrence despite efforts undertaken to reduce these collisions.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (3-0), the Board adopted Ordinance #24-343 - amending the Township Code Part II, General Legislation, Chapter 222—Vehicles and Traffic, adding Article IX, *Automated Red-Light Enforcement*.

12. Capital Purchase of Mobile Data Computers – Chief Bendig reported that mobile data computers (MDCs) are installed in each police vehicle utilized for patrol activities. These devices act as the patrol officer’s link to several information services. The existing MDCs were installed in 2019 and have reached their end of life. The department is proposing the replacement of these MDCs while maintaining the original docking stations that are operational and compatible with the new equipment. A quote was received from Patrol PC, an authorized vendor under the Co-Stars Cooperative Purchasing Program to provide the MDCs, at \$61,967.38. The 2024 approved Budget for the Police Department included \$62,000 to purchase replacement MDCs.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Ware, and unanimously carried (3-0), the Board approved the purchase of the fourteen (14) MDCs, from the authorized vendor under the Co-Stars Cooperative Purchase Program and a total cost of \$61,967.38 per their quote dated August 7, 2024.

Public Works:

13. Montgomery County Consortium Fuel Bid - Mr. Reiff reported that the Township can purchase petroleum products from the Montgomery County Consortium Fuel Contract. Pilot Thomas Logistics has been awarded the contract, which is valid for one year and will run from September 1, 2024, to August 31, 2025.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (3-0), the Board approved the Township's participation in the Montgomery County Consortium Fuel Contract awarded to Pilot Thomas Logistics for the purchase of petroleum products for a period of one year ending on August 31, 2025.

14. Ratification of Emergency Replacement of Traffic Signal Controller – Mr. Reiff reported that as part of the Westrum project (Luxor Apartments), Armour & Sons Electric, Inc. was contracted to install battery backup, emergency preemption, and pedestrian crossings to the traffic signal at Route 309 & Knapp Road. While in the progress of the upgrades, Armour & Sons determined that due to the age and condition of the controller cabinet and its components, there is no way for them to make the necessary upgrades to the cabinet and ensure proper operation of the signal. Armour & Sons and Signal Control Products advised that the controller cabinet needs immediate replacement to avoid dangerous signal malfunction.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (3-0), the Board ratified the purchase and installation of a replacement traffic signal controller cabinet for Route 309 & Knapp Road at a total cost of \$31,168.00.

Parks and Recreation:

15. Approval of Fall 2024 Recreation Programs and Fee Schedule – Mr. Shaffer provided the lineup of fall activities and programs and announced that the community and recreation center is thriving.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Ware, and unanimously carried (3-0), the Board approved the 2024 Fall Recreation Programs and Fee Schedule amendment as submitted.

Administration and Finance:

16. Advertisement of Proposed Ordinance Amendment – Municipal Waste Collection and Recycling Ordinance: Ms. McCreary reported that the Township is one of eleven (11) municipalities that are members of the Northern Montgomery County Recycling Commission (NMCRC). This Commission was established to implement the Municipal Waste Planning, Recycling and Waste Reduction Act of 1988. Correspondence was received from the NMCRC's Solicitor informing the Township of the changes recommended by the Commissioners of the

NMCRC. The recommended changes are included in a new ordinance, which the Commission requests each member to adopt.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (3-0), the Board authorized the advertisement of the Proposed Amendment to the Municipal Waste and Recycling Ordinance.

17. Adjournment: Upon motion by Ms. Chimera and seconded by Ms. Bamford, the meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



Montgomery Township, PA

Check Report

By Check Number

Date Range: 08/09/2024 - 08/26/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT003076	PECO Energy	08/12/2024	Regular	0.00	4,788.10	99316
MT001338	Fulton Cardmember Services	08/15/2024	Regular	0.00	894.76	99317
PAYR-EIT WAGE	HAB EIT	08/15/2024	Regular	0.00	13.73	99318
PAYR-IAFF	Montgomery Township Professional	08/15/2024	Regular	0.00	280.89	99319
MT000040	Acme Uniforms For Industry	08/26/2024	Regular	0.00	476.06	99320
MT000046	Adam J. Morrow	08/26/2024	Regular	0.00	150.00	99321
MT000050	Adam Zwislewski	08/26/2024	Regular	0.00	280.00	99322
MT000029	Andrew Weiner	08/26/2024	Regular	0.00	150.00	99323
MT000233	Angel G. Mejias	08/26/2024	Regular	0.00	300.00	99324
MT000279	AramSCO, Inc.	08/26/2024	Regular	0.00	487.66	99325
MT000342	B Safe LLC	08/26/2024	Regular	0.00	10.00	99326
MT004418	Bharatiya Temple Inc.	08/26/2024	Regular	0.00	96,378.50	99327
MT000467	Brandi Blusiewicz	08/26/2024	Regular	0.00	300.00	99328
MT000469	Brandon Uzdzienski	08/26/2024	Regular	0.00	50.00	99329
MT000552	C.E.S.	08/26/2024	Regular	0.00	1,304.37	99330
MT000567	Canon Financial Services, Inc	08/26/2024	Regular	0.00	2,358.79	99331
MT000580	Carl F. Herr	08/26/2024	Regular	0.00	100.00	99332
MT000585	Carlos A. Gonzalez Jr	08/26/2024	Regular	0.00	150.00	99333
MT000632	CDW Government, Inc.	08/26/2024	Regular	0.00	186.44	99334
MT004390	CM3 Building Solutions, Inc.	08/26/2024	Regular	0.00	370.00	99335
MT000786	COMCAST	08/26/2024	Regular	0.00	1,087.84	99336
MT000786	COMCAST	08/26/2024	Regular	0.00	259.40	99337
MT000787	Comcast Business	08/26/2024	Regular	0.00	1,546.40	99338
MT001030	DJB Specialties, Inc.	08/26/2024	Regular	0.00	2,546.99	99339
MT001159	Elite 3 Facilities Maintenance, LLC	08/26/2024	Regular	0.00	5,500.00	99340
MT001229	Eureka Stone Quarry, Inc.	08/26/2024	Regular	0.00	274.06	99341
MT001230	Eurofins Environmental Testing	08/26/2024	Regular	0.00	147.50	99342
MT006710	Ferguson Waterworks #920	08/26/2024	Regular	0.00	1,184.24	99343
MT001288	Fisher and Son Company Inc.	08/26/2024	Regular	0.00	2,525.00	99344
MT001320	Frank J. Blusiewicz Jr	08/26/2024	Regular	0.00	100.00	99345
MT001340	Fundamental Tennis	08/26/2024	Regular	0.00	320.00	99346
MT001352	Galls, an Aramark Co., LLC	08/26/2024	Regular	0.00	504.50	99347
MT001400	Gina Kochanski	08/26/2024	Regular	0.00	285.00	99348
MT001404	Glasgow, Inc.	08/26/2024	Regular	0.00	183.61	99349
MT001460	Guidemark, Inc.	08/26/2024	Regular	0.00	7,154.90	99350
MT001505	Heartsmart	08/26/2024	Regular	0.00	1,200.00	99351
MT001527	Herman Goldner Company, Inc.	08/26/2024	Regular	0.00	4,119.27	99352
MT001548	Home Depot Credit Services	08/26/2024	Regular	0.00	204.89	99353
MT001554	Horsham Car Wash	08/26/2024	Regular	0.00	204.00	99354
MT001610	Interstate Battery Systems	08/26/2024	Regular	0.00	129.95	99355
MT001624	J and J Auto + Truck Repairs	08/26/2024	Regular	0.00	5,839.75	99356
MT001643	Jacob Millevoi	08/26/2024	Regular	0.00	250.00	99357
MT001661	James D. Morrissey, Inc	08/26/2024	Regular	0.00	698,797.24	99358
MT001856	John Bereschak	08/26/2024	Regular	0.00	400.00	99359
MT001868	John H. Mogensen	08/26/2024	Regular	0.00	500.00	99360
MT001902	Jonathan S. Beer	08/26/2024	Regular	0.00	5,450.00	99361
MT004308	Justin Tohanczyn	08/26/2024	Regular	0.00	490.00	99362
MT002038	Keith Grierson	08/26/2024	Regular	0.00	100.00	99363
MT002089	Keystone Municipal Services, Inc.	08/26/2024	Regular	0.00	7,800.00	99364
MT002118	Kir Montgomery 049 LLC	08/26/2024	Regular	0.00	1,589.19	99365
MT002153	Kristin Young	08/26/2024	Regular	0.00	595.00	99366
MT002170	Kyle W. Stump	08/26/2024	Regular	0.00	400.00	99367
MT002228	Lauren K Maxwell	08/26/2024	Regular	0.00	50.00	99368
MT004413	Law Office of Henry Lacap	08/26/2024	Regular	0.00	693.67	99369

Check Report

Date Range: 08/09/2024 - 08/26/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT006741	LUV Car Wash	08/26/2024	Regular	0.00	119,786.00	99370
MT006741	LUV Car Wash	08/26/2024	Regular	0.00	130,526.00	99371
MT002375	Maglocien	08/26/2024	Regular	0.00	400.00	99372
MT002470	Mary Kay Kelm, Esquire	08/26/2024	Regular	0.00	552.50	99373
MT002496	Mastertech Auto Service, LLC.	08/26/2024	Regular	0.00	1,375.46	99374
MT002609	Michael Bean	08/26/2024	Regular	0.00	350.00	99375
MT004422	Michael Beck	08/26/2024	Regular	0.00	350.00	99376
MT002624	Michael J. Kunzig	08/26/2024	Regular	0.00	200.00	99377
MT002796	Moyer Indoor / Outdoor	08/26/2024	Regular	0.00	314.70	99378
MT002817	Mystic Pizza	08/26/2024	Regular	0.00	3,390.00	99379
MT004138	Napa Auto Parts	08/26/2024	Regular	0.00	92.00	99380
MT002936	North Wales Water Authority	08/26/2024	Regular	0.00	100.04	99381
MT006772	Oliver Sprinkler Co., Inc	08/26/2024	Regular	0.00	3,815.00	99382
MT002985	Otis Elevator Company	08/26/2024	Regular	0.00	5,549.36	99383
MT003009	PA Turnpike Toll By Plate	08/26/2024	Regular	0.00	184.20	99384
MT003044	Patrick Kerr	08/26/2024	Regular	0.00	250.00	99385
MT003068	PBPMTCA	08/26/2024	Regular	0.00	25.00	99386
MT003095	Penn Vet Working Dog Center	08/26/2024	Regular	0.00	175.00	99387
MT003135	Petroleum Traders Corp.	08/26/2024	Regular	0.00	8,797.18	99388
MT003227	Rachel Brick	08/26/2024	Regular	0.00	600.00	99389
MT003230	Rachel Gibson	08/26/2024	Regular	0.00	120.00	99390
MT003269	Ready Refresh	08/26/2024	Regular	0.00	206.97	99391
MT003334	Richter Drafting and Office Supply Co. Inc	08/26/2024	Regular	0.00	271.03	99392
MT003358	Robert Decker Enterprises, Inc.	08/26/2024	Regular	0.00	1,307.00	99393
MT003359	Robert E. Little, Inc.	08/26/2024	Regular	0.00	161.20	99394
MT003365	Robert H. Grunmeier II	08/26/2024	Regular	0.00	50.00	99395
MT003436	Ryan Allison	08/26/2024	Regular	0.00	100.00	99396
MT003444	Ryan W. Irvin	08/26/2024	Regular	0.00	550.00	99397
MT003498	Scantek	08/26/2024	Regular	0.00	16,127.84	99398
MT003499	Scattton's Heating and Cooling, Inc.	08/26/2024	Regular	0.00	267.00	99399
MT003533	Service Tire Truck Centers	08/26/2024	Regular	0.00	599.20	99400
MT003555	Shapiro Fire Protection Company	08/26/2024	Regular	0.00	56.18	99401
MT003574	Shoen Safety and Training	08/26/2024	Regular	0.00	570.00	99402
MT003586	Silencerco, LLC	08/26/2024	Regular	0.00	674.30	99403
MT003655	Standard Insurance Company	08/26/2024	Regular	0.00	82,005.76	99404
MT003658	Staples Contract and Commercial, Inc.	08/26/2024	Regular	0.00	50.34	99405
MT003826	The Commonwealth of Pennsylvania	08/26/2024	Regular	0.00	10.00	99406
MT003830	The Fence Guys	08/26/2024	Regular	0.00	75.00	99407
MT003853	Theatre Horizon	08/26/2024	Regular	0.00	770.00	99408
MT003937	Tractor Supply Credit Plan	08/26/2024	Regular	0.00	302.97	99409
MT004414	Tri County Canine	08/26/2024	Regular	0.00	350.00	99410
MT004025	USI Education and Gov Sales	08/26/2024	Regular	0.00	58.84	99411
MT004051	Verizon	08/26/2024	Regular	0.00	41.49	99412
MT004051	Verizon	08/26/2024	Regular	0.00	299.00	99413
MT004051	Verizon	08/26/2024	Regular	0.00	71.13	99414
MT004057	Veronica Utz	08/26/2024	Regular	0.00	480.00	99415
MT004080	Vinay P. Setty	08/26/2024	Regular	0.00	840.00	99416
MT004189	William Tuttle	08/26/2024	Regular	0.00	150.00	99417
MT004198	Witmer Public Safety Group Inc.	08/26/2024	Regular	0.00	1,121.83	99418
MT004356	Yocum Shutters & Blinds	08/26/2024	Regular	0.00	2,600.00	99419
PAYR-PBA	Police Benevolent Association	08/15/2024	Bank Draft	0.00	1,353.00	DFT0000338
PAYR-POL PEN	U.S. Bank	08/15/2024	Bank Draft	0.00	8,396.14	DFT0000339
PAYR-PA SCDU	PA SCDU	08/15/2024	Bank Draft	0.00	530.77	DFT0000340
PAYR-401	Empower Retirement	08/15/2024	Bank Draft	0.00	17,971.14	DFT0000341
PAYR-457	Empower Retirement	08/15/2024	Bank Draft	0.00	19,479.31	DFT0000342
PAYR-PHILA	City of Philadelphia	08/15/2024	Bank Draft	0.00	293.40	DFT0000343

Check Report

Date Range: 08/09/2024 - 08/26/2024

Vendor Number
PAYR-SITW

Vendor Name
State of Pennsylvania

Payment Date **Payment Type**
08/14/2024 Bank Draft

Discount Amount **Payment Amount** **Number**
0.00 12,081.80 DFT0000344

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	167	104	0.00	1,248,581.22
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	7	7	0.00	60,105.56
EFT's	0	0	0.00	0.00
	174	111	0.00	1,308,686.78

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	167	104	0.00	1,248,581.22
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	7	7	0.00	60,105.56
EFT's	0	0	0.00	0.00
	174	111	0.00	1,308,686.78

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	8/2024	1,308,686.78
			1,308,686.78



Montgomery Township, PA

Check Report

By Check Number

Date Range: 08/27/2024 - 09/09/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT003077	PECO Energy	08/27/2024	Regular	0.00	14,561.38	99421
MT003076	PECO Energy	08/27/2024	Regular	0.00	7,046.52	99422
MT003655	Standard Insurance Company	08/27/2024	Regular	0.00	9,202.34	99423
MT000167	Amazon.com Services, Inc	08/28/2024	Regular	0.00	4,740.13	99424
	Void	08/28/2024	Regular	0.00	0.00	99425
PAYR-EIT WAGE	HAB EIT	08/28/2024	Regular	0.00	13.73	99426
MT000040	Acme Uniforms For Industry	09/09/2024	Regular	0.00	408.74	99427
MT000046	Adam J. Morrow	09/09/2024	Regular	0.00	650.00	99428
MT000050	Adam Zwislewski	09/09/2024	Regular	0.00	840.00	99429
MT000150	Alphagraphics Lansdale	09/09/2024	Regular	0.00	685.87	99430
MT000167	Amazon.com Services, Inc	09/09/2024	Regular	0.00	1,331.76	99431
MT000229	Andrew Weiner	09/09/2024	Regular	0.00	300.00	99432
MT000233	Angel G. Mejias	09/09/2024	Regular	0.00	700.00	99433
MT000279	Aramco, Inc.	09/09/2024	Regular	0.00	726.80	99434
MT000293	Armour & Sons Electric, Inc.	09/09/2024	Regular	0.00	369,638.55	99435
MT000320	AT&T	09/09/2024	Regular	0.00	122.35	99436
MT000342	B Safe LLC	09/09/2024	Regular	0.00	265.06	99437
MT000389	Bergey's Chevrolet	09/09/2024	Regular	0.00	348.78	99438
MT004427	Bergey's Ford of Lansdale	09/09/2024	Regular	0.00	9,262.88	99439
MT000427	Bill Wiegman	09/09/2024	Regular	0.00	2,939.00	99440
MT000467	Brandi Blusiewicz	09/09/2024	Regular	0.00	400.00	99441
MT000469	Brandon Uzdzienski	09/09/2024	Regular	0.00	150.00	99442
MT000504	Bridge Global Services	09/09/2024	Regular	0.00	6,276.00	99443
MT000511	Britton Industries, Inc.	09/09/2024	Regular	0.00	199.50	99444
MT000580	Carl F. Herr	09/09/2024	Regular	0.00	200.00	99445
MT000585	Carlos A. Gonzalez Jr	09/09/2024	Regular	0.00	650.00	99446
MT000632	CDW Government, Inc.	09/09/2024	Regular	0.00	4,423.06	99447
MT000784	Colrom LLC	09/09/2024	Regular	0.00	3,744.00	99448
MT000786	COMCAST	09/09/2024	Regular	0.00	10.52	99449
MT000832	County Roofers, Inc.	09/09/2024	Regular	0.00	680.00	99450
MT004420	Deasey, Mahoney & Valentini, Ltd.	09/09/2024	Regular	0.00	606.20	99451
MT001030	DJB Specialties, Inc.	09/09/2024	Regular	0.00	372.60	99452
MT001068	Drumheller Construction, Inc.	09/09/2024	Regular	0.00	3,437.48	99453
MT001076	DVHT Delaware Valley Health Trust	09/09/2024	Regular	0.00	209,845.03	99454
MT001078	DVMMA Delaware Valley Municipal	09/09/2024	Regular	0.00	190.00	99455
MT001097	Eagle Power Turf and Tractor Inc	09/09/2024	Regular	0.00	103.68	99456
MT004430	Edison Quarry, Inc	09/09/2024	Regular	0.00	1,050.00	99457
MT001193	EMS Educational Services Inc.	09/09/2024	Regular	0.00	1,510.00	99458
MT001201	Eric Joshua Hernandez	09/09/2024	Regular	0.00	2,047.50	99459
MT001220	Established Traffic Control	09/09/2024	Regular	0.00	303.00	99460
MT001230	Eurofins Environmental Testing	09/09/2024	Regular	0.00	442.50	99461
MT001320	Frank J. Blusiewicz Jr	09/09/2024	Regular	0.00	100.00	99462
MT001355	Gary Davis	09/09/2024	Regular	0.00	50.00	99463
MT001379	George Allen Portable Toilets, Inc.	09/09/2024	Regular	0.00	1,104.00	99464
MT001398	Gilmore and Associates Inc.	09/09/2024	Regular	0.00	92,919.07	99465
	Void	09/09/2024	Regular	0.00	0.00	99466
	Void	09/09/2024	Regular	0.00	0.00	99467
MT001412	Glick Fire Equipment Company Inc	09/09/2024	Regular	0.00	605.86	99468
MT001426	Google Inc.	09/09/2024	Regular	0.00	21.60	99469
MT001427	Goose Squad L.L.C.	09/09/2024	Regular	0.00	900.00	99470
MT001495	Havis, Inc.	09/09/2024	Regular	0.00	38,687.44	99471
MT001527	Herman Goldner Company, Inc.	09/09/2024	Regular	0.00	3,376.00	99472
MT001548	Home Depot Credit Services	09/09/2024	Regular	0.00	393.26	99473
MT001643	Jacob Millevoi	09/09/2024	Regular	0.00	170.00	99474

Check Report

Date Range: 08/27/2024 - 09/09/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT001856	John Bereschak	09/09/2024	Regular	0.00	200.00	99475
MT001868	John H. Mogensen	09/09/2024	Regular	0.00	200.00	99476
MT004308	Justin Tohanczyn	09/09/2024	Regular	0.00	210.00	99477
MT001966	Kakadia Mahendra and Sheetal	09/09/2024	Regular	0.00	2,000.00	99478
MT002038	Keith Grierson	09/09/2024	Regular	0.00	100.00	99479
MT002089	Keystone Municipal Services, Inc.	09/09/2024	Regular	0.00	7,125.00	99480
MT002098	Kilkenny Law, LLC	09/09/2024	Regular	0.00	6,014.50	99481
MT004428	Kristin Funk	09/09/2024	Regular	0.00	85.00	99482
MT002170	Kyle W. Stump	09/09/2024	Regular	0.00	200.00	99483
MT002255	Lenni Electric Corp	09/09/2024	Regular	0.00	110,780.42	99484
MT002341	Lowe's Companies Inc.	09/09/2024	Regular	0.00	11.38	99485
MT002451	Marriott's Emergency Equipment	09/09/2024	Regular	0.00	2,496.00	99486
MT002496	Mastertech Auto Service, LLC.	09/09/2024	Regular	0.00	1,576.84	99487
MT002549	McDonald's	09/09/2024	Regular	0.00	69.23	99488
MT002574	Melanie Guinaldo	09/09/2024	Regular	0.00	71.00	99489
MT002609	Michael Bean	09/09/2024	Regular	0.00	150.00	99490
MT002624	Michael J. Kunzig	09/09/2024	Regular	0.00	100.00	99491
PAYR-IAFF	Montgomery Township Professional	09/09/2024	Regular	0.00	287.61	99492
MT002799	MSWATCR	09/09/2024	Regular	0.00	1,050.00	99493
MT002807	Municipal Emergency Services	09/09/2024	Regular	0.00	16,345.88	99494
MT004138	Napa Auto Parts	09/09/2024	Regular	0.00	336.95	99495
MT002957	Occupational Health Centers	09/09/2024	Regular	0.00	194.00	99496
MT002961	ODP Business Solutions, LLC	09/09/2024	Regular	0.00	176.09	99497
MT004426	Olivia Consulting	09/09/2024	Regular	0.00	2,000.00	99498
MT002974	Omega Systems Consultants, Inc.	09/09/2024	Regular	0.00	120.09	99499
MT003029	Parth Bhatt	09/09/2024	Regular	0.00	190.00	99500
MT003044	Patrick Kerr	09/09/2024	Regular	0.00	250.00	99501
MT003047	Patrol PC	09/09/2024	Regular	0.00	612.41	99502
MT003135	Petroleum Traders Corp.	09/09/2024	Regular	0.00	2,944.25	99503
MT003136	Petty Cash	09/09/2024	Regular	0.00	205.80	99504
ZZ001862	Pure Cleaners	09/09/2024	Regular	0.00	1,527.50	99505
MT003227	Rachel Brick	09/09/2024	Regular	0.00	200.00	99506
MT003230	Rachel Gibson	09/09/2024	Regular	0.00	100.00	99507
MT003291	Rem-Ark Alloys, Inc.	09/09/2024	Regular	0.00	184.88	99508
MT003299	Republic Services No. 320	09/09/2024	Regular	0.00	1,964.10	99509
MT003309	Rhythm Engineering	09/09/2024	Regular	0.00	800.00	99510
MT003334	Richter Drafting and Office Supply Co. Inc	09/09/2024	Regular	0.00	126.08	99511
MT003444	Ryan W. Irvin	09/09/2024	Regular	0.00	50.00	99512
MT003555	Shapiro Fire Protection Company	09/09/2024	Regular	0.00	1,030.78	99513
MT003568	Sherwin Williams Company	09/09/2024	Regular	0.00	284.93	99514
MT003583	Signal Control Products, LLC	09/09/2024	Regular	0.00	26,320.00	99515
MT003647	Stacey A Rymiewicz	09/09/2024	Regular	0.00	71.82	99516
MT003657	Staples Business Credit	09/09/2024	Regular	0.00	533.75	99517
MT003880	Thomson Reuters	09/09/2024	Regular	0.00	317.67	99518
MT003982	Tyler Technologies, Inc	09/09/2024	Regular	0.00	50,676.50	99519
MT003995	Unifirst	09/09/2024	Regular	0.00	121.19	99520
MT004051	Verizon	09/09/2024	Regular	0.00	279.00	99521
MT004051	Verizon	09/09/2024	Regular	0.00	368.41	99522
MT004051	Verizon	09/09/2024	Regular	0.00	600.07	99523
MT004056	Verizon Wireless Services, LLC	09/09/2024	Regular	0.00	2,922.71	99524
MT004080	Vinay P. Setty	09/09/2024	Regular	0.00	560.00	99525
MT004124	Waterway Twin Tier LLC	09/09/2024	Regular	0.00	5,763.78	99526
MT004189	William Tuttle	09/09/2024	Regular	0.00	150.00	99527
MT004197	Wissahickon Clean Water Partnership	09/09/2024	Regular	0.00	10,000.00	99528
MT004198	Witmer Public Safety Group Inc.	09/09/2024	Regular	0.00	2,074.86	99529
PAYR-PBA	Police Benevolent Association	08/29/2024	Bank Draft	0.00	1,353.00	DFT0000346
PAYR-POL PEN	U.S. Bank	08/29/2024	Bank Draft	0.00	8,684.62	DFT0000347
PAYR-PA SCDU	PA SCDU	08/29/2024	Bank Draft	0.00	530.77	DFT0000348
PAYR-401	Empower Retirement	08/29/2024	Bank Draft	0.00	17,789.35	DFT0000349
PAYR-457	Empower Retirement	08/29/2024	Bank Draft	0.00	19,458.54	DFT0000350
PAYR-PHILA	City of Philadelphia	08/29/2024	Bank Draft	0.00	311.15	DFT0000351

Check Report

Date Range: 08/27/2024 - 09/09/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PAYR-SITW	State of Pennsylvania	08/28/2024	Bank Draft	0.00	10,798.30	DFT0000352
PAYR-SITW	State of Pennsylvania	08/28/2024	Bank Draft	0.00	11.48	DFT0000354
PAYR-401	Empower Retirement	08/29/2024	Bank Draft	0.00	316.07	DFT0000356
PAYR-SITW	State of Pennsylvania	08/29/2024	Bank Draft	0.00	80.86	DFT0000358

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	288	106	0.00	1,061,882.67
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	10	10	0.00	59,334.14
EFT's	0	0	0.00	0.00
	298	119	0.00	1,121,216.81

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	288	106	0.00	1,061,882.67
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	10	10	0.00	59,334.14
EFT's	0	0	0.00	0.00
	298	119	0.00	1,121,216.81

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	8/2024	94,898.24
99	Claim on Pooled Cash	9/2024	1,026,318.57
			1,121,216.81

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 05d

SUBJECT: Redner's Gas Facility LDS#709 1200 Welsh Road
MEETING DATE: September 9, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Attached is a construction escrow release, and start of maintenance, requested by Redner's Markets, Inc., for the gas facility located at 1200 Welsh Road, as recommended by the Township Engineer.

The original amount of escrow was \$238,425.77, held as cash with the Township. This is the first release and is in the amount of \$238,425.77. The new balance will be \$0. This release is contingent upon delivery of a Maintenance Bond, the amount of \$32,512.61, to be held throughout the 18-month maintenance period, as recommended by the Township Engineer, and subject to the satisfaction of the Township Solicitor, and payment of all outstanding invoices.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

REVISED September 5, 2024

August 28, 2024

File No. 2019-12041-01

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

Reference: Redner's Markets, Inc. - Gas Filling Station –LDS#709
1200 Welsh Road (S.R. 0063)
Escrow Release 1 – Start of Maintenance Period

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of \$238,425.77 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

We recommend the start of the 18-month maintenance period contingent upon Township receipt of maintenance security in an amount of \$32,512.61.

Please be advised that the improvements associated with this land development will be subject to final inspection again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

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

Sincerely,

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

JPD/sl

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

cc: Marianne McConnell, Director of Planning and Zoning – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Kendra Muessig – Redner's Markets, Inc.
Bob Vitabile – Redner's Markets, Inc.
Eric A. Britz, P.E. – Bohler Engineering

RELEASE OF ESCROW FORM

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

Date: 08/28/2024

Development: Gas Filling Station - LDS-709
Release #: 1

G&A Project #: 2019-12041-01

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$238,425.77. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 09/05/2024

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$238,425.77 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

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

Resolution # _____

WHEREAS, a request for release of escrow was received from Redner's Markets, Inc. for Gas Filling Station - LDS-709, in the amount of \$238,425.77, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$238,425.77; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$238,425.77; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum contingent upon payment of any and all outstanding bills. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Cash with Montgomery Township in total sum of \$238,425.77 pursuant to a signed Land Development Agreement and that \$0.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$0.00 in escrow.

MOTION BY: _____
SECOND BY: _____
DATED: _____
RELEASED BY: _____
Department Director

VOTE: _____



ESCROW RELEASE NO.: 1

DATE PREPARED: 5-Sep-2024

PROJECT NAME: Gas Filling Station	TOTAL ENGIN/NSP/LEGAL (CASH ESCROW): \$ 24,200.00	MONTGOMERY TOWNSHIP
DEVELOPER: Redner's Markets, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-709
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2019-12041-01
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 32,512.61	AGREEMENT DATE: 30-Apr-2021

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 216,750.70	\$ 216,750.70	\$ -	\$ 216,750.70	\$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$0.00)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 21,675.07	\$ 21,675.07	\$ -	\$ 21,675.07	\$ -
TOTAL	\$ 238,425.77	\$ 238,425.77	\$ -	\$ 238,425.77	\$ -

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. SOIL EROSION AND SEDIMENT CONTROL												
1. Construction Entrance	EA	1	\$ 3,500.00	\$ 3,500.00	1.00	\$ 3,500.00	\$ -	\$ -	1.00	\$ 3,500.00	\$ -	\$ -
2. Inlet Protection	EA	3	\$ 150.00	\$ 450.00	3.00	\$ 450.00	\$ -	\$ -	3.00	\$ 450.00	\$ -	\$ -
3. 12 inch Filter Sock	LF	316	\$ 8.50	\$ 2,686.00	316.00	\$ 2,686.00	\$ -	\$ -	316.00	\$ 2,686.00	\$ -	\$ -
4. Concrete Washout	EA	1	\$ 500.00	\$ 500.00	1.00	\$ 500.00	\$ -	\$ -	1.00	\$ 500.00	\$ -	\$ -
5. Tree Protection Fence	LF	465	\$ 3.25	\$ 1,511.25	465.00	\$ 1,511.25	\$ -	\$ -	465.00	\$ 1,511.25	\$ -	\$ -
6. Temporary Seed	SF	4,928	\$ 0.15	\$ 739.20	4,928.00	\$ 739.20	\$ -	\$ -	4,928.00	\$ 739.20	\$ -	\$ -
7. Permanent Seed	SF	4,928	\$ 0.25	\$ 1,232.00	4,928.00	\$ 1,232.00	\$ -	\$ -	4,928.00	\$ 1,232.00	\$ -	\$ -
8. Remove E&S Measures	LS	1	\$ 1,000.00	\$ 1,000.00	1.00	\$ 1,000.00	\$ -	\$ -	1.00	\$ 1,000.00	\$ -	\$ -
B. EARTHWORK												
1. Site Excavation & Grading	LS	1	\$ 2,000.00	\$ 2,000.00	1.00	\$ 2,000.00	\$ -	\$ -	1.00	\$ 2,000.00	\$ -	\$ -
C. STORMWATER												
1. 8 in. HDPE	LF	173	\$ 34.00	\$ 5,882.00	173.00	\$ 5,882.00	\$ -	\$ -	173.00	\$ 5,882.00	\$ -	\$ -
2. 15 in. HDPE	LF	48	\$ 38.00	\$ 1,824.00	48.00	\$ 1,824.00	\$ -	\$ -	48.00	\$ 1,824.00	\$ -	\$ -
3. Type C Double Inlet	EA	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	\$ -	\$ -	1.00	\$ 5,000.00	\$ -	\$ -
4. Storm Manhole	EA	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	\$ -	\$ -	1.00	\$ 2,500.00	\$ -	\$ -
5. FloGard+Plus Water Quality Filter	EA	2	\$ 2,000.00	\$ 4,000.00	2.00	\$ 4,000.00	\$ -	\$ -	2.00	\$ 4,000.00	\$ -	\$ -
6. Tie Into Existing Storm Structure	EA	1	\$ 2,250.00	\$ 2,250.00	1.00	\$ 2,250.00	\$ -	\$ -	1.00	\$ 2,250.00	\$ -	\$ -
D. WATER												
1. 3/4 in Type K Copper Pipe	LF	111	\$ 25.00	\$ 2,775.00	111.00	\$ 2,775.00	\$ -	\$ -	111.00	\$ 2,775.00	\$ -	\$ -
E. SITE IMPROVEMENTS												
1. Concrete Curb	LF	479	\$ 17.00	\$ 8,143.00	479.00	\$ 8,143.00	\$ -	\$ -	479.00	\$ 8,143.00	\$ -	\$ -
2. 1 in. 9.5mm Wearing Course	SY	1,974	\$ 8.50	\$ 16,779.00	1,974.00	\$ 16,779.00	\$ -	\$ -	1,974.00	\$ 16,779.00	\$ -	\$ -
3. 2 in. 9.5mm Wearing Course	SY	2,912	\$ 11.00	\$ 32,032.00	2,912.00	\$ 32,032.00	\$ -	\$ -	2,912.00	\$ 32,032.00	\$ -	\$ -
4. 1.5 in. 19mm Binder Course	SY	635	\$ 11.00	\$ 6,985.00	635.00	\$ 6,985.00	\$ -	\$ -	635.00	\$ 6,985.00	\$ -	\$ -
5. 3 in. 19mm Binder Course	SY	473	\$ 14.25	\$ 6,740.25	473.00	\$ 6,740.25	\$ -	\$ -	473.00	\$ 6,740.25	\$ -	\$ -
6. 4 in. 2A Stone	SY	716	\$ 8.00	\$ 5,728.00	716.00	\$ 5,728.00	\$ -	\$ -	716.00	\$ 5,728.00	\$ -	\$ -
7. 6 in. 2A Stone	SY	635	\$ 10.00	\$ 6,350.00	635.00	\$ 6,350.00	\$ -	\$ -	635.00	\$ 6,350.00	\$ -	\$ -
8. 6 in. Concrete Pad (4,000 psi w/ fiber), inc. 6 inch 2A	SF	2,247	\$ 10.00	\$ 22,470.00	2,247.00	\$ 22,470.00	\$ -	\$ -	2,247.00	\$ 22,470.00	\$ -	\$ -
9. 8 in. Concrete Pad (4,000 psi w/ fiber), inc. 6 inch 2A	SF	650	\$ 12.00	\$ 7,800.00	650.00	\$ 7,800.00	\$ -	\$ -	650.00	\$ 7,800.00	\$ -	\$ -
10. Concrete Sidewalk (4,000 psi w/ fiber), inc. 6 inch 2A	SF	503	\$ 8.00	\$ 4,024.00	503.00	\$ 4,024.00	\$ -	\$ -	503.00	\$ 4,024.00	\$ -	\$ -
11. ADA/PennDOT Compliant Ramp, inc. DWS	EA	4	\$ 2,500.00	\$ 10,000.00	4.00	\$ 10,000.00	\$ -	\$ -	4.00	\$ 10,000.00	\$ -	\$ -



PROJECT NAME: Gas Filling Station	TOTAL ENG/INSPL/LEGAL (CASH ESCROW): \$ 24,200.00	MONTGOMERY TOWNSHIP
DEVELOPER: Redner's Markets, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-709
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2019-12041-01
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 32,512.61	AGREEMENT DATE: 30-Apr-2021

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 216,750.70	\$ 216,750.70	\$ -	\$ 216,750.70	\$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$0.00)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 21,675.07	\$ 21,675.07	\$ -	\$ 21,675.07	\$ -
TOTAL	\$ 238,425.77	\$ 238,425.77	\$ -	\$ 238,425.77	\$ -

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
F. LANDSCAPING												
Shade Trees												
1. Gleditsia Triacanthos Inermis 'Skycole' (3" cal. min.)	EA	9	\$ 600.00	\$ 5,400.00	9.00	\$ 5,400.00		\$ -	9.00	\$ 5,400.00		\$ -
2. Liquidambar Styraciflua 'Rotundiloba' (3" cal. min.)	EA	8	\$ 600.00	\$ 4,800.00	8.00	\$ 4,800.00		\$ -	8.00	\$ 4,800.00		\$ -
Evergreen Trees												
3. Picea Abies (10'-12' min. Ht.)	EA	16	\$ 800.00	\$ 12,800.00	16.00	\$ 12,800.00		\$ -	16.00	\$ 12,800.00		\$ -
4. Picea Pungens (10'-12' min. Ht.)	EA	12	\$ 800.00	\$ 9,600.00	12.00	\$ 9,600.00		\$ -	12.00	\$ 9,600.00		\$ -
G. MISCELLANEOUS												
1. Striping	LS	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00		\$ -	1.00	\$ 2,500.00		\$ -
2. Regulatory/Warning Signs	EA	1	\$ 250.00	\$ 250.00	1.00	\$ 250.00		\$ -	1.00	\$ 250.00		\$ -
3. Relocate/Reset Existing Signs	EA	2	\$ 250.00	\$ 500.00	2.00	\$ 500.00		\$ -	2.00	\$ 500.00		\$ -
4. Concrete Bollards	EA	12	\$ 750.00	\$ 9,000.00	12.00	\$ 9,000.00		\$ -	12.00	\$ 9,000.00		\$ -
5. Construction Stakeout	LS	1	\$ 3,500.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00		\$ -
6. As-Built Plans	LS	1	\$ 3,500.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00		\$ -
H. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yy - \$0.00)	LS	1	\$ -	\$ -	1.00	\$ -		\$ -	1.00	\$ -		\$ -
I. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 21,675.07	\$ 21,675.07	1.00	\$ 21,675.07		\$ -	1.00	\$ 21,675.07		\$ -

NOTES:

- 2021-01-14 Initial construction cost issued for Land Development Agreement.
- 2023-05-15 Removal of sanitary sewer and traffic signal. Sanitary escrowed with MTMSA. Traffic signal preemption provided to Twp.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 05e

SUBJECT: Bharatiya Temple Cultural and Learning Center LDS#707
1612 County Line Road
MEETING DATE: September 9, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Attached is a construction escrow release requested by the Bharatiya Temple for the Cultural and Learning Center, located at 1612 County Line Road, as recommended by the Township Engineer.

The original amount of escrow was \$1,144,826.10, held as cash with the Township. This is the second release request, in the amount of \$138,028.00. The new balance would be \$910,419.60.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 29, 2024

File No. 2013-04061-01

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

Reference: Bharatiya Temple Phase 2 - Cultural and Learning Center – LDS#707
Escrow Release 2

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of \$138,028.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Requested line item E.2 was not recommended for release as it was not completed at the time of our review.

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

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

Sincerely,

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

JPD/

Enclosure: Release of Escrow Form (8/29/24), Summary of Improvement Escrow Account (8/29/24), Developer's Request (8/9/24)

cc: Marianne McConnell, Director of Planning and Zoning – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Praful Patel – Bharatiya Temple, Inc.
Krutee Shah, AIA, LEED AP – Paradigm
Bobby Patel - ICON Construction LLC
Rick Mast, P.E., Project Manager - Richard C. Mast Associates, P.C.

RELEASE OF ESCROW FORM

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

Date: 08/13/2024

Development: Bharatiya Temple Cultural and Learning Center Ph II - LDS-707
Release #: 2

G&A Project #: 2013-04061-01

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$139,328.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 08/29/2024

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$138,028.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 8/29/2024
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Bharatiya Temple, Inc. for Bharatiya Temple Cultural and Learning Center Ph II - LDS-707, in the amount of \$139,328.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and;

WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$138,028.00;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$138,028.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.

BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Cash with Montgomery Township in total sum of \$1,144,826.10 pursuant to a signed Land Development Agreement and that \$96,378.50 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$910,419.60 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



PROJECT NAME	Bharatiya Temple Cultural and Learning Center Ph II	TOTAL ENGIN/SP/LEGAL (CASH ESCROW)	\$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER:	Bharatiya Temple, Inc	TOTAL ADMINISTRATION (CASH ESCROW):	\$ 5,000.00	TOWNSHIP NO : LDS-707
ESCROW AGENT:	Montgomery Township			G&A PROJECT NO : 2013-04061-01
TYPE OF SECURITY: Cash		MAINTENANCE BOND AMOUNT (15%):	\$ 158,112.65	AGREEMENT DATE 25-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,040,751.00	\$ 138,028.00	\$ 96,378.50	\$ 234,406.50	\$ 806,344.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = \$x,xxx xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 138,028.00	\$ 96,378.50	\$ 234,406.50	\$ 910,419.60

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. SOIL EROSION AND SEDIMENT CONTROL												
1. Construction Entrance	EA	3	\$ 3,500.00	\$ 10,500.00	\$ -	\$ -	3.00	\$ 10,500.00	3.00	\$ 10,500.00	\$ -	\$ -
2. Concrete Washout	EA	1	\$ 850.00	\$ 850.00	\$ -	\$ -	1.00	\$ 850.00	1.00	\$ 850.00	\$ -	\$ -
3. 12 inch Filter Sock	LF	666	\$ 8.50	\$ 5,661.00	\$ -	\$ -	666.00	\$ 5,661.00	666.00	\$ 5,661.00	\$ -	\$ -
4. NAG S75 Erosion Control Matting	SY	4,030	\$ 2.25	\$ 9,067.50	\$ -	\$ -	4,030.00	\$ 9,067.50	4,030.00	\$ 9,067.50	\$ -	\$ -
5. Filter Bag Inlet Protection	EA	19	\$ 150.00	\$ 2,850.00	\$ -	\$ -	19.00	\$ 2,850.00	19.00	\$ 2,850.00	\$ -	\$ -
6. Temporary Seeding-Topsoil Stockpiles	LS	1	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 500.00
B. DEMOLITION AND CLEARING												
1. Clearing and Grubbing	LS	1	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00	\$ -	\$ -
2. Existing Curb Removal and Disposal	LF	1,462	\$ 5.00	\$ 7,310.00	\$ -	\$ -	1,462.00	\$ 7,310.00	1,462.00	\$ 7,310.00	\$ -	\$ -
3. Existing Sidewalk Removal and Disposal	SF	2,377	\$ 4.00	\$ 9,508.00	\$ -	\$ -	2,377.00	\$ 9,508.00	2,377.00	\$ 9,508.00	\$ -	\$ -
4. Existing Paving Removal and Disposal	SY	2,750	\$ 3.00	\$ 8,250.00	\$ -	\$ -	2,750.00	\$ 8,250.00	2,750.00	\$ 8,250.00	\$ -	\$ -
5. Existing Stone Area Regrading/Removal	SY	4,840	\$ 0.50	\$ 2,420.00	\$ -	\$ -	4,840.00	\$ 2,420.00	4,840.00	\$ 2,420.00	\$ -	\$ -
6. Existing Inlet Removal and Disposal	EA	3	\$ 800.00	\$ 2,400.00	\$ -	\$ -	3.00	\$ 2,400.00	3.00	\$ 2,400.00	\$ -	\$ -
7. Existing Storm Piping Removal and Disposal	LF	257	\$ 4.00	\$ 1,028.00	\$ -	\$ -	257.00	\$ 1,028.00	257.00	\$ 1,028.00	\$ -	\$ -
C. EARTHWORK												
1. Strip Topsoil and Stockpile	LS	1	\$ 4,000.00	\$ 4,000.00	\$ -	\$ -	1.00	\$ 4,000.00	1.00	\$ 4,000.00	\$ -	\$ -
2. Cut Fill & Compact	CY	5,400	\$ 3.00	\$ 16,200.00	\$ -	\$ -	4,050.00	\$ 12,150.00	4,050.00	\$ 12,150.00	1,350.00	\$ 4,050.00
3. Rough Grade Site	SF	72,700	\$ 0.05	\$ 3,635.00	\$ -	\$ -	36,350.00	\$ 1,817.50	36,350.00	\$ 1,817.50	36,350.00	\$ 1,817.50
4. Respread Topsoil	LS	1	\$ 5,400.00	\$ 5,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 5,400.00
D. SANITARY SEWER												
1. Tie into Existing Main	EA	1	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 1,500.00
2. 6" SDR-26 Laterals	LF	347	\$ 25.00	\$ 8,675.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	347.00	\$ 8,675.00
3. Stone Envelope	TON	97	\$ 26.00	\$ 2,522.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	97.00	\$ 2,522.00
4. Grease Trap	EA	1	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 5,000.00
5. Testing (Air, Madrel and Vacuum)	LS	1	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 1,000.00
E. STORMWATER												
1. 15 in. HDPE	LF	1,356	\$ 40.00	\$ 54,240.00	1,085.00	\$ 43,400.00	271.00	\$ 10,840.00	1,356.00	\$ 54,240.00	\$ -	\$ -
2. Modifications to Ex. Outfall Structure	LS	1	\$ 1,300.00	\$ 1,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 1,300.00
3. Type C Inlet	EA	5	\$ 2,450.00	\$ 12,250.00	5.00	\$ 12,250.00	\$ -	\$ -	5.00	\$ 12,250.00	\$ -	\$ -
4. Type M Inlet	EA	3	\$ 2,350.00	\$ 7,050.00	3.00	\$ 7,050.00	\$ -	\$ -	3.00	\$ 7,050.00	\$ -	\$ -
5. Type M Inlet w/Mod. Box and Weir	EA	1	\$ 5,100.00	\$ 5,100.00	1.00	\$ 5,100.00	\$ -	\$ -	1.00	\$ 5,100.00	\$ -	\$ -
6. Yard Inlet 2'x2'	EA	6	\$ 1,500.00	\$ 9,000.00	6.00	\$ 9,000.00	\$ -	\$ -	6.00	\$ 9,000.00	\$ -	\$ -
7. Type DW Endwall	EA	1	\$ 3,000.00	\$ 3,000.00	1.00	\$ 3,000.00	\$ -	\$ -	1.00	\$ 3,000.00	\$ -	\$ -
8. Stone Envelope	TON	380	\$ 15.00	\$ 5,700.00	380.00	\$ 5,700.00	\$ -	\$ -	380.00	\$ 5,700.00	\$ -	\$ -
9. Infiltration Bed (Basin A)	EA	1	\$ 40,200.00	\$ 40,200.00	1.00	\$ 40,200.00	\$ -	\$ -	1.00	\$ 40,200.00	\$ -	\$ -
10. Sawcut Existing Pavement	LF	129	\$ 2.00	\$ 258.00	129.00	\$ 258.00	\$ -	\$ -	129.00	\$ 258.00	\$ -	\$ -
11. Temporary Trench Restoration	SY	27	\$ 20.00	\$ 540.00	27.00	\$ 540.00	\$ -	\$ -	27.00	\$ 540.00	\$ -	\$ -
12. Permanent Roadway Restoration	SY	27	\$ 40.00	\$ 1,080.00	27.00	\$ 1,080.00	\$ -	\$ -	27.00	\$ 1,080.00	\$ -	\$ -
13. Rip Rap Apron	TON	13	\$ 150.00	\$ 1,950.00	13.00	\$ 1,950.00	\$ -	\$ -	13.00	\$ 1,950.00	\$ -	\$ -



ESCROW RELEASE NO.: 2

DATE PREPARED: 29-Aug-2024

PROJECT NAME: Bharatiya Temple Cultural and Learning Center Ph II	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Bharatiya Temple, Inc	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO: LDS-707
ESCROW AGENT: Montgomery Township		G&A PROJECT NO: 2013-04061-01
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 155,112.65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,040,751.00	\$ 138,028.00	\$ 96,378.50	\$ 234,406.50	\$ 806,344.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 138,028.00	\$ 96,378.50	\$ 234,406.50	\$ 910,419.60

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
F. PAVING AND PARKING AREA												
1	Excavate and Backfill for Curb	LF	2,892	\$ 2.00	\$ 5,784.00						2,892.00	\$ 5,784.00
2	Concrete Curb, inc curb line sealing	LF	2,892	\$ 18.00	\$ 52,056.00						2,892.00	\$ 52,056.00
3	Fine Grade Paving	SY	7,656	\$ 2.75	\$ 21,054.00						7,656.00	\$ 21,054.00
4	6 in 2A Subbase	SY	7,656	\$ 7.00	\$ 53,592.00						7,656.00	\$ 53,592.00
5	3.5 in 25mm Base Course	SY	7,656	\$ 18.00	\$ 137,808.00						7,656.00	\$ 137,808.00
6	2.0 in 19mm Binder Course	SY	7,656	\$ 11.00	\$ 84,216.00						7,656.00	\$ 84,216.00
7	Sweep and Tack Coat	SY	7,656	\$ 0.50	\$ 3,828.00						7,656.00	\$ 3,828.00
8	1.5 in 9.5mm Wearing Course	SY	7,656	\$ 10.00	\$ 76,560.00						7,656.00	\$ 76,560.00
9	Joint Seal	EA	3,025	\$ 0.75	\$ 2,288.75						3,025.00	\$ 2,288.75
G. ACCESS CONNECTION DRIVEWAY												
1	Strip Topsoil and Stockpile	CY	78	\$ 10.00	\$ 780.00						78.00	\$ 780.00
2	Fine Grade Paving	SY	193	\$ 2.75	\$ 530.75						193.00	\$ 530.75
3	6 in 2A Subbase	SY	193	\$ 7.00	\$ 1,351.00						193.00	\$ 1,351.00
4	3.5 in 25mm Base Course	SY	193	\$ 18.00	\$ 3,474.00						193.00	\$ 3,474.00
5	2.0 in 19mm Binder Course	SY	193	\$ 11.00	\$ 2,123.00						193.00	\$ 2,123.00
6	Sweep and Tack Coat	SY	193	\$ 0.50	\$ 96.50						193.00	\$ 96.50
7	1.5 in 9.5mm Wearing Course	SY	193	\$ 10.00	\$ 1,930.00						193.00	\$ 1,930.00
8	Bollards and Chain	LS	1	\$ 1,600.00	\$ 1,600.00						1.00	\$ 1,600.00
H. CONCRETE SIDEWALK AND APRONS												
1	4 ft wide Concrete Sidewalk - Internal Site	SF	4,823	\$ 18.00	\$ 86,814.00						4,823.00	\$ 86,814.00
2	4 ft wide Concrete Sidewalk - County Line Road	SF	1,778	\$ 18.00	\$ 32,004.00						1,778.00	\$ 32,004.00
3	Concrete Driveway Aprons - County Line Road	SF	195	\$ 25.00	\$ 4,875.00						195.00	\$ 4,875.00
4	ADA Curb Ramp, inc DWS	EA	10	\$ 2,500.00	\$ 25,000.00						10.00	\$ 25,000.00
I. LANDSCAPING												
1	Eastern White Pine	EA	18	\$ 550.00	\$ 9,900.00						18.00	\$ 9,900.00
2	Sweetbay Magnolia	EA	22	\$ 400.00	\$ 8,800.00						22.00	\$ 8,800.00
3	Saucer Magnolia	EA	10	\$ 400.00	\$ 4,000.00						10.00	\$ 4,000.00
4	Burgundy Star Magnolia	EA	10	\$ 400.00	\$ 4,000.00						10.00	\$ 4,000.00
5	Vossil Goldenchain Tree	EA	21	\$ 400.00	\$ 8,400.00						21.00	\$ 8,400.00
6	Autumn Gold Ginko	EA	6	\$ 600.00	\$ 3,600.00						6.00	\$ 3,600.00
7	Red Maple (Native)	EA	15	\$ 600.00	\$ 9,000.00						15.00	\$ 9,000.00
8	London Plane Tree	EA	3	\$ 600.00	\$ 1,800.00						3.00	\$ 1,800.00
9	Green Pillar Pin Oak (Native)	EA	4	\$ 600.00	\$ 2,400.00						4.00	\$ 2,400.00
10	Japanese Zelkova	EA	3	\$ 600.00	\$ 1,800.00						3.00	\$ 1,800.00
11	Blue Atlas Cedar	EA	1	\$ 550.00	\$ 550.00						1.00	\$ 550.00
12	American Holly	EA	18	\$ 550.00	\$ 9,900.00						18.00	\$ 9,900.00
13	Green Giant Arborvitae	EA	43	\$ 250.00	\$ 10,750.00						43.00	\$ 10,750.00
14	Inkberry	EA	13	\$ 95.00	\$ 1,235.00						13.00	\$ 1,235.00
15	Chesapeake Viburnum	EA	5	\$ 95.00	\$ 475.00						5.00	\$ 475.00
16	Privacy Fencing	EA	175	\$ 45.00	\$ 7,875.00						175.00	\$ 7,875.00
17	Detention Basin Fencing	EA	350	\$ 35.00	\$ 12,250.00						350.00	\$ 12,250.00
18	Trees Protection Fencing	EA	1,558	\$ 1.75	\$ 2,726.50			1,558.00	\$ 2,726.50	1,558.00	\$ 2,726.50	\$ -



PROJECT NAME: Bharatiya Temple Cultural and Learning Center Ph II	TOTAL ENGIN/SP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Bharatiya Temple, Inc	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO: LDS-707
ESCROW AGENT: Montgomery Township		G&A PROJECT NO: 2013-04061-01
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,040,751.00	\$ 138,028.00	\$ 96,378.50	\$ 234,406.50	\$ 806,344.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 138,028.00	\$ 96,378.50	\$ 234,406.50	\$ 910,419.60

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
J. LIGHTING												
1 Misc Existing Fixture Removal	LS	1	\$ 1,000.00	\$ 1,000.00	1.00	\$ 1,000.00			1.00	\$ 1,000.00		\$ -
2 Provide Back Shield on Existing Fixtures	EA	4	\$ 300.00	\$ 1,200.00		\$ -				\$ -	4.00	\$ 1,200.00
3 Fixture A on Existing Pole	EA	2	\$ 650.00	\$ 1,300.00		\$ -				\$ -	2.00	\$ 1,300.00
4 Fixture A on New Pole	EA	5	\$ 3,000.00	\$ 15,000.00		\$ -				\$ -	5.00	\$ 15,000.00
5 Fixture B on New Pole	EA	4	\$ 3,000.00	\$ 12,000.00		\$ -				\$ -	4.00	\$ 12,000.00
6 Fixture C on New Pole	EA	3	\$ 3,000.00	\$ 9,000.00		\$ -				\$ -	3.00	\$ 9,000.00
7 Fixture D on New Pole	EA	1	\$ 3,650.00	\$ 3,650.00		\$ -				\$ -	1.00	\$ 3,650.00
8 Fixture E on Building	EA	4	\$ 550.00	\$ 2,200.00		\$ -				\$ -	4.00	\$ 2,200.00
9 Fixture F on New Pole	EA	1	\$ 3,000.00	\$ 3,000.00		\$ -				\$ -	1.00	\$ 3,000.00
10 Fixture G on New Pole	EA	4	\$ 3,000.00	\$ 12,000.00		\$ -				\$ -	4.00	\$ 12,000.00
K. MISCELLANEOUS												
1 Construction Stakeout	LS	1	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00			1.00	\$ 7,500.00		\$ -
2 As-Built Plans	LS	1	\$ 5,500.00	\$ 5,500.00		\$ -				\$ -	1.00	\$ 5,500.00
3 Dumpster Area (Pad & Fence)	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -				\$ -	1.00	\$ 5,000.00
4 Signage	EA	23	\$ 250.00	\$ 5,750.00		\$ -				\$ -	23.00	\$ 5,750.00
5 Pavement Markings	LS	1	\$ 2,500.00	\$ 2,500.00		\$ -				\$ -	1.00	\$ 2,500.00
6 Concrete Monuments	EA	5	\$ 250.00	\$ 1,250.00		\$ -				\$ -	5.00	\$ 1,250.00
7 Iron Pins	LS	1	\$ 750.00	\$ 750.00		\$ -				\$ -	1.00	\$ 750.00
L. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
1 10% Annual Construction Cost Increase (Balance as of mm/dd/yyyy - \$x,xxx.xx)	LS	1	\$ -	\$ -		\$ -				\$ -	1.00	\$ -
M. CONTINGENCY												
1 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 104,075.10	\$ 104,075.10		\$ -				\$ -	1.00	\$ 104,075.10

DEVELOPER'S REQUEST

ESCROW RELEASE NO.: 2
DATE PREPARED: 9-Aug-2024

PROJECT NAME: Bharatiya Temple Cultural and Learning Center	TOTAL ENG/INSPI/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Bharatiya Temple, Inc	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO: LDS-707
ESCROW AGENT: Montgomery Township		G&A PROJECT NO: 2013-04061-01
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65	AGREEMENT DATE: 28-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,040,751.00	\$ 139,328.00	\$ 96,378.50	\$ 235,706.50	\$ 805,044.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 139,328.00	\$ 96,378.50	\$ 235,706.50	\$ 909,119.60

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. SOIL EROSION AND SEDIMENT CONTROL												
1	Construction Entrance	EA	3	\$ 3,500.00	\$ 10,500.00	\$ -	3.00	\$ 10,500.00	3.00	\$ 10,500.00	\$ -	\$ -
2	Concrete Washout	EA	1	\$ 850.00	\$ 850.00	\$ -	1.00	\$ 850.00	1.00	\$ 850.00	\$ -	\$ -
3	12 inch Filter Sock	LF	666	\$ 8.50	\$ 5,661.00	\$ -	666.00	\$ 5,661.00	666.00	\$ 5,661.00	\$ -	\$ -
4	NAG S75 Erosion Control Matting	SY	4,030	\$ 2.25	\$ 9,067.50	\$ -	4,030.00	\$ 9,067.50	4,030.00	\$ 9,067.50	\$ -	\$ -
5	Filter Bag Inlet Protection	EA	19	\$ 150.00	\$ 2,850.00	\$ -	19.00	\$ 2,850.00	19.00	\$ 2,850.00	\$ -	\$ -
6	Temporary Seeding-Topsoil Stockpiles	LS	1	\$ 500.00	\$ 500.00	\$ -		\$ -		\$ -	1.00	\$ 500.00
B. DEMOLITION AND CLEARING												
1	Cleaning and Grubbing	LS	1	\$ 5,000.00	\$ 5,000.00	\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00	\$ -	\$ -
2	Existing Curb Removal and Disposal	LF	1,462	\$ 5.00	\$ 7,310.00	\$ -	1,462.00	\$ 7,310.00	1,462.00	\$ 7,310.00	\$ -	\$ -
3	Existing Sidewalk Removal and Disposal	SF	2,377	\$ 4.00	\$ 9,508.00	\$ -	2,377.00	\$ 9,508.00	2,377.00	\$ 9,508.00	\$ -	\$ -
4	Existing Paving Removal and Disposal	SY	2,750	\$ 3.00	\$ 8,250.00	\$ -	2,750.00	\$ 8,250.00	2,750.00	\$ 8,250.00	\$ -	\$ -
5	Existing Stone Area Regrading/Removal	SY	4,840	\$ 0.50	\$ 2,420.00	\$ -	4,840.00	\$ 2,420.00	4,840.00	\$ 2,420.00	\$ -	\$ -
6	Existing Inlet Removal and Disposal	EA	3	\$ 800.00	\$ 2,400.00	\$ -	3.00	\$ 2,400.00	3.00	\$ 2,400.00	\$ -	\$ -
7	Existing Storm Piping Removal and Disposal	LF	257	\$ 4.00	\$ 1,028.00	\$ -	257.00	\$ 1,028.00	257.00	\$ 1,028.00	\$ -	\$ -
C. EARTHWORK												
1	Strip Topsoil and Stockpile	LS	1	\$ 4,000.00	\$ 4,000.00	\$ -	1.00	\$ 4,000.00	1.00	\$ 4,000.00	\$ -	\$ -
2	Cut Fill & Compact	CY	5,400	\$ 3.00	\$ 16,200.00	\$ -	4,050.00	\$ 12,150.00	4,050.00	\$ 12,150.00	1,350.00	\$ 4,050.00
3	Rough Grade Site	SF	72,700	\$ 0.05	\$ 3,635.00	\$ -	36,350.00	\$ 1,817.50	36,350.00	\$ 1,817.50	36,350.00	\$ 1,817.50
4	Respread Topsoil	LS	1	\$ 5,400.00	\$ 5,400.00	\$ -		\$ -		\$ -	1.00	\$ 5,400.00
D. SANITARY SEWER												
1	Tie into Existing Main	EA	1	\$ 1,500.00	\$ 1,500.00	\$ -		\$ -		\$ -	1.00	\$ 1,500.00
2	6" SDR-26 Laterals	LF	347	\$ 25.00	\$ 8,675.00	\$ -		\$ -		\$ -	347.00	\$ 8,675.00
3	Stone Envelope	TON	97	\$ 26.00	\$ 2,522.00	\$ -		\$ -		\$ -	97.00	\$ 2,522.00
4	Grease Trap	EA	1	\$ 5,000.00	\$ 5,000.00	\$ -		\$ -		\$ -	1.00	\$ 5,000.00
5	Testing (Air, Madrel and Vacuum)	LS	1	\$ 1,000.00	\$ 1,000.00	\$ -		\$ -		\$ -	1.00	\$ 1,000.00
E. STORMWATER												
1	15 in HDPE	LF	1,355	\$ 40.00	\$ 54,240.00	1,085.00	\$ 43,400.00	271.00	\$ 10,840.00	1,355.00	\$ 54,240.00	\$ -
2	Modifications to Ex. Outfall Structure	LS	1	\$ 1,300.00	\$ 1,300.00	1.00	\$ 1,300.00		\$ -	1.00	\$ 1,300.00	\$ -
3	Type C Inlet	EA	5	\$ 2,450.00	\$ 12,250.00	5.00	\$ 12,250.00		\$ -	5.00	\$ 12,250.00	\$ -
4	Type M Inlet	EA	3	\$ 2,350.00	\$ 7,050.00	3.00	\$ 7,050.00		\$ -	3.00	\$ 7,050.00	\$ -
5	Type M Inlet w/Mod. Box and Weir	EA	1	\$ 5,100.00	\$ 5,100.00	1.00	\$ 5,100.00		\$ -	1.00	\$ 5,100.00	\$ -
6	Yard Inlet 2'x2'	EA	6	\$ 1,500.00	\$ 9,000.00	6.00	\$ 9,000.00		\$ -	6.00	\$ 9,000.00	\$ -
7	Type DW Endwall	EA	1	\$ 3,000.00	\$ 3,000.00	1.00	\$ 3,000.00		\$ -	1.00	\$ 3,000.00	\$ -
8	Stone Envelope	TON	380	\$ 15.00	\$ 5,700.00	380.00	\$ 5,700.00		\$ -	380.00	\$ 5,700.00	\$ -
9	Infiltration Bed (Basin A)	EA	1	\$ 40,200.00	\$ 40,200.00	1.00	\$ 40,200.00		\$ -	1.00	\$ 40,200.00	\$ -
10	Sawcut Existing Pavement	LF	129	\$ 2.00	\$ 258.00	129.00	\$ 258.00		\$ -	129.00	\$ 258.00	\$ -
11	Temporary Trench Restoration	SY	27	\$ 20.00	\$ 540.00	27.00	\$ 540.00		\$ -	27.00	\$ 540.00	\$ -
12	Permanent Roadway Restoration	SY	27	\$ 40.00	\$ 1,080.00	27.00	\$ 1,080.00		\$ -	27.00	\$ 1,080.00	\$ -
13	Rip Rap Apron	TON	13	\$ 150.00	\$ 1,950.00	13.00	\$ 1,950.00		\$ -	13.00	\$ 1,950.00	\$ -

DEVELOPER'S REQUEST

ESCROW RELEASE NO.: 2

DATE PREPARED: 9-Aug-2024

PROJECT NAME: Bharatiya Temple Cultural and Learning Center	TOTAL ENGINSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Bharatiya Temple, Inc	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO: LDS-707
ESCROW AGENT: Montgomery Township		G&A PROJECT NO: 2013-04061-01
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,040,751.00	\$ 139,328.00	\$ 96,378.50	\$ 235,706.50	\$ 805,044.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 139,328.00	\$ 96,378.50	\$ 235,706.50	\$ 909,119.60

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
F. PAVING AND PARKING AREA												
1	Excavate and Backfill for Curb	LF	2,892	\$ 2.00	\$ 5,784.00						2,892	\$ 5,784.00
2	Concrete Curb, inc curb line sealing	LF	2,892	\$ 18.00	\$ 52,056.00						2,892	\$ 52,056.00
3	Fine Grade Paving	SY	7,656	\$ 2.75	\$ 21,054.00						7,656	\$ 21,054.00
4	6 in 2A Subbase	SY	7,656	\$ 7.00	\$ 53,592.00						7,656	\$ 53,592.00
5	3.5 in 25mm Base Course	SY	7,656	\$ 18.00	\$ 137,808.00						7,656	\$ 137,808.00
6	2.0 in 19mm Binder Course	SY	7,656	\$ 11.00	\$ 84,216.00						7,656	\$ 84,216.00
7	Sweep and Tack Coat	SY	7,656	\$ 0.50	\$ 3,828.00						7,656	\$ 3,828.00
8	1.5 in 9.5mm Wearing Course	SY	7,656	\$ 10.00	\$ 76,560.00						7,656	\$ 76,560.00
9	Joint Seal	EA	3,025	\$ 0.75	\$ 2,268.75						3,025	\$ 2,268.75
G. ACCESS CONNECTION DRIVEWAY												
1	Strip Topsoil and Stockpile	CY	78	\$ 10.00	\$ 780.00						78	\$ 780.00
2	Fine Grade Paving	SY	193	\$ 2.75	\$ 530.75						193	\$ 530.75
3	6 in 2A Subbase	SY	193	\$ 7.00	\$ 1,351.00						193	\$ 1,351.00
4	3.5 in 25mm Base Course	SY	193	\$ 18.00	\$ 3,474.00						193	\$ 3,474.00
5	2.0 in 19mm Binder Course	SY	193	\$ 11.00	\$ 2,123.00						193	\$ 2,123.00
6	Sweep and Tack Coat	SY	193	\$ 0.50	\$ 96.50						193	\$ 96.50
7	1.5 in 9.5mm Wearing Course	SY	193	\$ 10.00	\$ 1,930.00						193	\$ 1,930.00
8	Bollards and Chain	LS	1	\$ 1,600.00	\$ 1,600.00						1	\$ 1,600.00
H. CONCRETE SIDEWALK AND APRONS												
1	4 ft wide Concrete Sidewalk - Internal Site	SF	4,823	\$ 18.00	\$ 86,814.00						4,823	\$ 86,814.00
2	4 ft wide Concrete Sidewalk - County Line Road	SF	1,778	\$ 18.00	\$ 32,004.00						1,778	\$ 32,004.00
3	Concrete Driveway Aprons - County Line Road	SF	195	\$ 25.00	\$ 4,875.00						195	\$ 4,875.00
4	ADA Curb Ramp, inc DWS	EA	10	\$ 2,500.00	\$ 25,000.00						10	\$ 25,000.00
I. LANDSCAPING												
1	Eastern White Pine	EA	18	\$ 550.00	\$ 9,900.00						18	\$ 9,900.00
2	Sweetbay Magnolia	EA	22	\$ 400.00	\$ 8,800.00						22	\$ 8,800.00
3	Saucer Magnolia	EA	10	\$ 400.00	\$ 4,000.00						10	\$ 4,000.00
4	Burgundy Star Magnolia	EA	10	\$ 400.00	\$ 4,000.00						10	\$ 4,000.00
5	Vossil Goldenchain Tree	EA	21	\$ 400.00	\$ 8,400.00						21	\$ 8,400.00
6	Autumn Gold Ginko	EA	6	\$ 600.00	\$ 3,600.00						6	\$ 3,600.00
7	Red Maple (Native)	EA	15	\$ 600.00	\$ 9,000.00						15	\$ 9,000.00
8	London Plane Tree	EA	3	\$ 600.00	\$ 1,800.00						3	\$ 1,800.00
9	Green Pillar Pin Oak (Native)	EA	4	\$ 600.00	\$ 2,400.00						4	\$ 2,400.00
10	Japanese Zelkova	EA	3	\$ 600.00	\$ 1,800.00						3	\$ 1,800.00
11	Blue Atlas Cedar	EA	1	\$ 550.00	\$ 550.00						1	\$ 550.00
12	American Holly	EA	18	\$ 550.00	\$ 9,900.00						18	\$ 9,900.00
13	Green Giant Arborvitae	EA	43	\$ 250.00	\$ 10,750.00						43	\$ 10,750.00
14	Inkberry	EA	13	\$ 95.00	\$ 1,235.00						13	\$ 1,235.00
15	Chesapeake Viburnum	EA	5	\$ 95.00	\$ 475.00						5	\$ 475.00
16	Privacy Fencing	EA	175	\$ 45.00	\$ 7,875.00						175	\$ 7,875.00
17	Detention Basin Fencing	EA	350	\$ 35.00	\$ 12,250.00						350	\$ 12,250.00
18	Tree Protection Fencing	EA	1,558	\$ 1.75	\$ 2,726.50			1,558	\$ 2,726.50	1,558	\$ 2,726.50	

DEVELOPER'S REQUEST

ESCROW RELEASE NO.: 2
 DATE PREPARED: 9-Aug-2024

PROJECT NAME: Bharatiya Temple Cultural and Learning Center	TOTAL ENGINSP/LEGAL (CASH ESCROW): \$ 45,000 00	MONTGOMERY TOWNSHIP
DEVELOPER: Bharatiya Temple, Inc	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000 00	TOWNSHIP NO: LDS-707
ESCROW AGENT: Montgomery Township		G&A PROJECT NO: 2013-04061-01
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 156,112 65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,040,751.00	\$ 139,328 00	\$ 96,378 50	\$ 235,706 50	\$ 805,044 50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075 10	\$ -	\$ -	\$ -	\$ 104,075 10
TOTAL	\$ 1,144,826 10	\$ 139,328 00	\$ 96,378 50	\$ 235,706 50	\$ 909,119 60

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
J. LIGHTING												
1 Misc. Existing Fixture Removal	LS	1	\$ 1,000 00	\$ 1,000 00	1 00	\$ 1,000 00	\$ -	\$ -	1 00	\$ 1,000 00	\$ -	\$ -
2 Provide Back Shield on Existing Fixtures	EA	4	\$ 300 00	\$ 1,200 00		\$ -	\$ -	\$ -		\$ -	4 00	\$ 1,200 00
3 Fixture A on Existing Pole	EA	2	\$ 650 00	\$ 1,300 00		\$ -	\$ -	\$ -		\$ -	2 00	\$ 1,300 00
4 Fixture A on New Pole	EA	5	\$ 3,000 00	\$ 15,000 00		\$ -	\$ -	\$ -		\$ -	5 00	\$ 15,000 00
5 Fixture B on New Pole	EA	4	\$ 3,000 00	\$ 12,000 00		\$ -	\$ -	\$ -		\$ -	4 00	\$ 12,000 00
6 Fixture C on New Pole	EA	3	\$ 3,000 00	\$ 9,000 00		\$ -	\$ -	\$ -		\$ -	3 00	\$ 9,000 00
7 Fixture D on New Pole	EA	1	\$ 3,650 00	\$ 3,650 00		\$ -	\$ -	\$ -		\$ -	1 00	\$ 3,650 00
8 Fixture E on Building	EA	4	\$ 550 00	\$ 2,200 00		\$ -	\$ -	\$ -		\$ -	4 00	\$ 2,200 00
9 Fixture F on New Pole	EA	1	\$ 3,000 00	\$ 3,000 00		\$ -	\$ -	\$ -		\$ -	1 00	\$ 3,000 00
10 Fixture G on New Pole	EA	4	\$ 3,000 00	\$ 12,000 00		\$ -	\$ -	\$ -		\$ -	4 00	\$ 12,000 00
K. MISCELLANEOUS												
1 Construction Stakeout	LS	1	\$ 7,500 00	\$ 7,500 00	1 00	\$ 7,500 00	\$ -	\$ -	1 00	\$ 7,500 00	\$ -	\$ -
2 As-Built Plans	LS	1	\$ 5,500 00	\$ 5,500 00		\$ -	\$ -	\$ -		\$ -	1 00	\$ 5,500 00
3 Dumpster Area (Pad & Fence)	LS	1	\$ 5,000 00	\$ 5,000 00		\$ -	\$ -	\$ -		\$ -	1 00	\$ 5,000 00
4 Signage	EA	23	\$ 250 00	\$ 5,750 00		\$ -	\$ -	\$ -		\$ -	23 00	\$ 5,750 00
5 Pavement Markings	LS	1	\$ 2,500 00	\$ 2,500 00		\$ -	\$ -	\$ -		\$ -	1 00	\$ 2,500 00
6 Concrete Monuments	EA	5	\$ 250 00	\$ 1,250 00		\$ -	\$ -	\$ -		\$ -	5 00	\$ 1,250 00
7 Iron Pins	LS	1	\$ 750 00	\$ 750 00		\$ -	\$ -	\$ -		\$ -	1 00	\$ 750 00
L. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
1 10% Annual Construction Cost Increase (Balance as of mm/dd/yyyy - \$x,xxx xx)	LS	1	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	1 00	\$ -
M. CONTINGENCY												
1 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 104,075 10	\$ 104,075 10		\$ -	\$ -	\$ -		\$ -	1 00	\$ 104,075 10

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06

SUBJECT: Appointment of Community & Recreation Center Advisory Committee Member
MEETING DATE: September 9, 2024
BOARD LIAISON: Annette M. Long, CRC Committee Liaison
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The Senior Committee currently has a vacancy. The committee received a letter of interest from Alexander Rigney, a Township resident and alternate member of the Planning Commission. His resume is attached.

Mr. Rigney will be in attendance at the meeting to introduce himself and express his interest in serving on the Community & Recreation Center Advisory Committee.

RECOMMENDATION:

Staff recommends the Board of Supervisors appoint Alexander Rigney to the Community & Recreation Center Advisory Committee.

MOTION/RESOLUTION:

Motion to appoint Alexander Rigney to the Community & Recreation Center Advisory Committee for the remainder of the one-year term which expires on January 1, 2025.

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

Mr. Alexander Rigney

Professional Experience

University of Pennsylvania Health System – Senior Application Analyst

July 2022 to Present

- Primary analyst for supporting all projects concerning Care Everywhere and interoperability, electronic prescriptions, and providing backup support for EpicCare Link application

Temple University – Senior Application Coordinator

January 2020 to June 2022

- Complete build of end user tools used in EpicCare Ambulatory, Care Everywhere, Epic Security, and Cosmos
- Perform end user training and on-site support for providers

Temple University – Lead Application Coordinator

August 2018 to January 2020

- Supervise projects assigned to application analysts and provide assistance when needed
- Develop and implement plans for application analysts for professional development
- Lead health system-wide projects such as Storyboard, increased interoperability, and updated NCPDP e-prescribing script standard

Teen Service Corps (TSC) Director

May 2013 to May 2019

- Plan and lead all service projects and social events for high school students in the Greater Philadelphia area
- Plan and lead all fundraising efforts

Rhawnhurst Turning Point - Vice Chairperson of Board of Directors

May 2016 to May 2019

- Lead the board of directors in place of chairperson when they are absent
- Participate in finance and fundraising committees
- Lead efforts to evaluate strengths and weaknesses of the board
- Identify opportunities for strategic partnerships for the organization

Temple University- Application Coordinator

April 2016 to August 2018

- Process requests for Ambulatory access provisioning, SER and EMP changes for ambulatory users
- Troubleshoot reported issues for EpicCare Ambulatory, User Access, Care Everywhere, and e-prescribing
- Perform end user training and provide on-site support for new providers

Temple University- Medical Records Clerk

September 2013 to April 2016

- Scan and import paper medical records into Epic for newly acquired ambulatory practices

Education

La Salle University - graduated December 2020

Master of Science in Nonprofit Leadership

Holy Family University - graduated May 2013

Bachelor of Arts in History- Secondary Education

Certifications

EpicCare Ambulatory Certification - Re-Certified in March 2021

Epic Care Everywhere Certification - Re-Certified in April 2021

Epic Security Certification - Certified in November 2018

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #07

SUBJECT: The Village Mixed-Use Land Development Application LDS-24-002

MEETING DATE: September 9, 2024

BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman

INITIATED BY: Marianne J. McConnell, Director of Planning & Zoning/Zoning Officer

BACKGROUND: Harry E. Hassan has submitted a mixed-use land development application for The Village at 511-521 Stump Road in the S - Shopping Center Zoning District. The property contains an existing stand-alone building used as a restaurant, which will not change, and two other two-story buildings with first-floor commercial and office uses. The second floors of two of the existing buildings are proposed to be converted into 22 residential units. Also, a new 2-story 3,600 sf building with non-residential uses on the first floor and 3 residential units on the second floor is proposed. The Board of Supervisors granted Conditional Use approval on January 22, 2024, to allow for a mix of residential and commercial uses in the S Shopping Center Zoning District.

The Planning Commission meeting minutes, applicant waiver request letter, and review letters by township consultants and staff are included in your packet. The applicant is requesting waivers of providing certain landscaping requirements, of providing double hairpins lines for parking spaces, of providing 26' wide drive aisle widths, of providing designated loading areas, of providing bollards at certain parking spaces, of providing driveways on all sides of buildings, of providing a traffic impact study, and of providing a site lighting review.

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 #2024-18 approving the preliminary/final land development application with requested waivers for The Village.

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

RESOLUTION 2024-18

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION FOR PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
APPROVAL FOR HARRY E. HASSAN FOR A MIXED-USE COMPLEX WITH
25 APARTMENT UNITS AT THE VILLAGE SHOPPING CENTER,
511-521 STUMP ROAD, IN THE S-SHOPPING CENTER 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, Harry E. Hassan (“Applicant”), is the legal owner of the property located at 511-521 Stump Road, being Montgomery County Parcel Number 46-00-03482-00-9, Montgomery Township, Pennsylvania, commonly referred to as “The Village Shopping Center,” and located in the Township’s S-Shopping Center District (the “Property”);

WHEREAS, the Applicant is proposing to redevelop the Property into a “mixed use complex” to include a total of twenty-five (25) second-story apartment units consisting of a conversion of the existing main retail building in the rear of the Property to add sixteen (16) second-story apartments, a conversion of the existing “barn”/office building on the Property to add six (6) second-story apartments, the construction of a new 3,600 square foot medical office building with three (3) second story apartments on the second floor, and associated site improvements. Non-residential uses are proposed on the first floors of all new and existing buildings on the Property (collectively, the “Project”). No renovations are currently proposed for the existing restaurant building on the Property;

WHEREAS, pursuant to a January 22, 2024 decision and order by the Montgomery Township Board of Supervisors, the Applicant obtained conditional use approval pursuant to Section 230-156 and 230-86 of the Township Code to allow a “mixed use complex” on the Property;

WHEREAS, the Applicant has filed with the Township certain preliminary/final land development plans for the Project prepared by Woodrow & Associates, Inc. dated February 9, 2024 and thereafter reviewed by the Township in light of the Applicant’s Response Letter/Waiver Request Letter dated June 5, 2024 (the “Plan”);

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 June 17, 2024 Gilmore & Associates, Inc. Plan Review Letter (including Planning, Landscaping, Lighting, Traffic, Engineering comments/conditions), the comments and recommendations in the June 17, 2024 Gilmore & Associates, Inc. Accessibility Review Letter, and the comments and recommendations in the revised July 19, 2024 Gilmore & Associates, Inc. Landscaping Plan review memorandum. 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 in the March 19, 2024 Zoning Review Letter to the reasonable satisfaction of the Township Zoning Officer.
3. The Applicant must comply with and address any outstanding comments and conditions in the June 13, 2024 Montgomery Township Department of Fire Services review letter to the reasonable satisfaction of the Township Fire Chief.
4. 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.
5. The Applicant shall comply with January 22, 2024 Conditional Use decision and order of the Montgomery Township Board of Supervisors, and any terms or conditions therein unless reflected otherwise in this Resolution.
6. 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.
7. Applicant must comply with any *applicable* requirements and regulations of the Montgomery County Conservation District, Pennsylvania Department of Environmental Protection (“PaDEP”), the Pennsylvania Utility Commission, Pennsylvania Department of Transportation (including, but not limited to, obtaining any necessary Highway Occupancy Permits and Signal Permits required by PennDot), the United States Environmental Protection Agency 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.

8. Applicant must complete and agree to the recording of 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 by the landowner of all stormwater management facilities installed according to the Plan or used by the Property to comply with township code stormwater requirements for the Plan), and 2) a landscaping declaration of covenants and restrictions (requiring, in part, perpetual maintenance by the landowner of all trees and plantings to be installed pursuant to the Plan to meet all code landscaping/tree requirements) as drafted by the Township Solicitor prior to recording the Plan. Applicant will provide all necessary legal descriptions for any necessary easements.
9. The Applicant shall be permitted to develop the Property according to the Plan in two phases, with the First Phase commencing only after recording the Plan and fulfillment of the required conditions of this Resolution, and the Second Phase commencing at a time determined by Applicant. The Second Phase of development shall only be permitted for the building and associated improvements shown within the area identified as "Phase II Improvements" on the plan attached hereto as Exhibit "A". 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 Phase I of the Project ("Phase I Improvements") as drafted by the Township Solicitor. An additional Land Development and Financial Security Agreement shall be executed and recorded prior to the commencement of Phase II ("Phase II Improvements"). Phase I Improvements and Phase II Improvements are collectively referred hereto as "Improvements"). 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.
10. Financial security shall be posted in the amount of 110% of the total cost of the Improvements being installed during the associated Phase. 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.

11. For a period not less than 18 months after Township Engineer approval of the Improvements for such Phase, financial security shall remain posted in the amount of 15% of the total cost for: a) all Improvements within that Phase that are to be dedicated to the Township, and b) for all the trees, shrubs, plantings, and other landscaping materials (collectively, "Landscaping") Improvements to be installed according to the Plan, even though such Landscaping Improvements are not dedicated to the Township. If the end of maintenance period for the Landscaping is delayed due to planting schedules and, as a result, ends outside the period specified under Section 205-49 of the Township Code to permit proper inspections, the Applicant agrees that the maintenance period shall be extended to comply with the code requirement and the appropriate financial security shall remain with the Township for such Landscaping. Furthermore, the financial security for any such maintenance period shall provide that, pursuant to Section 205-49 of the Montgomery Township Code, a final inspection of all Landscaping shall be performed when Landscaping plant materials are in full leaf only (May 1st through November 15th), and that the letter of credit or bond, as it pertains to the Landscaping, shall be extended to May 15th should the letter of credit or bond expire after November 15th without the Landscaping obtaining an approved, final inspection by the Township prior to November 15th, and shall be extended for thirty (30) days if a request for a final inspection is made after May 1st.
12. 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.
13. 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 both Land Development and Financial Security Agreements, 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 associated phase for 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.
14. A note shall be included on the Plan listing the conditional use order conditions and any waivers granted by the Board of Supervisors.
15. All stormwater inlets and outfall structures shall be identified in accordance with the PaDEP Municipal Separate Storm Sewer Systems requirements, if required.

16. 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.
17. Prior to recording the Plan, any fee-in-lieu of landscaping waivers, set forth below, shall be paid to the Township.
18. 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.
19. Applicant acknowledges and agrees that any approval of the Plan, as currently presented, is conditioned upon sewer service from the Orchard Wastewater Treatment Facility to the Property for the Project, in compliance with the June 2, 1988 Settlement Agreement, to ensure that the increased sewer capacity generated by the Project will not cause a hydraulic or organic overload at the Orchard Wastewater Treatment Plant. Applicant understands that the Montgomery Sewer Co., Inc. will need to comply with any applicable requirements and regulations of the Pennsylvania Department of Environmental Protection and the Pennsylvania Utility Commission, 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. Further, Applicant acknowledges that Montgomery Sewer Co., Inc. will need to comply with any regulations, orders, or directives of the Pennsylvania Utility Commission or PaDEP to prevent or address any potential overload. Applicant agrees and acknowledges that, if at anytime in the future the applicable regulatory agency concludes that the Orchard Development Treatment Plant lacks adequate capacity to service the project/property without remedy, the Applicant or any future landowner of the Property shall be required to connect to the sewer system operated by the Montgomery Township Municipal Sewer Authority and shall be subject to the Authority's rules and regulations.
20. If the Waiver request from Section 205-10-H(6) is granted, all deliveries to the retail buildings on the Property that would otherwise occur at a designated loading/unloading space shall occur during off-peak times for the business, and a note shall be added to the Plan to reflect the same.
21. Pursuant to the Landscaping Plan prepared by Rachel Sclan Vahey, dated February 9, 2024 and last revised July 5, 2024, Applicant agrees to pay a fee in lieu of landscaping in the amount of **\$11,900.00**, as calculated by the Township Engineer based upon deficiencies in the required number of plantings.

22. Prior to Plan recording, Applicant shall execute the consent letter provided to the Applicant from the Township Traffic Engineer on June 4, 2024 to permit the Township to install a traffic signal, consisting of a rectangular rapid flashing beacon system on a mast arm and a pedestrian push button, on the Property's Stump Road frontage, pursuant to the easement plan and improvement plan provided with the consent letter.

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 Section 205-52.D(3)(a), from the requirement for a maximum of ten parking spaces in a row without a landscape island of 15' in width. The waiver is hereby:

Granted _____ Denied _____

2. From Section 205-52.D(3)(e), from the requirement that all islands and perimeter areas surrounding parking lots shall be landscaped with a mix of shade trees and shrubs, but instead provide for additional landscaping elsewhere on the Property in lieu of such island/perimeter plantings. The waiver is hereby:

Granted _____ Denied _____

3. From Section 205-52.D(3)(f), from the requirement that shade trees be the primary planting type within the parking areas with the 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. The waiver is hereby:

Granted _____ Denied _____

4. From Section 205-52.D(3)(h), from the requirement that shrubs and shrub groupings should be provided within islands and along parking perimeter areas (and instead utilize the current vegetative buffer and pay a fee-in-lieu). The waiver is hereby:

Granted _____ Denied _____

5. From Section 205-52.D(3)(i), from the requirement to provide a continuous low hedge to soften the area between the parking areas and adjacent residential uses, and instead pay a fee-in-lieu. The waiver is hereby:

Granted _____ Denied _____

6. From Section 205-10.H(4), from the requirement that all parking spaces be marked with double parallel lines (for existing parking spaces) and to have a 24-foot aisle width instead of 26 feet to match the existing dimensions. The waiver is hereby:

Granted _____ Denied _____

7. From Section 205-10.H(6), from the requirement to provide a designated off-street loading area for retail uses on the Property. The waiver is hereby:

Granted _____ Denied _____

8. From Section 205-17.A(7), from the requirement that, 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 the parking space across the width of all the parking space. The waiver is hereby:

Granted _____ Denied _____

9. From Section 205-25.A(4) & (5), from the requirement that a principal buildings have a storefront driveway and a service driveway for access to loading and other service facilities. The waivers are hereby:

Granted _____ Denied _____

10. From Section 205-25.A(6) – from the requirements that all shopping centers, or other major commercial developments, have driveways on all sides of buildings to allow complete circulation around buildings for cars, service vehicles and emergency vehicles. The waiver is hereby:

Granted _____ Denied _____

11. From Section 205-102.A, from the requirement that a traffic impact study be submitted. 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 9th of September, 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 and LANDOWNER

I, Harry E. Hassan, Applicant and Landowner, do hereby acknowledge and accept the approval for the Plan issued by the Montgomery Township Board of Supervisors and accept the conditions contained therein, including conditions contained therein as such conditions impact the Property, as recited above. By signing this Resolution, I am signifying understanding and acceptance of the conditions contained herein, as drafted.

By: _____
Harry E. Hassan

Date: _____

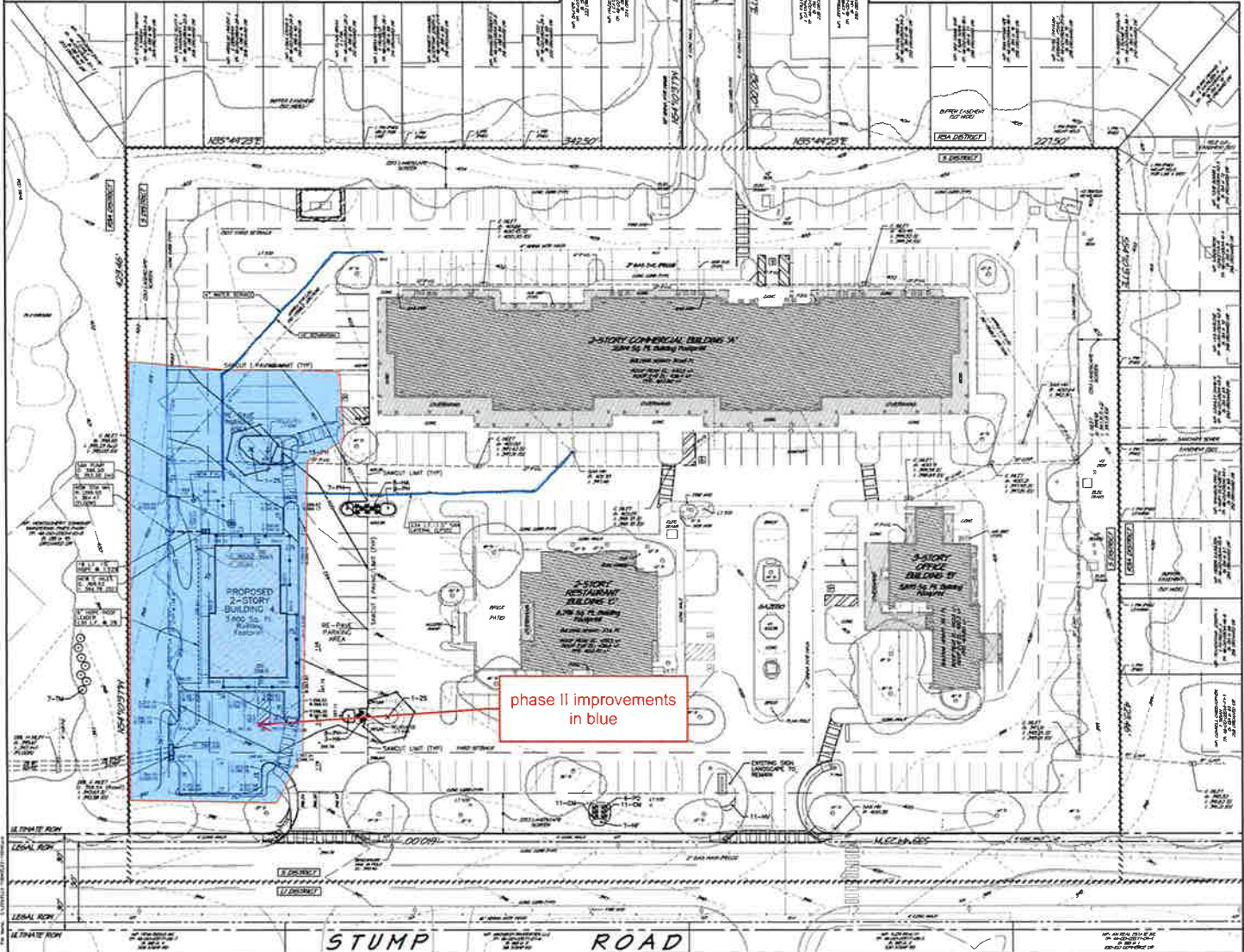
WITNESS:

Name: _____ Date: _____

EXHIBIT "A"
Phase II Improvements Plan

PLAN FEATURES LEGEND

—————	1. Street Boundary Line	—————	12. Storm Sewer Pipe
- - - - -	2. Right-of-Way Line	—————	13. Sanitary Man / Tunnel
	3. Right-of-Way Centerline	—————	14. Sewer Man / Tunnel
—————	4. Deep Street Boundary	—————	15. Storm Man / Tunnel
—————	5. Temporary Centerline	—————	16. Overhead Wire
—————	6. Electric Cable	—————	17. Storm Pipe
—————	7. Telephone Cable	—————	18. Storm Manhole
—————	8. Gas Pipe	—————	19. Storm Manhole



GENERAL PLAN NOTES

Refer to the Record Plan (Sheet 1) for BASE EXISTING FEATURES AND SURVEY NOTES' and BASE CONSTRUCTION NOTES.

- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbances or grading work.
- Sanitary to ensure compliance with all regulations.
- Any required shall be secured by public necessity under by (1st authority here) and with required prior to commencement of any site construction activities.
- Nothing shall be permitted to be set on ground or placed within the area of any utility or storm water treatment device level or outside the ground cover.
- Construction methods and practices shall follow Pennsylvania Department of Transportation Specifications and Standards (Current edition).
- Any/All storm water (runoff) collection and detention facilities shall be in place and functional prior to commencement of any site construction activities.
- The contractor shall ensure that all required permits and approvals have been obtained prior to commencement of any site construction activities.
- Any required shall be secured by public necessity under by (1st authority here) and with required prior to commencement of any site construction activities.
- Nothing shall be permitted to be set on ground or placed within the area of any utility or storm water treatment device level or outside the ground cover.
- Construction methods and practices shall follow Pennsylvania Department of Transportation Specifications and Standards (Current edition).
- Any/All storm water (runoff) collection and detention facilities shall be in place and functional prior to commencement of any site construction activities.
- The contractor shall ensure that all required permits and approvals have been obtained prior to commencement of any site construction activities.
- Any required shall be secured by public necessity under by (1st authority here) and with required prior to commencement of any site construction activities.
- Nothing shall be permitted to be set on ground or placed within the area of any utility or storm water treatment device level or outside the ground cover.
- Construction methods and practices shall follow Pennsylvania Department of Transportation Specifications and Standards (Current edition).
- Any/All storm water (runoff) collection and detention facilities shall be in place and functional prior to commencement of any site construction activities.
- The contractor shall ensure that all required permits and approvals have been obtained prior to commencement of any site construction activities.
- Any required shall be secured by public necessity under by (1st authority here) and with required prior to commencement of any site construction activities.

LANDSCAPING REQUIREMENTS

Item	Description	Quantity
00 Item 320-81	25' x 10' evergreen shrub	200
00 Item 320-82	15' x 10' evergreen shrub	100
00 Item 320-137A(1)	Large evergreen tree (8' to 12' tall)	10
00 Item 320-137A(2)	Medium evergreen tree (4' to 6' tall)	20
00 Item 320-53A	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(1)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(2)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(3)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(4)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(5)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(6)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(7)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(8)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(9)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(10)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(11)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(12)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(13)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(14)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(15)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(16)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(17)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(18)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(19)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(20)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(21)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(22)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(23)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(24)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(25)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(26)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(27)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(28)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(29)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(30)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(31)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(32)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(33)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(34)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(35)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(36)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(37)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(38)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(39)	Small evergreen tree (3' to 4' tall)	40
00 Item 320-53 B(40)	Small evergreen tree (3' to 4' tall)	40

PLANTING SCHEDULE

Plant No.	Quantity	Material Name	Common Name	Plant Height	Plant Spacing	Number	Remarks
01	10	Large evergreen tree (8' to 12' tall)	Large evergreen tree (8' to 12' tall)	8' to 12'	20' x 20'	10	See plan
02	20	Medium evergreen tree (4' to 6' tall)	Medium evergreen tree (4' to 6' tall)	4' to 6'	15' x 15'	20	See plan
03	40	Small evergreen tree (3' to 4' tall)	Small evergreen tree (3' to 4' tall)	3' to 4'	10' x 10'	40	See plan
04	100	Small evergreen tree (3' to 4' tall)	Small evergreen tree (3' to 4' tall)	3' to 4'	10' x 10'	100	See plan
05	200	Small evergreen tree (3' to 4' tall)	Small evergreen tree (3' to 4' tall)	3' to 4'	10' x 10'	200	See plan
06	400	Small evergreen tree (3' to 4' tall)	Small evergreen tree (3' to 4' tall)	3' to 4'	10' x 10'	400	See plan
07	800	Small evergreen tree (3' to 4' tall)	Small evergreen tree (3' to 4' tall)	3' to 4'	10' x 10'	800	See plan
08	1600	Small evergreen tree (3' to 4' tall)	Small evergreen tree (3' to 4' tall)	3' to 4'	10' x 10'	1600	See plan
09	3200	Small evergreen tree (3' to 4' tall)	Small evergreen tree (3' to 4' tall)	3' to 4'	10' x 10'	3200	See plan
10	6400	Small evergreen tree (3' to 4' tall)	Small evergreen tree (3' to 4' tall)	3' to 4'	10' x 10'	6400	See plan



REVISIONS

No.	Description
1	
2	
3	



Pennsylvania 011

HARRY E HASSAN
 450-00-12482-00-5
 531-531 STUMP ROAD
 531-531 STUMP ROAD
 531-531 STUMP ROAD
 531-531 STUMP ROAD
 531-531 STUMP ROAD
 531-531 STUMP ROAD
 531-531 STUMP ROAD

SITE IMPROVEMENTS PLAN

617-871 STUMP ROAD

WOODWORTH & ASSOCIATES, INC.
 ARCHITECTS
 1700 ...

3 of 8

September 6, 2025

Stefanie Rittenhouse-Loughery
PADEP - Southeast Region
2 E. Main Street
Norristown, PA 19401

Subject: The Village Planning Module
Montgomery Township, Montgomery County
PADEP Code No.: 1-46940-412-3
Re: Planning Module Review Response

Dear Ms. Rittenhouse-Loughery,

Montgomery Township received the PA DEP's Review Letter dated July 2, 2024, for The Village Planning Module. Montgomery Township and Ebert Engineering has worked with the applicant in the preparation of the below responses. For clarity, each of the comments have been repeated in *italics*, followed by our responses.

PADEP Comment No.1:

The Narrative should be updated to include:

- a) *The number of lots that are a part of this project site;*
- b) *If any additions to the existing buildings are proposed;*
- c) *Information regarding previous Act 537 planning related to this site.*

Response No. 1:

The Project Narrative has been updated to include the following information.

- a) The existing shopping center which is the subject of the proposed land development has the entire commercial area identified as one existing lot. There are no new lots being created as part of this project. The project is the reuse/remodeling of two existing buildings to provide for residential uses on the second floors and the construction of one new mixed-use building on an existing lot.
- b) No additions to either of the two existing buildings (or the other building containing a restaurant use) are being proposed as part of this project. The second floors of the two existing buildings (not the restaurant building) are only being converted to residential uses from non-residential uses, and the first floors of such buildings will remain non-residential uses. As stated in the Project Narrative, Oxford Land Development proposes to convert Building 1, currently a 22,000 square foot office building, into sixteen (16) apartment units, to convert Building 2, currently a 5,400 square foot office building, into five (5) apartment units, and to construct Building 3 to consist of four (4) apartment units and a 3,600 sf retail space.
- c) The Montgomery Township Act 537 Plan specifically identifies this property (i.e. The Orchard Development) as being in a separate sanitary sewer service area. This sanitary sewer service area is serviced by the Montgomery Sewer Co., Inc. under the regulations of the Public Utility Commission and the PA DEP. The Act 537 Plan did not allocate any

capacity in the Eureka WWTP to service the Orchard Development. In fact, an allocation of flow for the future phase out of the Orchard WWTP was specifically removed from the Act 537 Plan prior to it being approved. There was an appeal of the Act 537 Plan that resulted in a Settlement Agreement and the specific removal of the allocation of capacity in the Eureka WWTP. In summary, this application is consistent that all of the development and wastewater generated within The Orchard Development is to be conveyed and treated by the Orchard WWTP, which is owned and operated by a Public Utility Commission regulated entity.

PADEP Comment No. 2:

Submit a site plan that includes:

- a) Existing sewer facilities;*
- b) Proposed sewer facilities to the point of connection to existing sewer facilities;*
- c) Lot lines; and*
- d) The orientation to North.*

Response No. 2:

A site plan including all of the items mentioned above, existing sewer facilities, proposed sewer facilities to the point of connection to existing facilities, lot lines, and the orientation to the North, is included in Attachment 2.

PADEP Comment No. 3:

The Alternatives Analysis should be amended to include:

- a) If there are any high rates of onlot malfunctions or overloaded sewers in the vicinity of the project site; and*
- b) An evaluation of the potential alternative to connect to Montgomery Township Municipal Sewer Authority's sewer system.*

Response No. 3:

The Alternative Analysis has been amended to include the following information.

- a) There are no on lot malfunctions or overloaded sewers in the vicinity of the project site. All properties located in the vicinity of the project site are also connected to the privately owned collection, conveyance, and treatment system, which does not have any overload within its system. The surrounding properties are currently serviced by the existing Montgomery Township Municipal Sewer Authority.

The Alternative Analysis has been amended to include an evaluation of the potential alternative to connect to the Montgomery Township Municipal Sewer Authority's sanitary sewer system. This alternative was not selected for a number of reasons. The first reason is that it is not consistent with the existing Montgomery Township Act 537 Plan. The second reason is that the residents of Orchard Development would have to pay a tapping fee and they have already purchased at the Orchard WWTP when they purchased their property. It is also noted that the Orchard WWTP is owned and operated by a Public Utility Regulated entity that has a franchisc area to provide public sanitary sewer service to this property.

The Alternative Analysis is included in Attachment 3.

PADEP Comment No. 4:

The project proposes a net increase in sewage flow. The applicant calculated the existing flow for Buildings 1 and 2 based on the assumption that there is 1 employee/200 square feet and using 10 gallons of sewage per day per employee for office use. However, the Narrative describes the use of Building 1 as retail, not office space. Additionally, estimates of existing sewage flows or comparisons to Chapter 73 flows for on lot sewage disposal systems are not appropriate for public/non-on lot sewer proposals. If water use data cannot be provided for Buildings 1 and 2, DEP suggests that the proposed sewage flows do not take into account assumed existing sewage flow.

Response No. 4:

The credit for the existing sanitary sewer flows that have historically been generated by Buildings 1 and 2 have been removed from the flow estimate and the capacity certifications and the project narrative has been updated accordingly.

PADEP Comment No. 5:

The box in Section O.6 of the Component 3 planning module is checked, indicating that the selected option necessary to assure long-term proper operation and maintenance of the nonmunicipal facilities is attached in the planning module package. It does not appear that Montgomery Township submitted information documenting that the long-term operation and maintenance of The Orchards Wastewater Treatment Facility have been met. This information should be provided. Please be advised, municipalities are ultimately responsible for all sewage facilities within their borders.

Response No. 5:

The Orchard Wastewater Treatment Facility is owned and operated by a Public Utility Commission regulated entity, the same as Aqua Pennsylvania Wastewater, Inc. or Pennsylvania American Water Company. The same required municipal oversight standards apply to the Orchard Wastewater Treatment Facility. Montgomery Township acknowledges its ultimate responsibility for all sewage facilities within their borders. The PA DEP performs routine inspection of the Orchard Wastewater Treatment facility and, to the Township's knowledge, has not noted any deficiencies that would require any additional oversight from Montgomery Township. The PA DEP also reviews the NPDES permit for the discharge from the Orchard WWTP and, to the Township's knowledge, has not noted any violations. Montgomery Township's response to this comment documents that the Orchard Wastewater Treatment Facility has met its long-term operation and maintenance requirements, as evidenced by the PA DEP inspections of the facility and compliance with all of its regulatory reporting requirements. Further, any land development approval of the project would be conditioned upon sewer service from the Orchard Wastewater Treatment Facility the owner of which must continue to comply with the June 2, 1988 Settlement Agreement and shall ensure that the increased sewer capacity generated by the project will not cause a hydraulic or organic overload at the Orchard Wastewater Treatment Plant, shall comply with the 1988 Settlement Agreement, and shall comply with any regulations, orders, or directives of the Pennsylvania Utility Commission or PaDEP to prevent or address any potential overload.

The Village
July 30, 2024
Page 4 of 3

As a condition of approval, the developer/applicant will also need to agree that, if at anytime in the future the applicable regulatory agency concludes that the Orchard Development Treatment Plant lacks adequate capacity to service the project/property without remedy, the developer/applicant shall be required to connect to the sewer system operated by the Montgomery Township Municipal Sewer Authority and shall be subject to the Authority's rules and regulations. Montgomery Sewer Co., Inc. will need to comply with any applicable requirements and regulations of the Pennsylvania Department of Environmental Protection and the Pennsylvania Utility Commission, 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.

Should you have any questions concerning the above responses, please feel free to contact Montgomery Township and the applicant.

Sincerely,

Ms. Carolyn McCreary
Montgomery Township Manager

Enclosures

Application for Subdivision & Land Development

Montgomery Township, Montgomery County, Pennsylvania

Date of application: _____

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) Harry E. Hassan

Person making application (name) Harry E. Hassan

Applicant's Address 521 Stump Road, P.O. Box 841, Montgomeryville, PA 18936

Phone # 215-480-3118 Fax # _____

E-Mail oxfordlanddevelopment@yahoo.com

Developer's Name (if different from applicant) _____

Developer's Address _____

Phone # _____ Fax # _____

E-Mail _____

Owner of Record (title holder) Harry E. Hassan

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

Equitable Owner _____

***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) Woodrow & Associates, Inc.

Name of Engineer Handing this Development John Kolb

Engineer's Address 1108 N. Bethlehem Pike, Suite 5, Lower Gwynedd, PA 19002

Phone # 215-542-5648 Fax # _____

E-Mail jkolb@woodrowinc.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
1 of 7	Record Plan - land Development	February 9, 2024	N/A
2 of 7	Existing Features & Demolition Plan	February 9, 2024	N/A
3 of 7	Site Improvements Plan	February 9, 2024	N/A
4 of 7	Construction Details - Sheet 'A'	February 9, 2024	N/A
5 of 7	Construction Details - Sheet 'B'	February 9, 2024	N/A
6 of 7	Erosion & Sedimentation Control Plan	February 9, 2024	N/A
7 of 7	Erosion & Sedimentation Control Notes	February 9, 2024	N/A

List of Supporting Information

NO	Title	Date

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.

H. E. Hassan
2/15/24
 Signature of Owner/Developer Date Signed

Corporation name, if applicable Applicant's or Corporation Official's signature and title

Engineer's signature Engineering firm



Department of Planning and Zoning

1001 Stump Road, Montgomeryville, PA 18936-9605
Telephone: (215) 393-6920 Fax: (215) 855- 1498

Consultant Escrow Fee Agreement

511-521 Stump Road

Name of Subdivision/Land Development

511-521 Stump Road

Location of Subdivision/Land Development

46-00-03482-00-9

Tax Block

Tax Unit(s)

Harry E. Hassan

Name of Owner/Developer and Firm if applicable

I hereby agree and acknowledge that as owner/developer I will be responsible for any fees incurred when plans are reviewed by the Montgomery Township consultants, including but not limited to the following: Township solicitor, engineer, landscape architect, traffic engineer, street light consultant, land planner, the Montgomery Township Planning Commission, the Board of Supervisors of Montgomery Township, or any other body as may be required by law in accordance with the fee schedule which shall be amended from time to time by Resolution.

I herewith submit initial fee escrow monies in the following amount (minimum \$1,000.00) and understand that additional funds may be needed for further consultant reviews.

\$ _____ (If Subdivision/Land Development Application see escrow fees)

H. E. Hassan
Signature of Owner/Developer

2/15/24
Date Signed

521 Stump Road, P.O. Box 841,
Address

Montgomeryville
City

PA
State

18936
Zip Code

215-480-3118
Telephone Number

Accepted by Department Director

Date

****Note:** The person signing this agreement will be the individual directly accountable for payment of the subject fees. Accordingly, if it is desired to assign this responsibility to another party or firm, said property or the appropriate officer of said firm must execute this document.

Application for a Revised Plan

Date: _____
Montgomery Township Board of Supervisors
1001 Stump Road
Montgomeryville, PA 18936

ATTN: Lawrence Gregan
Township Manager
RE: 511-521 Stump Road
(Development Name)

Gentlemen:

Please be advised that I am herewith submitting an amended/revised subdivision/land development plan for the above named development.

By this action, I hereby withdraw any previous plans and do hereby replace all previous plans with these amended plans.

Any application or escrow fees that have been paid to date shall reapply to this revised plan.

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 or record or by the individual, corporation or partnership who has equitable title by reason of an agreement of sale. If the person making application is a realtor, engineer, attorney, etc., a 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 has the authority to stop all reviews, withhold building permits, U&O's, or take any other action it deems necessary.

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 such 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.

Harry E Hassan
Applicant's Name (print)

H. E. Hassan
Applicant's Signature

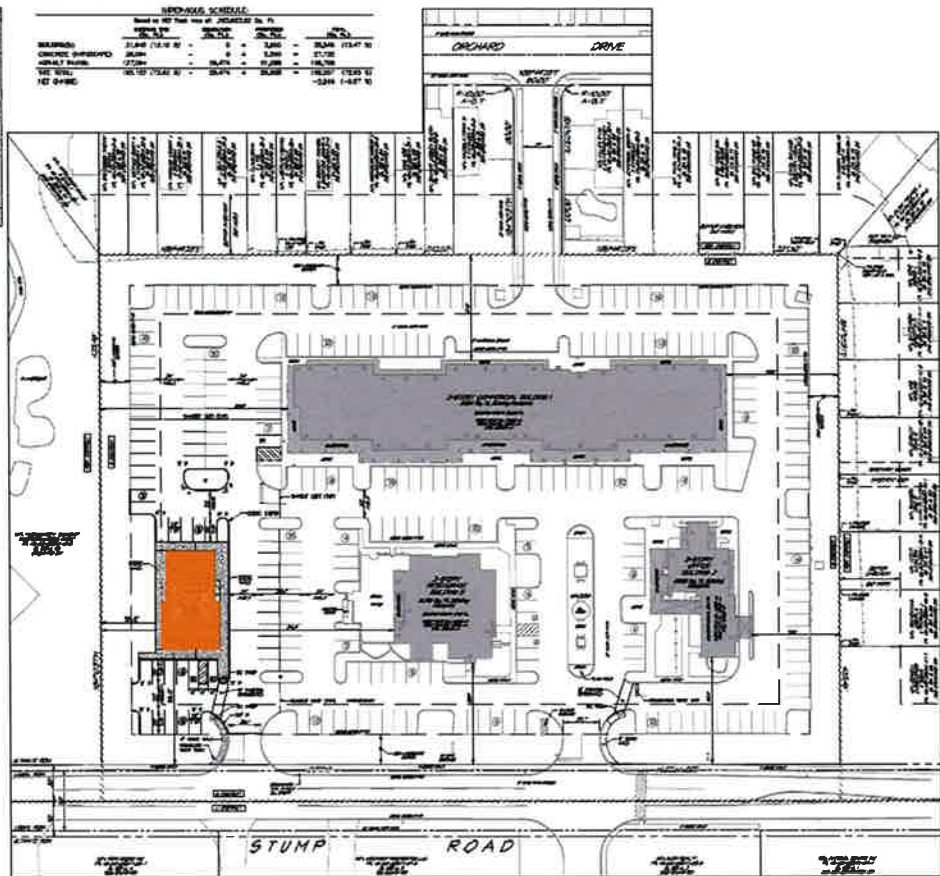
Applicant's Authorized Representative

Date of Receipt by Township _____

Date of Plans _____

Department Director

Date



SEWERAGE SCHEDULE

Based on 150 Gallons per person per day (GPD) at 100% population.

WATERMAIN	DIAMETER (IN)	LENGTH (FT)	START (ELEVATION)	END (ELEVATION)
1	18" DIA.	100	21.50	21.50
2	12" DIA.	100	21.50	21.50
3	8" DIA.	100	21.50	21.50
4	6" DIA.	100	21.50	21.50
5	4" DIA.	100	21.50	21.50
6	3" DIA.	100	21.50	21.50
7	2" DIA.	100	21.50	21.50

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described premises, do hereby certify that the plan filed herewith is a true and correct copy of the plan filed with the proper authorities, and that I am not aware of any person who is not named herein as an owner of the above described premises.

Name: _____
Date Signed: _____

BOARD OF SUPERVISORS

Resolved, that the Board of Supervisors, of the County of Montgomery, Pennsylvania, do hereby approve the plan filed herewith for the reasons stated herein.

Name: _____
Date Signed: _____

TOWNSHIP ENGINEER

Resolving that the Township Engineer of Montgomery Township, Montgomery County, Pa., do hereby certify that the plan filed herewith is a true and correct copy of the plan filed with the proper authorities, and that I am not aware of any person who is not named herein as an owner of the above described premises.

Name: _____
Date Signed: _____

PLANNING COMMISSION

Resolved, that the Planning Commission of the County of Montgomery, Pennsylvania, do hereby approve the plan filed herewith for the reasons stated herein.

Name: _____
Date Signed: _____

SURVEYOR'S CERTIFICATION

I, the undersigned, being a Licensed Professional Surveyor, do hereby certify that I am a duly Licensed Professional Surveyor in the State of Pennsylvania, and that I am the author of the plan filed herewith, and that I am not aware of any person who is not named herein as an owner of the above described premises.

Name: _____
Date Signed: _____
Exp. Date: _____

RECORDER OF DEEDS

Recorded in the Montgomery County Deed Book _____ Page _____ of _____

Recorder of Deeds: _____

PROCEED AND REVIEW

I, the undersigned, being a member of the Montgomery County Planning Commission, do hereby certify that I have read the plan filed herewith and that I am not aware of any person who is not named herein as an owner of the above described premises.

Name: _____
Date Signed: _____

ZONING AND SITE DATA SCHEDULE

Developed by the Planning Commission of Montgomery County, Pennsylvania.

Item	Location	Requirement	Plan Details
1. Zoning	R-1	Single-Family Residential	Complies with R-1 zoning
2. Setbacks	Front, Side, Rear	Minimum 10 feet	Complies with setbacks
3. Height	Maximum	35 feet	Complies with height
4. Parking	Per space	1.5 spaces per 100 sq. ft.	Complies with parking

PERMITTED ACCESS LIST

The following list of access has been approved from the EMBLEM Database:

1. Access to the site from Orchard Drive.

2. Access to the site from Stump Road.

REQUIRED PARKING SCHEDULE IN

Based on 150 Gallons per person per day (GPD) at 100% population.

Area	Use	Area (sq. ft.)	Parking (spaces)
1	Building	10,000	15
2	Parking	5,000	75
3	Driveway	2,000	30
4	Other	1,000	15
Total	Total	18,000	115

GENERAL PLAN NOTES

- The plan shall be subject to the provisions of the Zoning Ordinance of the County of Montgomery, Pennsylvania.
- The plan shall be subject to the provisions of the Subdivided Lots Act of 1928, P.S. 521-1.
- The plan shall be subject to the provisions of the Eminent Domain Act of 1952, P.S. 11-101.
- The plan shall be subject to the provisions of the Flood Control Act of 1954, P.S. 10-101.
- The plan shall be subject to the provisions of the Environmental Protection Act of 1970, P.S. 10-101.
- The plan shall be subject to the provisions of the Open Space Act of 1972, P.S. 10-101.
- The plan shall be subject to the provisions of the Parks and Recreation Act of 1974, P.S. 10-101.
- The plan shall be subject to the provisions of the Public Safety Act of 1976, P.S. 10-101.
- The plan shall be subject to the provisions of the Public Works Act of 1978, P.S. 10-101.
- The plan shall be subject to the provisions of the Public Utilities Act of 1980, P.S. 10-101.

RECORDING INFORMATION

RECORD PLAN - LAND DEVELOPMENT

Montgomery County Planning Commission

Montgomery County Planning Commission
1000 Walnut Street
Montgomery, PA 19127

1 17



June 5, 2024

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

Reference: The Village – 511 / 521 Stump Road
Site Revitalization – Response Letter/Waiver Request Letter

Dear Marianne:

I would like to first thank you and your staff for the cooperation and guidance they continue to provide as we negotiate the land development approvals process through the Township. Our staff meeting around the conference table and follow-up field meeting allowed us to bring closure to some of the questions that persisted in the minds of the design team.

Further, we are hopeful that the elected officials can understand some of the existing non-conforming conditions that exist in a 38-year-old shopping center that would be difficult to correct without significant financial hardship. It is our expectation that we will bring the site into compliance with those important topics that deal directly with public health, safety, and welfare as well as those areas of the site that are touched by our proposed redevelopment scheme.

We have received various reviews from your Township consultants. We are committed to revising the plans to address all comments and concerns identified in the correspondence that are not more specifically discussed in the balance of this letter.

These thoughts lead us to seek waivers from several sections of your subdivision land development ordinance, more specifically enumerated as follows:

- A. §205-52.D(3)(a) – The applicant is seeking a waiver from the requirement for a maximum of ten parking spaces in a row without a landscape island of 15' in width. The existing parking lot layout, which includes rows with greater than ten spaces in a row, is an existing nonconformity. In an abundance of caution, we would seek a more formal waiver to memorialize the fact that the existing parking facility will not need modification more than that which is shown on the plan.

June 5, 2024

Marianne McConnell, Director of Planning and Zoning
Montgomery Township

Reference: The Village – 511 / 521 Stump Road
Site Revitalization – Waiver Request Letter

B. Landscape Requirements – It is our intent to work with the Township landscape architect to supplement buffers, planting islands, and shrubbery where practical. Our site visit revealed several of these areas with specificity. In an abundance of caution, we seek waiver from the sections:

1. §205-52.D(3)(e) – The applicant is seeking a waiver from the requirement that all islands and perimeter areas surrounding parking lots shall be landscaped with a mix of shade trees and shrubs. *Our site walk identified areas of obvious landscape enhancement needs. The plans have been marked up to reflect these areas intended for new landscaping. Again, we ask that the balance of the site remain in its existing condition. As noted, the major area of possible landscape enhancement is a shrub row along Stump Road. As our site has matured, it does not appear additional shrubbery along Stump Road is warranted*
2. §205-52.D(f) – The applicant is seeking a waiver from the requirement that shade trees be the primary planting type within the parking areas with the goal of providing some degree of shade to every space in the parking area within five years of planting. *Again, shade trees will be added where appropriate in the general area of proposed improvements.*
3. §205-52.D(h) – The applicant is seeking a waiver for the requirement that shrubs and shrub groupings should be provided within islands and along parking perimeter area intending for the softening, beautifying, and visually breaking up the parking areas. *Again, we are pleased to work with the Township's landscape consultant and install additional material as identified on our sketches.*
4. §205-52.D(i) – The applicant is seeking a waiver from the requirement for parking areas that are located within 100 feet of a public street or any time a parking area for a nonresidential use is located adjacent to a residential use, the perimeter of the paving area that is adjacent to the public street or residential use shall be softened by a continuous low hedge around the outside perimeter. Along with the solid fence at the rear of the property, the shrubs that create this low hedge shall fully screen the glare from vehicle headlights within two years of planting. *Again, we believe an existing nonconforming condition with the intent of the buffering being met by the existing vegetative growth.*

C. Traffic Review:

1. §205-10.H(4) – The applicant is requesting a waiver from the requirements for:
 - a. All parking spaces to be marked with all-weather paint with double parallel lines to be a minimum of six inches apart to separate each space and to continue with the single line parking space delineation which currently exists. *The newly created parking can be delineated with the hairpin striping pattern. However, it is not our intent to repaint the existing parking field.*

June 5, 2024

Marianne McConnell, Director of Planning and Zoning
Montgomery Township

Reference: The Village – 511 / 521 Stump Road
Site Revitalization – Waiver Request Letter

- b. The proposed required aisle of 26 feet to be a 24-foot aisle width. *The 24-foot aisle width matches the dimensions and the existing center.*
2. §205-10.H.(6) – The applicant is requesting a waiver from the requirement for all off-street loading areas to be provided for all retail business uses requiring regular deliveries or shipping of goods, merchandise or equipment to the site by semitrailer truck. *At our staff meeting and field meeting, we discussed how deliveries are made to the site today. Those deliveries occur within the drive aisles at off-peak hours. None of the businesses either currently or in the future require a true loading facility.*
 3. §205-17A.(7) – The applicant is requesting a waiver from the requirement for parking spaces that 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 ending of parking space across the width of all the parking space. *Again, the existing shopping center is set up with wide sidewalk and adjacent perpendicular parking. The width of the sidewalk provides sufficient accessibility even anticipating a 16-inch car bumper overhang allowing for 4 foot of passable sidewalk area. Wellstops are a tripping hazard and impede snow plowing.*
 4. §205-25.A(4) & (5) – The applicant is requesting a waiver from the requirement of a storefront driveway for principal buildings and a service driveway being required for access to loading and other service facilities. *Loading operations will remain consistent with the current operational patterns.*
 5. §205-25(A)(6) – The applicant is seeking a waiver from the requirements that all shopping centers or other major commercial development to have driveways on all sides of buildings to allow complete circulation around buildings for cars, service vehicles and emergency vehicles. A driveway is not included behind property Building 4. *We have met with the Township fire marshal and have shown the location of another fire hydrant to ease any concerns about building access.*
 6. §205-102.A – The applicant is seeking a waiver from the obligation for a traffic impact study to be submitted as required for all residential subdivision or land developments of 20 or more lots or dwelling units and other nonresidential uses requiring subdivision or land development. *The property owner has retained the services of Traffic Planning and Design. Their trip generation analysis has been added as an attachment to this letter.*

June 5, 2024

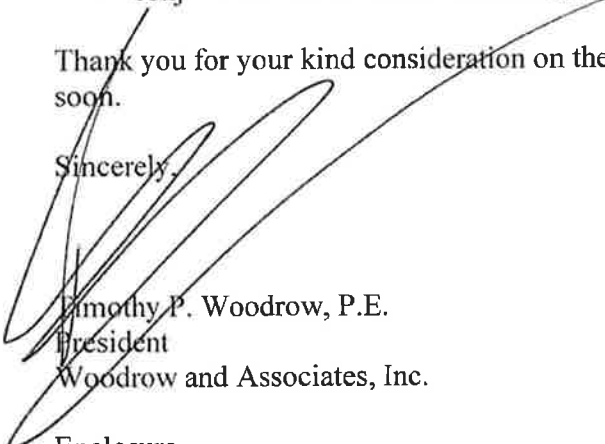
Marianne McConnell, Director of Planning and Zoning
Montgomery Township

Reference: The Village – 511 / 521 Stump Road
Site Revitalization – Waiver Request Letter

D. Lighting Review – We would again seek concurrence from the Board of Supervisors that the existing lighting for the vast majority of the parking lot will not be modified, changed or otherwise impacted by the proposed development. Further, the existing parking lot lighting will remain in its configuration all but for one lamp post that is being relocated in conjunction with the new medical office building proposal.

Thank you for your kind consideration on these matters and I look forward to seeing you soon.

Sincerely,



Timothy P. Woodrow, P.E.
President
Woodrow and Associates, Inc.

Enclosure

Traffic planning and design trip analysis

Cc: Harry Hassan – Oxford Land Development
Kevin Hassan – Oxford Land Development
Christen Pionzio, Esq. – Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.
John Kolb – Woodrow and Associates, Inc.
Matt Hammond, P.E. – Traffic Planning and Design, Inc.
Judith Stern Goldstein, R.L.A. – Gilmore and Associates, Inc.
Valerie Liggett, R.L.A. – Gilmore and Associates, Inc.
Judith Stern Goldstein, R.L.A. – Gilmore and Associates, Inc.
James Dougherty, P.E. – Gilmore and Associates, Inc.
Carolyn McCreary, Manager – Montgomery township
John Walko, Esq. – Kilkenny Law



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

REVISED June 17, 2024

March 18, 2024

File No. 22-03023.04

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

Reference: Land Development Review – LDS-24-002
The Village 511-521 Stump Road
Tax Map Parcel Number: 46-00-03482-00-9; Block 13A, Unit 157

Dear Marianne:

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

- A. Preliminary/Final Land Development Plans (7 sheets), prepared by Woodrow & Associates, Inc. for 511-521 Stump Road, dated February 9, 2024.
- B. Draft Fire Access – Turning Movement Plan (Sheet 8 of 8), prepared by Woodrow & Associates, Inc. for 511-521 Stump Road, dated June 6, 2024.
- C. Trip Generation Comparison, prepared by Traffic Planning and Design, Inc., dated June 4, 2024.
- D. Response Letter/Waiver Request Letter, prepared by Woodrow & Associates, Inc. for 511-521 Stump Road, dated June 5, 2024.

The property is situated in the S – Shopping Center Zoning District and contains three buildings with various non-residential uses. The property fronts on Stump Road and has access to Orchard Drive via public right-of-way at the rear of the site. The Applicant proposes a Mixed-Use Complex, which is permitted by conditional use in the S-Shopping Center Zoning District. The second floors of two of the existing buildings are proposed to be converted to 22 residential units. Also, a new 2-story 3,600 sf building with non-residential uses on the first floor and 3 residential units on the second floor is proposed.

This applicant was granted conditional use to permit the Mixed-Use Complex use. Please refer to the opinion and order dated January 22, 2024 for details.

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

PLANNING REVIEW

1. Existing Conditions and Surrounding Land Uses

- a. The site currently consists of three separate buildings with various uses – retail, food service, and office space.
- b. The site is located in the S Shopping Center District and has frontage along Stump Road. The site is surrounded by residential uses with commercial and industrial uses on the other side of Stump Road.
- c. The plans indicate the following uses are proposed: office, retail, restaurant, and apartments. Ordinance 23-336Z Section 1.A.1 lists those uses permitted as part of the mixed-use complex. Additional

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

information, specifically regarding the retail component, should be provided to demonstrate compliance with the requirements of this ordinance.

2. Consistency with the Comprehensive Plan

The property is currently mixed use. The 2022 Comprehensive Plan Future Land Use Map identifies the property as Commercial. However, as the site is already developed as a mixed-use development the proposed development is generally consistent.

3. Traffic and Pedestrian Circulation Patterns

- a. No new access drives are proposed. The property will continue to utilize the existing access drives onto Stump Road and the private access road to Orchard Drive.
- b. There are existing sidewalks along the frontage of the site and around the existing buildings on the site.
- c. The plans propose two new 5' walkways along the access drives onto Stump Road. These sidewalks lead to an 8' painted crosswalk, which connect to sidewalks along the frontage of Building 2 and Building 4. However, there are no additional pedestrian connections between buildings proposed. We recommend crosswalks be added throughout the site, specifically connecting Buildings 2, 3 and 4 to Building 1.

4. General Planning Comments

- a. The plans provide the required parking calculations. Based on the parking calculations 38 parking spaces are required for the residential component. It is unclear if the required parking spaces will be assigned/reserved for the residential units. Additional information should be provided.

LANDSCAPE REVIEW

Zoning Ordinance (Chapter 230)

5. §230-127.A(8) requires the provision of landscaping for freestanding signs; subsection (a) requires the provision of two square feet of landscaped area or each square foot of sign area. The plans shall be revised to provide plan information and calculations demonstrating either that existing landscaping complies with this ordinance requirement, or that sufficient new vegetation will be provided to demonstrate compliance with this requirement.

Subdivision and Land Development Ordinance (Chapter 205)

6. §205-52.B(4)(e) requires that softening buffers be planted in such a way to create a 50% visual screen within five years of planting. Supplementary plant material shall be provided to fill the buffer gap identified during the site meeting on May 24th, 2024 to demonstrate compliance with this ordinance requirement, or a waiver would be required.
7. §205-52.D(3)(a) permits a maximum of 10 parking spaces in a row without a landscape island of 15' in width. The existing parking lot layout, which includes rows with greater than 10 spaces in a row, is an existing nonconformity. A waiver is being requested from this requirement.
8. §205-52.D(3)(e) requires that all aforementioned islands and the perimeter areas surrounding parking lots shall be landscaped with a mix of shade trees, ornamental trees and shrubs. In accordance with the discussion at the May 24th, 2024 site meeting, landscaping should be provided for those areas identified as needing enhancement. A waiver is being requested from this requirement.
9. §205-52.D(f) requires that shade trees should be the primary planting type within parking areas with a goal of providing some degree of shade to every space in the parking area within five years of planting. In accordance with the discussion at the May 24th, 2024 site meeting, shade trees should be added wherever appropriate in the vicinity of the proposed improvements. A waiver is being requested from this requirement.
10. §205-52.D(h) requires that shrubs or shrub groupings should be provided within islands and along parking perimeter areas with the intent of softening, beautifying, and visually breaking up the parking areas. In accordance with the discussion at the May 24th, 2024 site meeting, areas identified as being in need of additional material should be supplemented. A waiver is being requested from this requirement.

11. §205-52.D(i) requires that when parking areas are located within 100 feet of a public street or any time a parking area for a nonresidential use is located adjacent to a residential use, the perimeter of the parking area that is adjacent to the public street or residential use shall be softened by a continuous low hedge around the outside perimeter. A waiver is being requested from this requirement.
12. §205-53.B(3) a note shall be provided demonstrating compliance with this ordinance section, and requiring that at the direction of the Township Engineer, Township Shade Tree Commission or Township Landscape Architect, existing trees which have not been adequately protected are to be removed and replaced in accordance with the requirements of §205-53.C.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

13. §205-10.H(4) –
 - a. All parking spaces to be marked with all-weather paint with double parallel lines to be a minimum of six inches apart to separate each space and to continue with the single line parking space delineation which currently exists.
 - b. The Applicant is requesting not to repaint the existing parking lot and keep the lane width at the existing 24 ft aisle width.
14. §205-10.H.(6) – The Applicant is requesting a waiver from the requirement for all off-street loading areas to be provided for all retail business uses requiring regular deliveries or shipping of goods, merchandise or equipment to the site by semitrailer truck.
15. §205-10.H.(7) – The development will have a total of 288 parking spaces available. A minimum of 7 handicap spaces are required. Five total handicap spaces are shown. Update the plan to provide the minimum number of handicap spaces.
16. §205-17A.(7) – The Applicant is requesting a waiver from the requirement for parking spaces that 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 ending of parking space across the width of all the parking spaces.
17. §205-22.A. & 205-25.D. – Sidewalks shall be required at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience. In addition to sidewalks for building access, walkways shall be provided for access to remote parking areas, transit stops and existing or proposed Township trails. We recommend a network of accessible sidewalk be available within the site to proposed Building 4 and the existing buildings 1, 2, and 3 for pedestrian connectivity and improved walkability within the site. ADA curb ramps should be installed at some existing locations within the lot to provide accessible routes connecting the buildings. We also recommend accessible pedestrian connections to Stump Road, and Orchard Drive.
18. §205-25.A(4) & (5) – The applicant is requesting a waiver from the requirement of a storefront driveway for principal buildings and a service driveway being required for access to loading and other service facilities.
19. §205-25(A)(6) – The applicant is seeking a waiver from the requirements that all shopping centers or other major commercial development to have driveways on all sides of buildings to allow complete circulation around buildings for cars, service vehicles and emergency vehicles. A driveway is not included behind property Building 4.
20. §205-51(A)(5) – Provide the location of all trash receptable areas. Provide a trash truck turning template showing how trash area will be accessed for trash pickup.
21. §205-102 A. – The applicant is seeking a waiver from the obligation for a traffic impact study to be submitted as required for all residential subdivision or land developments of 20 or more lots or dwelling units and other nonresidential uses requiring subdivision or land development. The property owner has retained the services of Traffic Planning and Design. Their trip generation analysis has been added as an attachment.

LIGHTING REVIEW

22. §A237-1.B – One existing parking lot light is proposed to be relocated to accommodate the proposed 3,600 square foot building. No new lights are proposed. If new lighting is proposed a plan showing compliance with the Montgomery Township street lighting specification shall be provided.
 - a. Section 1.a – Lighting shall have intensities and uniformity ratios in accordance with the current recommended practices of the Illuminating Engineering Society (IES).
 - b. Section 2.b – Lighting fixtures shall be aimed straight down, shall have flat lenses and shall meet IES full-cutoff criteria, and have a BUG (Backlight, Uplight, Glare) rating with a "U" value no greater than 0.
 - c. Section 3.e – Lighting proposed for use after 10 P.M., or after normal hours of operation of a business, whichever is earlier, shall be dimmed by at least 50% from then until dawn. Hours of operation must be clearly annotated on the lighting plan for a proposed non-residential development.
 - d. Section 4.c – Maximum light fixture height shall be 20 feet.
23. Cut sheets shall be provided for all proposed light fixtures.

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

24. §230-87 & 88– Dimensional requirements (building setbacks) are not presented in the Zoning and Site Data Schedule. These shall be depicted and tabulated on future plan submissions.
25. §230-91 – Waste storage and disposal shall be addressed on land development plans.

Subdivision and Land Development Ordinance (Chapter 205)

26. §205-17.A(3) & (4) – The paving details shall be revised to be consistent with or structurally equivalent to the required paving sections for driveways and parking areas.
27. §205-17.D(4) & §205-22.D – Curb and sidewalk details shall be revised to include the dimensions and material specifications in accordance with Township standards.
28. §205-19 & 20 – The applicant shall provide documentation that adequate water and sewer capacity is available and will be provided.
29. §205-75 & 76 – The applicant is seeking a waiver to allow concurrent Preliminary/Final submission.
30. §205-79.A(3) – Refer to the enclosed information regarding record plan certifications. Revise the certifications on the record plan as needed, including the Board of Supervisors certification.

Stormwater Management Ordinance (Chapter 206)

31. §206-6.A – A limit of disturbance of approximately 30,000 sf is delineated on the plans. A stormwater management plan compliant with the Stormwater management Ordinance is required for disturbed areas greater than 5,000 sf. The applicant has not addressed stormwater management. We note that areas where soil will not be exposed (e.g. subbase aggregate, mill & overlay only) are not considered disturbed areas. We recommend differentiating the limit of work from the limit of disturbance.
32. §206-16.C – Earth disturbances of 5,000 sf or more require adequacy review by the MCCD.
33. §206-17, 18, 19, & 20 – The applicant has not demonstrated compliance with the stormwater management ordinance. A narrative and plan (if needed) shall be provided demonstrating compliance. We note the plans indicate a reduction in impervious cover. We recommend the applicant review Sections 206-18.F & G when considering options to address peak rate controls.

General

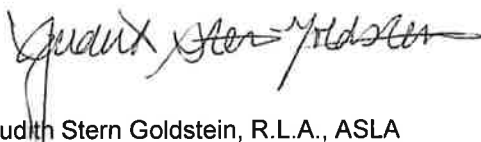
34. The Applicant should revise the submission to include 10-scale plans of all proposed ADA facilities or modifications to existing facilities. The 10-scale plans should show the spot elevations and slopes of critical points to verify constructability.
35. Upgrade the ramps crossing both driveways to meet the current ADA standards.

36. The Township is proposing a pedestrian RRFB along the frontage of the property. Coordinate with the Township Traffic engineer regarding any necessary easements that may be required to complete the work. Any easements should be reflected on the development plans.
37. The Required Parking Schedule on Sheet 1 is missing the label "Residential" below "Non-Residential" for BLDG 4
38. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, Montgomery County Conservation District, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
39. Site Accessibility review will be provided under a separate cover.

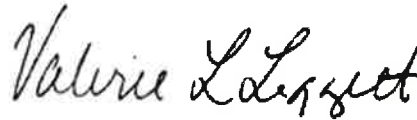
To help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please note that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

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

Enc: Plan Recording Information

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
Harry E. Hassan, Owner/Applicant
John Kolb – Woodrow & Associates, Inc.



5100 Tilghman Street, Suite 150 | Allentown, PA 18104 | P: 610.366.8064 | F: 610.366.0433
 508 Corporate Drive West | Langhorne, PA 19047 | P: 215.369.3955 | F: 610.968.1829
 65 E. Butler Avenue, Suite 100 | New Britain, PA 18901 | P: 215.345.4330 | F: 215.948.9943
 184 W. Main Street, Suite 300 | Trappe, PA 19426 | P: 610.489.4949 | F: 610.489.8447
 One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | Philadelphia, PA 19103 | P: 215.687.424 | F: 215.564.1780

MEMORANDUM

Date: March 11, 2024, *REVISED June 13, 2024, July 19, 2024*

To: Jim Dougherty

From: Valerie Liggett

cc: Judith Stern Goldstein
Geoffrey Attanasio

Reference: The Village 511-521 Stump Road Land Development (LDS-24-002)
Landscape Review
Project Number 2022-03023.05

Subdivision and Land Development Ordinance

The following comments have been prepared based on the submitted landscape plan prepared by Rachel Sclan Vahey, dated February 9, 2024 and last revised July 5, 2024. These comments are intended to address previously made sketch plan comments and issues where waivers are requested from ordinance requirements. We reserve additional comments for such time as a more detailed review can be conducted.

1. §205-52.B(4)(e) requires that softening buffers be planted in such a way to create a 50% visual screen within five years of planting. Supplementary plant material is shown to meet the ordinance requirement. However, the shrubs have been shown on the adjacent Township property. The shrubs shall be located on the subject parcel of this land development application.
2. §205-52.D(3)(a) permits a maximum of 10 parking spaces in a row without a landscape island of 15' in width. The existing parking lot layout, which includes rows with greater than 10 spaces in a row, is an existing nonconformity. A waiver is being requested from this requirement.
3. §205-52.D(3)(e) requires that all aforementioned islands and the perimeter areas surrounding parking lots shall be landscaped with a mix of shade trees, ornamental trees and shrubs. In accordance with the discussion at the May 24th, 2024 site meeting, landscaping should be provided for those areas identified as needing enhancement. A waiver is being requested from this requirement. ***We estimate that forty (40) additional shrubs would be needed to meet this requirement. Forty (40) shrubs x \$90 = \$3,600.***
4. §205-52.D(f) requires that shade trees should be the primary planting type within parking areas with a goal of providing some degree of shade to every space in the parking area within five years of planting. In accordance with the discussion at the May 24th, 2024 site meeting, shade trees should be added wherever appropriate in the vicinity of the proposed improvements. A waiver is being requested from this requirement. ***We estimate that four (4) shade trees would be needed to meet this requirement. Four (4) 2.5-3" caliper trees x \$500 = \$2,000.***

5. §205-52.D(h) requires that shrubs or shrub groupings should be provided within islands and along parking perimeter areas with the intent of softening, beautifying, and visually breaking up the parking areas. In accordance with the discussion at the May 24th, 2024 site meeting, areas identified as being in need of additional material should be supplemented. ***A waiver is being requested from this requirement. This requirement would be met by provision of the shrubs indicated as deficient for §205-52.D(3)(e).***
6. §205-52.D(i) requires that when parking areas are located within 100 feet of a public street or any time a parking area for a nonresidential use is located adjacent to a residential use, the perimeter of the parking area that is adjacent to the public street or residential use shall be softened by a continuous low hedge around the outside perimeter. A waiver is being requested from this requirement. ***We estimate that seventy (70) additional shrubs would be needed to meet this requirement. Seventy (70) shrubs x \$90 = \$6,300.***
7. §205-53.B requires the provision of tree protection fencing in order to protect trees to be preserved on the site. Tree protection fencing and installation details shall be provided on the landscape plan in order to demonstrate compliance with this requirement.
8. §205-53.B(3) a note shall be provided demonstrating compliance with this ordinance section, and requiring that at the direction of the Township Engineer, Township Shade Tree Commission or Township Landscape Architect, existing trees which have not been adequately protected are to be removed and replaced in accordance with the requirements of §205-53.C.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 18, 2024
REVISED June 17, 2024

File No. 2022-03023-04

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

Reference: Preliminary/Final Land Development Application (LD 24-002)
The Village Shopping Center
511-521 Stump Road
Tax Parcel #46-00-03482-00-9

Dear Marianne:

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

I. SUBMISSION

- A. Preliminary/Final Land Development Plans for 511-521 Stump Road (7 Sheets), prepared by Woodrow & Associates, Inc. for Harry E. Hassan dated February 9, 2024

II. ACCESSIBILITY REVIEW COMMENTS

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

1. IBC §1104 – The plans shall be revised to confirm compliance with the accessible route requirements of this section, including: at least one accessible route within the site provided from accessible parking and public sidewalks to the accessible building entrance served; at least one accessible route connecting accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site; and accessible routes coinciding with or being located in the same area as the general circulation path. This shall include providing accessible routes from the public sidewalks along Stump Road and the access right-of-way from Orchard Drive.
2. IBC §1105.1 – The location of all proposed accessible entrances shall be labeled on the plans to confirm compliance with the requirements of this section, including: at least 60 percent of all public entrances shall be accessible; where provided to a building, at least one restricted entrance shall be accessible; if a service entrance is the only entrance to a building or tenant space, that entrance shall be accessible; at least one accessible entrance shall be provided to each tenant in a facility; and at least one accessible entrance shall be provided to each Accessible, Type A, or Type B unit.
3. IBC §1106.1 & 2 – Based on the 288 total proposed parking spaces, the plans shall be revised to provide a minimum of 7 accessible parking spaces. However, we defer to the Township's Building Code

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

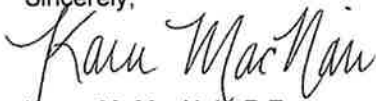
Official regarding the Occupancy Classification and Use to determine whether additional accessible parking spaces associated with the residential uses are required.

4. IBC §1106.5 – The plans shall be revised to provide and identify the location of at least one van-accessible parking space for every 6 or fraction of 6 accessible parking spaces. The note included in the Parking Space Lettering/Striping Detail on the Project Construction Details plan, Sheet 4, referencing 1 in every 8 accessible parking spaces to be van accessible shall be updated accordingly.
5. IBC §1106.6 – The plans shall be revised to locate the accessible parking spaces on the shortest accessible route of travel from adjacent parking to an accessible building entrance. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.
6. IBC §§1111.1, 1111.2, & 1111.3 – Accessible signage shall be provided for the site in accordance with the requirements of these sections. Locations and related sign details shall be added to the plans.
7. ICC §§403, 406, & 502 – The plans shall be revised to dimension clear widths, provide spot elevations for the accessible routes, accessible parking spaces, and access aisles, and include location specific designs with dimensions and spot elevations for each proposed curb ramp to confirm compliance with the requirements of these sections. The curb ramp details provided on the Project Construction Details plan, Sheet 4, will not be accepted as a substitute for location specific designs.
8. ICC §502.7 – The Sign Installation Detail on the Project Construction Details plan, Sheet 4, shall be revised to indicate that the accessible parking and van accessible signs shall be a minimum of 60 inches above the floor of the parking space, measured to the bottom of the sign. Installation Note 4 of the detail shall be revised to remove reference to permitting one sign for a pair of stalls. Also, Installation Note 5 shall be clarified and coordinated with plan views.
9. Note 12 on the Record Plan, Sheet 1, and Note 3 on the Site Improvements Plan, Sheet 3, shall be revised to indicate the design and construction shall also comply with the PAUCC.
10. The Colors Legend information included in the Reserved Parking Sign detail on the Project Construction Details plan, Sheet 4, shall be confirmed since the two backgrounds and symbol are indicated to be white, offering no contrast.

In order to help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please note that revision and/or modification of the plans may require review and additional comment.

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

Sincerely,



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

KMM/

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
Harry E. Hassan – Owner/Applicant
John Kolb – Woodrow & Associates, Inc.
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.



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

William Wiegman
DIRECTOR OF FIRE SERVICES
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR
FIRE MARSHALS OFFICE:
215-393-6936

June 13, 2024

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

Re: The Village Land Development

Dear Mrs. McConnell:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the: The Village Land Development

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

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

Sincerely,

Reviewed by:
Andrew Backlund
Captain/Asst. Fire Marshal




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: October 23, 2023

Date: February 16, 2024

Re: LD-24002
511-521 Stump Road

A review of the above-referenced land development plan was conducted on this date. There are no areas of concern to the Police Department at this time. Thank you for the opportunity to review this subdivision/land development. Please contact me if you have any issues or concerns.



**MONTGOMERY TOWNSHIP
DEPARTMENT OF PLANNING AND ZONING**

1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6920 · Fax: 215-855-1498
www.montgomerytwp.org

DATE: March 19, 2024
APPLICANT: Harry E. Hassan
PROJECT NAME: The Village 511-521 Stump Road, *plans dated February 9, 2024*
TWP PROJECT #: LD-24-002

The Township Planning & Zoning Department has conducted a preliminary review of the proposed project noted above. The Applicant proposes a mixed use complex including conversion of the second floors of the existing office / retail buildings (buildings 1 and 2) into 22 apartments. The Applicant is proposing a new 3,600 sf medical office building (building 4) with 3 apartments on the second floor. Non-residential uses are proposed on the first floors of these buildings. No renovations are proposed for the existing restaurant (building 3) The site fronts on Stump Road and is surrounded by residential uses with industrial uses across the street.

Comments:

1. The property sits within the S-Shopping Center District. The proposed Mixed Use Complex is permitted by Conditional Use per Section 230-86A and Table 230-A, Table of Permitted Uses. *Conditional Use was granted January 22, 2024.*
2. The site plan submitted appears to comply with the definition of Mixed Use Complex as defined in Section 230-5.
3. Zoning Data and Required Parking data provided on sheet 1 of 7 (Record Plan): Impervious Schedule provided on sheet 2 of 7. Must comply with the Shopping Center District regulations set forth in Sections 230-87 thru 230-91.
4. Section 230-91B Waste Disposal. Trash enclosures must be provided.
5. Any proposed signage shall be reviewed under separate cover and not part of the Land Development review process.



Zoning Officer



Date

Montgomery Township
Planning Commission Meeting Minutes
June 20, 2024

The regular meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, June 20, 2024. The members of the Planning Commission in attendance included: Ratuke Patel, David Fetzer, Alex Rigney, Tom Borghetti, Jim Rall and Leon McGuire. Also present: Kyle Miller, Township Solicitor; Marianne McConnell, Director of Planning & Zoning/Zoning Officer; Jim Dougherty and Judy Stern Goldstein, of Gilmore and Associates; and Mary Gambino, Project Development Coordinator.

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 Jim Rall, and seconded by Dave Fetzer, to approve the minutes of the April 18, 2024, meeting as submitted.

Taco Bell Double Drive-through Land Development Application LDS-23-004 – Brian Cleary, of the Pettit Group, LLC, addressed the commission regarding the redevelopment plan to accommodate the new double drive-through lanes. Mr. Cleary first reviewed the requested waivers for the project:

1. From the requirement to provide street widths, railroads, property lines, names of owners, locations of watercourses, sanitary sewers, storm drains and similar features within 400' of the property.
2. From the requirement to provide existing roadway information.
3. From the requirement to provide a dedicated loading space.
4. From the requirement to have a PA licensed Landscape Architect sign the plans.
5. From the requirement to permit disturbance of greater than 25% of the root ball. (Judy Stern Goldstein clarified that the requirement is the root area within the dripline of any tree or group of trees may be encroached upon to a maximum of ¼ of the total root area.)
6. From the requirement to provide a Traffic Management Study.

Mr. Cleary next discussed the review letters received from the township staff and consultants. He stated that there are mainly minor issues regarding the review letters. The biggest issue was the requirement to provide sidewalks along Route 309. He stated that a fee in lieu of installation was required at the time of the original land development for Taco Bell. Jim Rall questioned if the fee had been paid. Marianne McConnell confirmed that a fee in lieu of sidewalks had been paid with the original subdivision. Mr. Cleary stated that if a new waiver was necessary for sidewalks, the applicant would supply it. Rutuke Patel questioned if the plan provided for an escape lane around the drive-through lanes. Mr. Cleary replied that two parking spaces had been removed to accommodate a run-around lane and 41 parking spaces remain and meet the required number. Tom Borghetti questioned if the second drive-through lane would reduce vehicle stacking. Mr. Cleary replied that stacking capacity would be increased by one, providing 7 stacking spaces and increased efficiency, with the addition of an additional menu board.

Upon a motion by Jim Rall, and second by David Fetzer, the Planning Commission recommended that the Board of Supervisors approve the land development application of Taco Bell as presented, subject to township staff and consultants' recommendations. Requested waivers will be determined by the Board of Supervisors at the land development approval stage. All in favor.

309 Autovest Properties, LP – Montgomeryville Mitsubishi Amendment to Land Development LDS-23-011

Attorney Mark Jonas; Rick Stonebeck, of Charles E. Shoemaker, Inc.; Sandy Korza of McMahon Associates; and Brandon Nappen, and Lisa Barber, of Nappen Associates, addressed the commission regarding the land development amendment submitted by Nappen Associates for the construction of a Mitsubishi dealership, at 1011 Bethlehem Pike, on the site of the formerly approved Acura dealership. A Conditional Use decision was rendered by the Board of Supervisors on January 2, 2024, to allow a franchised motor vehicle sales agency dealing primarily in new motor vehicles by conditional use in the LI-Limited Industrial Zoning District and HLI Highway Limited Industrial Overlay District. Mr. Stonebeck addressed the commission with an overview of the proposed project. He stated that the original Acura approval showed a second dealership on the site, which is now under agreement with Mitsubishi. He further stated that there is plenty of open parking on the site and the new building will not affect the parking requirements for either dealership. A reason for this is that most auto sales are now done on-line and the need for inventory parking is greatly diminished. Mr. Stonebeck reviewed the waivers granted with the Acura approval in 2004:

1. From the requirement to provide a traffic management study.
2. From the requirement to show cartway widths within 400' of the tract.
3. From the requirement to provide tentative grades to an existing street within 400' feet.
4. From the requirement for slopes within buffer areas not to exceed 25%.
5. From the requirement for a screen buffer along the western property line.
6. From the requirement to provide a continuous hedge within 100' of a public street.
7. From the requirement to provide 10% of any parking lot over 2,000 square feet to landscaping.

Mr. Stonebeck continued by addressing the required landscaping. He stated that the Acura approval contained an agreement for reduction of landscaping because trees obscure the product for sale, shed debris on inventory, and attract birds. He noted that the agreement provided for some required trees to be planted on other properties, owned by Nappen Associates, within the township. Evidence was provided to show that this had been done in connection with the Acura approval. Mr. Stonebeck also stated that a reduction in impervious coverage will be realized with the installation of a rain garden in front of the Mitsubishi dealership. He noted that 57 parking spaces are required and an excess will be provided. Lastly, Mr. Stonebeck addressed the review letters and stated that the applicant will comply with all comments with two exceptions. Waivers will be requested for these items, as outlined in the waiver request letter dated 5/07/24:

1. The required double hairpin lines between parking spaces. Mr. Stonebeck stated that this was not done on the Acura or Nissan properties, nor on the Wawa or the bank across the street.
2. Erosion and sediment control. Mr. Stonebeck stated that the area to be disturbed is less than one acre. The applicant will install filters in all existing facilities and measures will be taken to prevent mud from entering the site.

Jim Rall questioned the required landscaping, and replacement trees being used in the landscape islands within the parking lot. Judy Stern Goldstein replied that the applicant had provided evidence of fulfilling the landscaping requirements, which are now less stringent than when the Acura dealership was approved in 2004. Alex Rigney questioned the adequacy of parking for the service area and Tom Borghetti questioned the number of spaces originally provided with the Acura dealership. Sandy Korza stated that a physical count of parking spaces had been completed and there are currently 150 empty parking spaces. The applicant feels that there is more than enough parking for service, employees, and display. Inventory can be shifted, if needed. Ms. McConnell

questioned if the Acura site shared storage parking with the adjoining Nissan site. Lisa Barber replied that all three dealerships will share the storage parking, as needed. Tom Borghetti stated that the erosion and stormwater requirements might be mandated. Jim Dougherty stated that a waiver can be considered since the site is less than one acre.

Upon motion by Leon McGuire, and second by Alex Rigney, the Planning Commission recommended that the Board of Supervisors approve the land development amendment of 309 Autovest Properties, for a Mitsubishi dealership at 1011 Bethlehem Pike, as submitted, subject to township staff and consultants' recommendations. The waivers requested to be determined by the Board of Supervisors at the land development approval stage. All in favor.

The Village Mixed-Use Land Development Application – LDS-24-002

Attorney Carl Weiner, Tim Woodrow of Woodrow and Associates; and applicant Harry Hassan addressed the Commission regarding the mixed-use land development application for The Village at 511-521 Stump Road. Mr. Woodrow explained that a staff meeting was held, and a site visit was conducted, to address the review comments of township staff and consultants. Among the items addressed was pedestrian connection to Stump Road and to the interior of the center and to The Orchard neighborhood. Shade trees are to be added to the parking islands near the new building. A traffic generation letter was provided which analyzed the proposed parking based on the mixed use and time of use. The analysis found that the proposed mixed use will have less of an impact than the current use. Mr. Woodrow stated that the applicant will comply with the accessibility requirements and land development requirements as outlined in Gilmore's review letter. The following waiver requests were discussed, as outlined in the waiver request letter dated 6/05/24:

1. From the requirement to provide a maximum of ten parking spaces in a row without a landscape island of 15' in width. Mr. Woodrow stated that the applicant intends to provide shade trees in the parking islands near the new building. The existing parking area to remain as-is.
2. From the requirement to provide certain landscaping requirements. Mr. Woodrow stated that the applicant and the township landscaping consultant are working together regarding a landscaping buffer, parking island landscaping, shade trees, and perimeter landscaping. In some instances, the applicant believes that the existing conditions may satisfy some requirements, that existing non-conformities exist, and the intent of the requirements have or will be met.
3. From the requirement to provide double parallel lines, to be a minimum of six inches apart, for parking spaces. It is proposed that this requirement will be met in the new sections of the center, with the remainder to remain as-is.
4. From the requirement to provide 26' wide aisle width. It is proposed that 24' wide aisles will align the existing conditions.
5. From the requirement to provide loading areas. There has never been a designated loading area at the shopping center. Deliveries are made by small delivery vans during off-peak hours.
6. From the requirement to provide bollards at parking areas adjacent to paved walkways. Mr. Woodrow stated that the existing shopping center has wide sidewalks adjacent to perpendicular parking. The width of the sidewalk provides sufficient accessibility, allowing for a 4-foot passable area.

7. From the requirement to provide driveways on all sides of buildings. The applicant met with the Department of Fire Services and will provide an additional hydrant for building 4, which does not have a driveway in the rear.
8. From the requirement to provide a traffic impact study. The applicant has instead provided a trip generation analysis.
9. From the requirement to provide a site lighting review. The applicant proposes to leave the site lighting as-is, with the addition of a lamp post near the new medical office building.

Jim Rall questioned whether the new building would be built without a tenant under contract. Mr. Hassan replied that the building will not be constructed until a tenant is secured and he is currently in negotiations with a pediatric practice. Tom Borghetti questioned stormwater management and impervious coverage. Mr. Woodrow replied that stormwater management is not proposed because the area to be disturbed is less than 5,000 square feet and the overall impervious coverage is to be reduced. Mr. Borghetti asked for a breakdown of the apartment units to be installed. Mr. Woodrow explained that there are 25 total units proposed: 16 above the shopping center, 6 above the barn, and 3 above the medical office in the new building. Mr. Weiner stated that, with the addition of the apartments, the traffic impact will be reduced. Jim Rall asked for clarification on traffic impact. Mr. Weiner stated that the residents of the apartments are not anticipated to be on site during the day, while visitors to the center will be coming and going. Tom Borghetti questioned if curb stops will be installed. Mr. Woodrow replied that, instead of curb stops, bollards are to be installed for the new construction but the existing parking at the shopping center is to remain as-is. Marianne McConnell questioned how stormwater will be addressed. Mr. Woodrow replied that the applicant intends to comply with all the comments in the township engineer's review letter related to stormwater. Tom Borghetti questioned whether all issues contained in the township engineer's review letter had been addressed. Judy Stern Goldstein replied that the applicant is working on addressing all issues listed in the review letter. Tom Borghetti thanked Mr. Hassan for providing pedestrian connectivity which the supervisors are promoting throughout the township.

Upon motion by Jim Rall, and second by David Fetzer, the Planning Commission recommended that the Board of Supervisors approve the land development application of The Village, as submitted, subject to the recommendations of the township staff and consultants. The waiver requests to be determined by the Board of Supervisors at the land development approval stage. All in favor.

There being no further business to come before the Commission, the meeting adjourned at 8:00 p.m. The next meeting is scheduled to be held at 7:00 p.m. on July 18, 2024, in the township building.

**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 7, 2024

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

Re: MCPC #23-0134-003
Plan Name: The Village – Land Development
(1 lot, approximately 6.05 acres)
Situate: 511 Stump Road, near Orchard Drive
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 16, 2024. We forward this letter as a report of our review.

BACKGROUND

Harry E. Hassan has submitted a land development application to renovate a roughly 6 acre neighborhood-scale shopping center, known as The Village, by proposing the installation of a new 3,600 square foot two-story mixed use building with medical offices and apartments on current parking spaces in the southern corner of the property, along with installing apartments on two of the three other buildings already present on the site. This property, on the west side of Stump Road in the S Shopping Center zoning district, contains an existing stand-alone building used as a restaurant, which will not change, and two other two-story buildings with first floor commercial and office uses. This proposal would allow for the installation of apartments on the second floor, as permitted under the "Mixed Use Complex" zoning provision in the S district as long as dwelling units range between 25% and 60% of the total floor area on the site and are not located on the first floor. Landscaping additions are not provided, as the project will not affect any trees. A previous letter dated July 27, 2023 for this proposal addressed a required zoning text amendment, which was approved by the township on September 11, 2023; an additional previous letter dated October 31, 2023 concerned the conditional use approval for the site's proposed uses.



COMPREHENSIVE PLAN COMPLIANCE

Comments are reprinted from previous letters.

Montgomery County's 2015 comprehensive plan, *Montco 2040: A Shared Vision*, explicitly calls on the county to "work with local municipalities, developers and property owners redeveloping older retail properties" with mixed use concepts including medium density housing. These properties, it is noted, should feature combined driveways and interconnected parking, buildings close to the street with front doors and windows facing the street, sidewalks set back from the street that connect to the building, street trees and landscaping and walls to screen parking among other street beautification features, and appropriate signage. We believe that the land development proposal is compliant with *Montco 2040* and encourage the township to further consider the listed features as additional mixed use complexes are proposed.

Montgomery Township's 2022 comprehensive plan update identifies the proposed area of the development as "Commercial" on its future land use map. However, the housing implementation strategies portion of the plan calls for encouragement of a variety of housing types and zoning that supports mixed-uses in commercial areas. We believe that this land development application is generally compatible with the township's 2022 comprehensive plan, and if the resulting mixed use center developments are successful, we would encourage an update to the Future Land Use map to accurately reflect areas of mixed use potential in the township.

RECOMMENDATION/CONCLUSION

The Montgomery County Planning Commission (MCPC) generally supports the land development application, and appreciates the developers' inclusion of a pathway from Stump Road to the building site.

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 (#23-0134-003) on any plans submitted for final recording.

Sincerely,

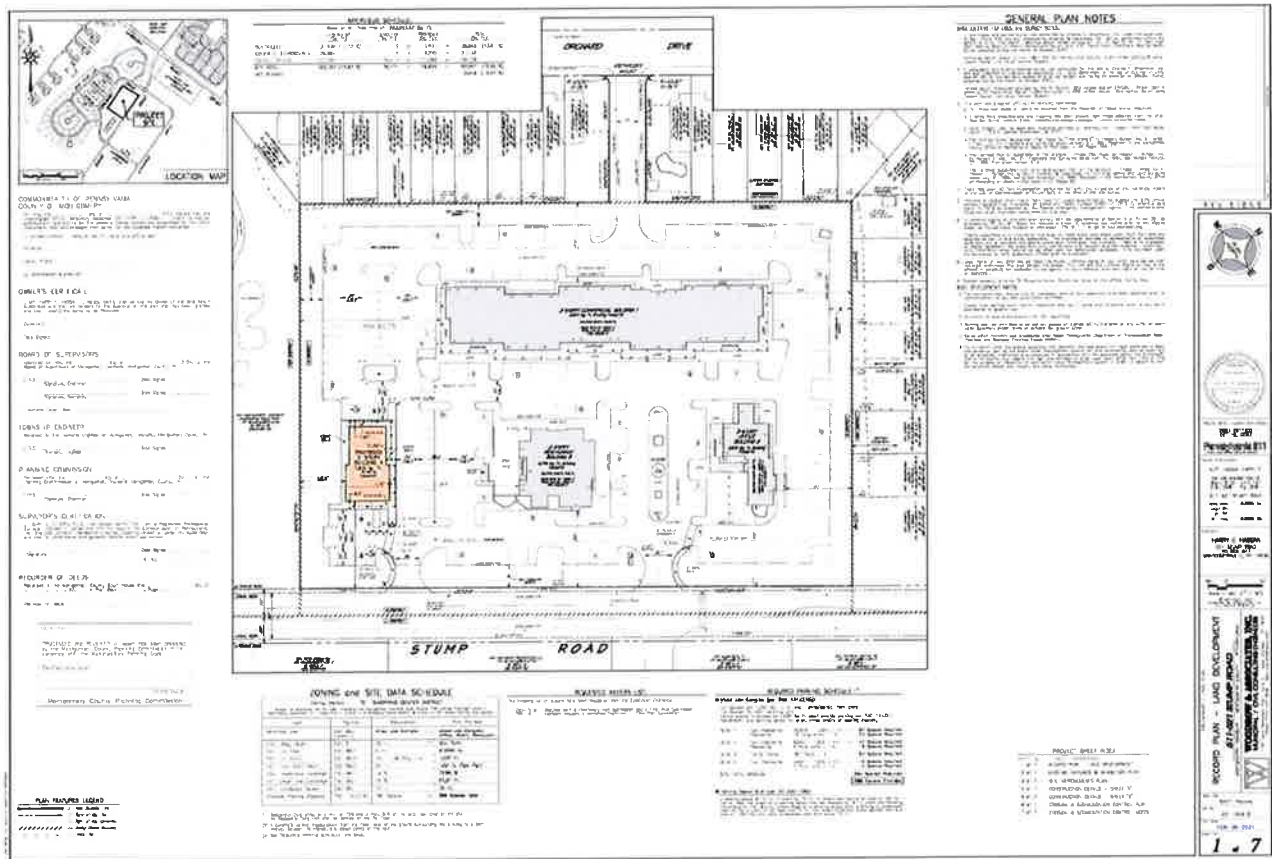


Matthew Popek, AICP
Transportation Planning Assistant Manager
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

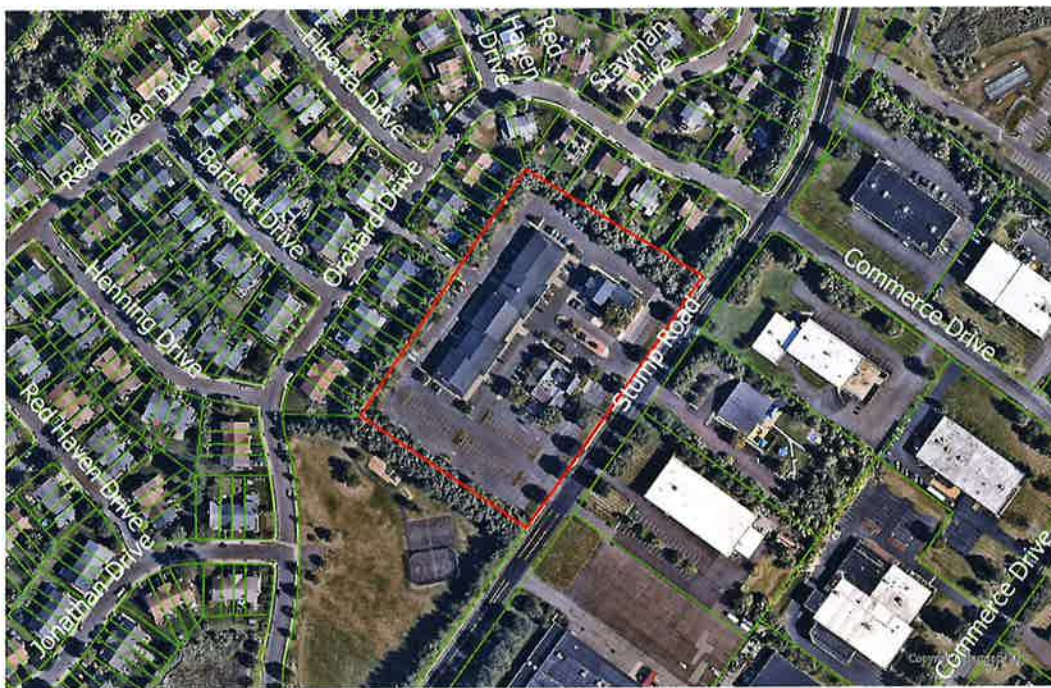
c: Harry E. Hassan, Applicant
John Kolb, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

Site Plan – 511 Stump Road, Montgomery Township

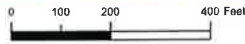


Aerial – 511 Stump Road, Montgomery Township



The Village Land Development
MCPC#230134003

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
200 Blue 311 Harrisburg PA 17104-0211
tel) 610 278 3722 (f) 610 278 3941
www.montcopa.org/planning
Aerial photography provided by Neatmap



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 08

SUBJECT: Review of Zoning Hearing Board Applications
MEETING DATE: September 9, 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 September 11, 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: September 11, 2024 – 6:30 pm

The agenda for the scheduled hearing is as follows:

1. Application #24080001 – Staugaitis / 21 Douglass Road – The applicants own and reside in the single family detached home located at 21 Douglass Road. The 21,680 square foot property sits within the R-2 Residential District and is currently improved with a single family home and deck. Douglass Road is a circle. The property sits on the inside of the circle along the curve creating a large front yard and smaller rear yard. In July of 2024 the applicants were granted a variance to permit the installation deck with roof 12 feet from the rear property line. The owners wish to amend the previous decision and request additional relief. The applicants propose to install a roof over a portion of a deck 10 feet from the rear property line where a minimum of 30 feet is required. The applicants seek a variance from the provisions of Section 230-33D(1) of the Code of Montgomery Township.

2. Application #24080002 – Dani Bungee, LLC / 168 Montgomery Mall (804 Bethlehem Pike) – The applicant proposes to operate a battery powered bumper car amusement ride within a 3,559 square foot former inline retail space in the Montgomery Mall (space# 1111). The applicant seeks a use variance from the provisions of Section 230-94A of the Code of Montgomery Township to operate an indoor amusement within the RS – Regional Shopping Center District.

****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 #09

SUBJECT: Traffic Garden Installation at Spring Valley Park (Upper)
MEETING DATE: September 9, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Greg Reiff, Public Works Director

BACKGROUND:

Included in the 2024 Budget is the installation of a Traffic Garden at Spring Valley Park (Upper) to be installed in-house by the Public Works Department. The installation of the Traffic Garden would provide a fun and safe environment for children to ride their bikes, scooters, etc. Attached are sample photos of Traffic Gardens to be used as reference.

BUDGET IMPACT:

A total of \$20,000.00 was included in the 2024 Capital Investment Plan.

RECOMMENDATION:

To approve the in-house installation of the Traffic Garden at Spring Valley Park (Upper).

MOTION/RESOLUTION:

Motion to approve the in-house installation of the Traffic Garden at Spring Valley Park (Upper).

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





MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #10

SUBJECT: Adoption of the Municipal Waste Collection and Recycling Ordinance
MEETING DATE: September 9, 2024
BOARD LIAISON: Beth A. Staab
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The Township is one of eleven (11) municipalities that are members of the Northern Montgomery County Recycling Commission (NMCRC). This Commission was established to implement the Municipal Waste Planning, Recycling, and Waste Reduction Act of 1988. Supervisor Staab is this Township's representative on the Commission.

The Township Manager received correspondence from the NMCRC's Solicitor informing us of the changes that are being recommended by the Commissioners of the NMCRC.

These recommended changes are incorporated into a new ordinance, which the Commission is requesting each member municipality adopt. Details are included in the packet.

The Board of Supervisors authorized the advertisement of the proposed ordinance at their August 12, 2024 public meeting.

RECOMMENDATION:

Staff recommends the Board adopt the ordinance that has been properly advertised.

MOTION/RESOLUTION:

Motion to Adopt Ordinance No.24-345 Municipal Waste Collection and Recycling Ordinance.

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

MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 24-345

MUNICIPAL WASTE COLLECTION AND RECYCLING ORDINANCE

SECTION I. - Amendment to the Code.

The Code of Ordinances of MONTGOMERY TOWNSHIP are hereby amended by deleting Chapter 193, Article II Waste Collection and Recycling in its entirety and replacing it with a new Chapter 193, Article II entitled Municipal Waste Collection and Recycling Ordinance as set forth below:

Chapter 193
Municipal Waste Collection and Recycling

Part 1 Municipal Waste Collection and Recycling

§101. Title.

This Chapter shall be known and may be cited as the "Municipal Waste Collection and Recycling Ordinance."

§102. Definitions.

1. As used in this Chapter, the following terms shall have the following meanings:

ACT 97

The Solid Waste Management Act of 1980, as amended.

ACT 101

The Municipal Waste Planning Recycling and Waste Reduction Act of 1988, as amended.

ALUMINUM CANS

Empty, all-aluminum beverage and food containers.

BI-METAL CONTAINERS

Empty food or beverage containers constructed of a mixture of ferrous metal, usually steel, and nonferrous metal, usually tin.

COMMERCIAL ESTABLISHMENT

A building or buildings used or designed for use for commercial purposes, including, but not limited to wholesale, industrial, manufacturing, transportation, financial or professional services stores, markets, office buildings, restaurants, shopping centers, theaters, or other commercial activities.

COMMUNITY ACTIVITIES

Events sponsored in whole or in part by the Township or conducted within the Township and sponsored privately, which include, but are not limited to fairs, bazaars, socials, picnics, and organized sporting events that will be attended by 200 or more individuals per day.

COMPOSTING FACILITY

A facility for composting vegetative material, including leaves, garden residue and chipped shrubbery and tree trimmings that is permitted by the Commonwealth of Pennsylvania.

CORRUGATED PAPER

Paper products made of a stiff, moderately thick paper board, containing folds or alternating ridges, commonly known as "cardboard."

DWELLING UNIT

A room or group of rooms within a building used, intended to be used or capable of being used as a complete housekeeping facility for one family, providing living, sleeping, cooking, dining and sanitary facilities.

GLASS

Products made from silica or sand, soda ash and limestone. The product may be transparent (clear) or colored (e.g., brown or green) and used as a container for packaging (e.g., jars) or bottling of various matter. Expressly excluded are non-container glass, window or plate glass, light bulbs, blue glass and porcelain and ceramic products.

HIGH-GRADE OFFICE PAPER

All types of high-grade, white or colored paper, bond paper and computer paper used in residential, commercial, institutional, and municipal establishments.

INDUSTRIAL ESTABLISHMENT

Any establishment engaged in manufacturing or processing, including, but not limited to, factories, foundries, mills, processing plants, refineries, and the like.

INSTITUTIONAL ESTABLISHMENT

An establishment engaged in service, including, but not limited to, hospitals, nursing homes, orphanages, schools, universities, churches, and social or fraternal societies and organizations.

INTERMUNICIPAL AGREEMENT (IMA)

The intermunicipal agreement adopted by the municipalities which are members of the Northern Montgomery County Recycling Commission.

LANDLORD

Any individual or organizational owner who rents and/or leases residential units, commercial space, or an industrial complex(es). Landlords own the properties in question and deal directly with their tenants or lessees.

LEAF WASTE

Leaves, garden residues, shrubbery trimmings, tree trimmings, and similar materials.

MIXED PAPER

All types of paper combinations, such as colored paper, carbonless forms, ledger paper, colored paper envelopes, mixtures of high-grade office paper and the like.

MULTI-FAMILY RESIDENTIAL ESTABLISHMENT

A building or buildings under single or multiple ownership and designed as a residence for four or more families living independently of each other and doing their own separate cooking therein, including apartments townhomes, or condominiums.

MUNICIPAL ESTABLISHMENT

Of or pertaining to any office or other property under the control of any branch or arm of the Federal Government of the United States of America, the Commonwealth of Pennsylvania, or any political subdivision of the Commonwealth of Pennsylvania including, but not limited to, the Township of Montgomery, any counties, cities, boroughs, and municipal authorities.

MUNICIPAL WASTE

Any garbage, refuse, industrial lunchroom or office waste and other material, including solid, liquid, semisolid commercial, material, resulting from the operations of residential, municipal, commercial or institutional establishments and from community activities and sludge not meeting the definition of residential or hazardous waste in the Solid Waste Management Act, Act of July 7, 1980, P.L. 380, No. 97, as amended, 35 P.S. § 6018.101 et seq., from a municipal, commercial or institutional water supply treatment plant, wastewater treatment plant or air pollution control facility. The term does not include source-separated recyclable materials or Leaf Waste.

MUNICIPAL WASTE COLLECTOR

Any collector, remover, transporter, and disposer of municipal waste, recyclable materials, and/or Leaf Waste for owners or occupants of single-family residential establishments, multi-family residential establishments, commercial establishments, institutional establishments, municipal establishments, and community activities in the Township.

MUNICIPAL WASTE CONTAINER

A container designated by the property owner or resident for the storage of municipal waste. A municipal waste container may be provided by the Township, property owner, resident or tenant, or the municipal waste collector.

NORTHERN MONTGOMERY COUNTY RECYCLING COMMISSION ("NMCRC")

The legal entity established by and operating as agent for the municipalities hereunder who have delegated certain of their duties and powers respecting recycling, including but not limited to the development, implementation, and enforcement of common recycling programs. Presently the NMCRC is comprised of Ambler Borough, Franconia Township, Hatfield Township, Hatfield Borough, Lower Gwynedd Township, Lower Salford Township, Montgomery Township, North Wales Borough, Souderton Borough, Telford Borough and Towamencin Township and shall be deemed to include all new member municipalities and excepting member municipalities who have completed the withdrawal process.

NEWSPRINT

Paper of the type commonly referred to as "newspaper" and distributed at stated intervals, usually daily or weekly, having printed thereon news and opinions and containing advertisements and other matters of public interest.

PARTICIPATING MUNICIPALITIES

Those municipalities which have executed the intermunicipal agreement (IMA) and remain a member in good standing of the NMCRC.

PERSON

An individual, partnership, association, corporation, institution, cooperative enterprise, municipal authority, federal government or agency, state institution or agency or any other legal entity which is recognized by law as a subject of rights and duties. In any provision of this Chapter prescribing a fine, imprisonment or penalty or any combination of the foregoing, the term "person" shall include the officers and directors of any corporation or any other legal entity having officers and directors.

PLASTIC CONTAINERS

Empty and clean plastic containers that contained food, beverage, cleaning, laundry, and other household products. Includes only rigid containers marked with a recycling symbol and a single number (i.e., 1, 2, 5, or 7). Examples include soda and water bottles, milk and water jugs, laundry containers, produce and other food containers, and soap bottles; excludes expanded polystyrene containers and plastic containers larger than two gallons, such as buckets and laundry baskets.

RECYCLABLE MATERIALS

Those materials specified by the Township for collection in accordance with this Part and recycling regulations that may be promulgated from time to time for collection, processing, and recovery. These materials include Aluminum Cans, bi-metal

containers, corrugated paper, glass containers, Leaf Waste, magazines, mixed paper, newsprint, high grade office paper, and plastic containers.

RECYCLING

The collection, processing, recovery, and sale or reuse of recyclable materials, which could otherwise be disposed of or processed as municipal waste.

RECYCLING CONTAINER

A container designated by the property owner or resident for the storage of recyclable materials. A recycling container may be provided by the Township, property owner, resident or tenant, or the municipal waste collector. A recycling container must be durable, watertight, and be at least 13 gallons in size and no more than 35 gallons with a label indicating the container is for recyclable materials.

SINGLE-FAMILY RESIDENTIAL ESTABLISHMENT

An occupied dwelling unit for human habitation, except multi-family residential establishment with four or more units. Home occupations incidental to the residential use within a dwelling unit are considered a "residential establishment."

SINGLE-STREAM RECYCLING

Refers to a system in which all paper fibers, plastics, metals, tin, and other materials are mixed in a recycling container instead of being sorted into separate commodities (newspaper, paperboard, corrugated fiberboard, plastic, glass, etc.) by the resident.

SOURCE SEPARATION

The separation of recyclable materials from municipal waste at the points of origin for the purpose of recycling.

2. All terms not separately defined in this Chapter that are contained in Act 97 and Act 101 are incorporated herein by reference.

§103. Legislative Intent.

1. The reduction of the amount of Municipal Waste and conservation of Recyclable Materials is an important public concern because of the growing problem of Municipal Waste disposal and its detrimental impact on the environment. It is the intent of this chapter to require, promote and regulate Recycling activities in the Township and to protect the health, safety and welfare of residents.
2. This chapter has been developed to meet and implement municipal responsibilities established under Act 101.
3. It is the intent of this chapter to promote intergovernmental cooperation in Recycling activities by and among the municipalities comprising the NMCRC. Such cooperation is intended to more efficiently conduct Recycling programs and to reduce costs.

4. The Township's adoption of this chapter anticipates the assignment of certain of its duties and powers under Act 101 to the NMCRC with respect to Recycling activities and enforcement against violations of this chapter. Such assignment of duties and powers will be accomplished in accordance with Section 304(c) of Act 101 and as set forth in this chapter and in the intermunicipal agreement adopted by the member municipalities of the NMCRC. Duties and powers not assigned by this ordinance, the intermunicipal agreement or subsequent agreement shall remain with the Township.

§104. Assignment of Program Responsibilities; Intergovernmental Cooperation.

1. The Township recognizes that intergovernmental cooperation among the municipalities comprising the membership of the NMCRC will be of benefit to the Township by more efficiently conducting Recycling program activities. Intergovernmental cooperation efforts will include, but are not limited to, the following:
 - A. Development and implementation of reporting forms and grant applications and the filing of such forms and applications with the appropriate agencies.
 - B. Promulgation of rules and regulations pertaining to the Recycling program.
 - C. Authorization for the NMCRC Solicitor to seek enforcement against violations of this chapter as specified herein.
2. Intermunicipal Agreement.
 - A. In order to implement the intent and terms of this chapter, the Township, pursuant to the authority of the Intergovernmental Cooperation Act, Act of July 12, 1972, codified at 53 P.S. §§ 481 through 490, and Article 9, § 5, of the Constitution of the Commonwealth of Pennsylvania, has determined to enter into an intermunicipal agreement (IMA) between the municipalities comprising the NMCRC.
 - B. Terms and implementation of IMA. The terms and implementation of the IMA shall be as more fully set forth in the IMA and this chapter, as follows:
 - i. The NMCRC shall assist in the development, implementation and maintenance of a Recycling program for the municipalities comprising the NMCRC.
 - ii. The participating municipalities shall certify that they have enacted a municipal Recycling ordinance in a form substantially similar to this chapter by providing an executed and attested copy of the ordinance to the NMCRC Solicitor.
 - iii. The NMCRC shall be authorized to promulgate rules and regulations and administer and enforce those rules and regulations as desired or to delegate such enforcement to the member municipalities.

- iv. The NMCRC shall be authorized to enforce the IMA and select municipal ordinances enacted pursuant to the IMA.
 - v. The purpose of the IMA is to provide a relatively uniform and cost-effective Recycling program for the municipalities comprising the membership of the NMCRC and to minimize duplicative efforts by the member municipalities.
3. Findings under Intergovernmental Cooperation Act. As required by the Intergovernmental Cooperation Act of July 12, 1972, P.L. 762, No. 180, as amended, the following matters are specifically found and determined:
- A. The conditions of agreement are set forth in the IMA.
 - B. The duration of the term of the IMA is set forth in §§ 913 and 914 of the IMA.
 - C. The purpose of the IMA is to cooperate with the NMCRC and other participating municipalities in developing, implementing and maintaining a Recycling program.
 - D. The organizational structure necessary to implement the agreement is set forth in the IMA, with which the member municipalities shall cooperate.
 - E. The manner in which property, real or personal, shall be acquired, managed, licensed or disposed of is by way of lease or other contract unless otherwise set forth in the IMA.

§105. Rules for Collection.

The collection of Municipal Waste, Recyclable Materials, and/or Leaf Waste by Municipal Waste Collectors shall be made in compliance with this ordinance, or any other regulations adopted by the Board of Supervisors to carry out the intent and purpose of this Chapter. Such rules and regulations shall be approved by resolution of the Board of Supervisors and, when so approved, shall have the same force and effect as the provisions of this Part. Said rules and regulations may be amended, modified, or repealed by resolution of the Board of Supervisors.

§104. Municipal Waste Requirements.

- 1. All Persons generating Municipal Waste in the Township shall arrange with a Municipal Waste Collector for the collection and transportation of Municipal Waste.
- 2. Municipal Waste shall be placed in Municipal Waste Containers and the Municipal Waste Containers shall be placed curbside or in another designated location for collection by a Municipal Waste Collector. Under no circumstances shall Municipal Waste Containers obstruct the flow or vision of motorists or pedestrians traveling on adjacent roads, streets, or sidewalks.
- 3. Municipal Waste Containers shall not be placed at the curbside or in another designated location for collection by a Municipal Waste Collector prior to 6:00 PM of the day before

the collection day. Empty Municipal Waste Containers shall be removed from curbside or in another designated location for collection by a Municipal Waste Collector and returned to the premises no later than 11:59 PM the day after collection.

4. In the event that Municipal Waste is not able to be collected, Municipal Waste Containers shall be brought off the curb until the new collection is scheduled.

§105. Recycling Requirements.

1. Single-family Residential Establishment.

- A. Except as otherwise provided herein, all Persons owning or occupying Single-family Residential Establishments shall separate Recyclable Materials designated in this Chapter from Municipal Waste. Recyclable Materials shall be placed in Recycling Containers and the Recycling Containers placed curbside or in another designated location for collection by a Municipal Waste Collector. Under no circumstances shall Recycling Containers obstruct the flow or vision of motorists or pedestrians traveling on adjacent roads, streets, or sidewalks.
- B. The following materials must be recycled at Single-family Residential Establishments: (1) a single-stream mix of Aluminum Cans, Bi-metal Containers, Corrugated Paper, glass containers, High-grade Office Paper, Mixed Paper, Newsprint, and Plastic Containers, and (2) Leaf Waste.
- C. All Persons owning or occupying Single-family Residential Establishments must arrange with a Municipal Waste Collector for the separate collection, transportation, and Recycling of Recyclable Materials.
- D. Requirements for Collection.
 - i. All Recyclable Materials must be placed in a Recycling Container separate from municipal and Leaf Waste.
 - ii. Recyclable Materials must be prepared to prevent the materials from being blown about or littered on streets or on private property. This may include placement of Recyclable Materials in Recycling Containers with latching lids.
 - iii. No Persons shall place Recyclable Materials in municipal or Leaf Waste containers and no municipal or Leaf Waste shall be placed in Recycling or yard waste containers.
 - iv. Recycling Containers shall be placed curbside or in another location as designated by a Municipal Waste Collector for collection. Under no circumstances shall Recycling Containers obstruct the flow or vision of motorists or pedestrians traveling on adjacent roads, streets, or sidewalks.

- v. Recycling Containers shall not be placed at the curbside or in another designated location for collection by a Municipal Waste Collector prior to 6:00 PM of the day before the collection day. Empty Recycling Containers shall be removed from curbside or in another designated location for collection by a Municipal Waste Collector and returned to the premises no later than 11:59 PM the day after the collection.
- vi. Recyclable Materials must be clean and dry and prepared according to the requirements of the Township or Municipal Waste Collector.
- vii. In the event that Recyclable Materials are not able to be collected, Recycling Containers shall be brought off the curb until the new collection is scheduled.

2. Multi-family Residential Establishments.

- A. Owners, Landlords, or agents of owners or Landlords of a Multi-family Residential Establishment must establish a system for Source Separation, collection, transportation, and Recycling of the Recyclable Materials designated in this Chapter that are generated at Multi-family Residential Establishments. The system must include an appropriate number of labeled Recycling Containers at easily accessible locations to accommodate the amount of Recyclable Materials generated at each Multi-family Residential Establishment. The system must also include written instructions to the residents of Multi-family Residential Establishments to inform them of the requirement to recycle and the use and availability of the collection program. The Township reserves the right, but not the obligation, to require additional Recycling Containers if the Township deems there are insufficient Recycling Containers to serve residents.
- B. The following materials are required to be recycled by multi-family establishments at a minimum: Aluminum Cans, Bi-metal Containers, Corrugated Paper, glass containers, High-grade Office Paper, Mixed Paper, Newsprint, Plastic Containers, and Leaf Waste.
- C. Owners, Landlords, or agents of owners or Landlords of Multi-family Residential Establishments must arrange with a Municipal Waste Collector for the separate collection, transportation, and Recycling of Recyclable Materials.
- D. No Person shall place Recyclable Materials in municipal or Leaf Waste containers and no municipal or Leaf Waste shall be placed in Recycling Containers.
- E. Recyclable material collection frequency and collection day(s) shall be set by the owner, Landlord, or agent of an owner or Landlord of a Multi-family Residential Establishment and the Municipal Waste Collector and shall occur no less than once a week. More frequent collection of Recyclable Materials may be necessary to prevent

Recycling Containers from being overfilled and cause materials to be blown about or littered on Township streets and on private property.

- F. Recycling Containers shall not be placed at the curbside or in another designated location for collection by a Municipal Waste Collector prior to 6:00 p.m. of the day before the collection day. Empty Recycling Containers shall be removed from curbside or in another designated location for collection by a Municipal Waste Collector and returned to the premises no later than 11:59 p.m. the day after the collection.
- G. Recyclable Materials must be clean and dry and prepared according to the requirements of the Township or Municipal Waste Collector.
- H. In the event that Recyclable Materials are not able to be collected, Recycling Containers shall be brought off the curb until the new collection is scheduled.
- I. Owners, Landlords, or agent of an owner or Landlord who comply with the Chapter shall not be liable for the non-compliance of residents.

3. Commercial, Institutional, and Municipal Establishments.

- A. Owners, Landlords, or agents of owners or Landlords of a commercial, institutional, or Municipal establishment must establish a system for source-separation, collection, transportation, and Recycling of Recyclable Materials designated in this Chapter that are generated at each building. The system must include an appropriate number of labeled Recycling Containers at easily accessible locations to accommodate the amount of Recyclable Materials generated at each building. It must also include written instructions to the tenants or occupants to inform them of the requirement to recycle and the use and availability of the collection program. The Township reserves the right, but not the obligation, to require additional Recycling Containers if the Township deems there are insufficient containers to serve occupants or tenants.
- B. At a minimum, the following materials are required to be recycled in commercial, institutional, and Municipal Establishments: High-grade Office Paper, Corrugated Paper, Aluminum Cans, and Leaf Waste.
- C. Owners, Landlords, or agents of owners or Landlords of a commercial, institutional, and Municipal Establishments must arrange with a Municipal Waste Collector for the separate collection, transportation, and Recycling of Recyclable Materials.
- D. No Persons shall place Recyclable Materials in municipal or Leaf Waste containers and no municipal or Leaf Waste shall be placed in Recycling Containers.
- E. Recyclable material collection frequency and collection day(s) shall be set by the owner, Landlord, or agent of an owner or Landlord of a commercial, institutional, or Municipal Establishment and the Municipal Waste Collector, but shall occur no less than once a month. More frequent collection of Recyclable Materials may be necessary

to prevent Recycling Containers from being overfilled and cause materials to be blown about or littered on Township streets and private property.

- F. Recycling Containers shall not be placed at the curbside or in another designated location for collection by a Municipal Waste Collector prior to 6:00 PM of the day before the collection day. Empty Recycling Containers shall be removed from curbside or in another designated location for collection by a Municipal Waste Collector and returned to the premises no later than 11:59 PM the day after the collection.
- G. Recyclable Materials must be clean and dry and prepared according to the requirements of the Township or Municipal Waste Collector.
- H. In the event that Recyclable Materials are not able to be collected, Recycling Containers shall be brought off the curb until the new collection is scheduled.
- I. The Township shall exempt Persons occupying commercial, institutional, and Municipal Establishments from the requirements of this Chapter if those Persons have otherwise provided for the Recycling of materials required to be recycled. To be eligible for exemption, the commercial, institutional, or Municipal Establishment must annually provide written documentation to the Township of the total number of tons recycled.

§106. Recycling Community Activities.

- 1. The organizers or sponsors of a Community Activity must establish a system for Source Separation, collection, transportation, and Recycling of Aluminum Cans, Plastic Containers, glass containers, Corrugated Paper, and High-grade Office Paper. Arrangements for the Source Separation and collection of these materials shall be the responsibility of the organizers or sponsors.
- 2. The organizers or sponsors of a Community Activity must establish a collection system that includes an appropriate number of Recycling Containers at easily accessible locations to accommodate the amount of Recyclable Materials generated. Community Activity organizers and sponsors must provide signage and/or labels on Recycling Containers to indicate what Recyclable Materials are to be source-separated by event participants.
- 3. Organizers or sponsors must arrange with a Municipal Waste Collector for the collection of Recyclable Materials.
- 4. No Persons shall place Recyclable Materials in municipal or Leaf Waste containers and no municipal or Leaf Waste shall be placed in Recycling Containers.
- 5. Recyclable Materials must be clean and dry and prepared according to the requirements of the Township or Municipal Waste Collector.

6. Organizers or sponsors of a Community Activity must provide a written report to the Township that lists the name of the Community Activity, the Municipal Waste Collector collecting Recyclable Materials, the total quantity of each recyclable material collected, and the name and affiliation of the Person submitting the report. Reports are to be submitted to the Township no later than thirty (30) days upon the conclusion of the event.

§107. Leaf Waste.

1. It is prohibited for any Person in the Township to put or cause to be put Leaf Waste in with Municipal Waste or Recyclable Materials. Leaf Waste shall be source-separated from Municipal Waste and Recyclable Materials generated on any property in the Township and stored in a separate Leaf Waste container until collection.
2. Nothing herein shall prevent any Person from utilizing Leaf Waste for compost, mulch, or other agriculture, horticulture, or landscaping purposes on the property where the Leaf Waste is generated.
3. Leaf Waste shall be scheduled for collection at least once per month. In the event Township has an agreement with a designated compost facility, collectors may reduce curbside collection of Leaf Waste to once in the spring and once in the fall. Collectors must provide 30 days' notice to customers and the Township of the collection dates for curbside collection of Leaf Waste in the spring and fall.
4. Leaf Waste containers shall be placed curbside or in another location as designated by a Municipal Waste Collector for collection. Under no circumstances shall Leaf Waste containers obstruct the flow or vision of motorists or pedestrians traveling on adjacent roads, streets, or sidewalks.
5. Leaf Waste containers shall not be placed at the curbside or in another designated location for collection by a Municipal Waste Collector prior to 6:00 PM of the day before the collection day.

§108. Ownership of Recyclable Materials.

Nothing in this Chapter or any regulation promulgated pursuant hereto shall be deemed to impair the ownership of Recyclable Materials by the Persons who generated them unless and until separated materials are placed at curbside or similar location and collected by a Municipal Waste Collector.

§109. Municipal Waste Collector Requirements.

1. Collection Requirements.
 - A. Municipal Waste Collectors shall provide separate collection, removal, and transportation services for Municipal Waste, Recyclable Materials, and Leaf Waste.

- B. Recycling Containers shall be provided by the Municipal Waste Collector.
- C. Single-family Residential Establishments. Municipal Waste and Recyclable Materials shall be collected no less than once a week.
- D. Multi-family Residential Establishments. Recyclable material collection frequency shall be set by the owner, Landlord, or agent of an owner or Landlord of a Multi-family Residential Establishment and the Municipal Waste Collector but shall occur no less than once a week. More frequent collection of Recyclable Materials may be necessary to prevent Recycling Containers from being overfilled and cause materials to be blown about or littered on Township streets and on private property.
- E. Commercial, Institutional, and Industrial Establishments. Recyclable material collection frequency shall be set by the owner, Landlord, or agent of an owner or Landlord of a commercial, institutional, or Municipal Establishment and the Municipal Waste Collector, but shall occur no less than once a week. More frequent collection of Recyclable Materials may be necessary to prevent Recycling Containers from being overfilled and cause materials to be blown about or littered on Township streets and private property.
- F. Leaf Waste. All Municipal Waste Collectors shall arrange with their customers to have Leaf Waste collected curbside or in another location as designated by a Municipal Waste Collector for collection separate from Municipal Waste and Recyclable Materials at a frequency of no less than once per month. More frequent collection of Leaf Waste by the Municipal Waste Collector may be necessary to prevent Leaf Waste containers from being overfilled and cause materials to be blown about or littered on Township streets and on private property. In the event Montgomery Township has an agreement with a designated compost facility, collectors may reduce collection of Leaf Waste to once in the spring and once in the fall upon written approval from Montgomery Township.
- G. Municipal Waste Collectors shall be responsible for the processing and marketing of the Recyclable Materials or the delivery of Recyclable Materials to a Recycling processor. Such activities may be conducted by the Municipal Waste Collector or any agent thereof or a private entity conducting such business, a nonprofit entity able to undertake such effort or any governmentally owned or operated facility capable of such functions.

2. Recordkeeping Requirements.

- A. Municipal Waste Collectors shall be responsible for obtaining weight and volume data on all Municipal Waste, Recyclable Materials, and Leaf Waste collected.
- B. The records shall include the weight of the total quantities of Recyclable Materials and total quantities of Municipal Waste and an estimate of the corresponding volume of material for both Recyclable Materials and Municipal Waste. Estimates

of the individual components comprising the commingled Recyclable Materials shall also be provided.

- C. Reporting of Leaf Waste may be in the form of estimates on either a cubic yard or tonnage basis collected.
- D. Written reports shall be provided to the Township and shall include the name and location of the processing center and/or Recyclable Materials dealer. Such reports shall include the name of the market or processor where Recyclable Materials are delivered and shall be signed by an officer of the Municipal Waste Collector. Said data shall be supplied to the Township on an annual basis by January 30th of each calendar year.
- E. Municipal Waste Collectors shall maintain records of their collection, removal, transportation and hauling activities and make them available for inspection by the Township, in accordance with the rules and regulations of the Township.
- F. Municipal Waste Collectors shall provide the Township with a summary of its proposed efforts, including the location of the facility(ies) to which the Recyclable Materials will be delivered. All such facility(ies) shall be appropriately licensed and have necessary approvals. Updates shall be provided to the Township within 30 days of when changes are made to initiating processing and marketing activities.

§110. Prohibited acts.

- 1. It shall be unlawful, and grounds for the suspension or revocation of an authorization, for any Municipal Waste Collector to:
 - A. Collect or transport Municipal Waste from Persons failing to Source Separate Recyclable Materials and Leaf Waste from Municipal Waste.
 - B. Comingle or mix Source Separated Recyclable Materials or Leaf Waste collected in the Township with Municipal Waste.
 - C. Fail to provide for the proper disposal of any Municipal Waste collected or transported within the Township in accordance with this Chapter, county, federal and state laws and regulations.
 - D. Fail to recycle Recyclable Materials and compost Leaf Waste in accordance with this Chapter and federal and state laws and regulations.
 - E. Collect Municipal Waste, Recyclable Materials or Leaf Waste between the hours of 8:00 PM and 6:00 AM Eastern Standard Time or, when applicable, between 8:00 PM and 6:00 AM Eastern Daylight-Saving Time. Failure to comply with this provision shall subject a Municipal Waste Collector to enforcement by the Township.

- F. Load or operate any vehicle within the Township or transport Municipal Waste, Recyclable Materials, and/or Leaf Waste within the Township in such a manner as to allow Municipal Waste, Recyclable Materials, and/or Leaf Waste to fall upon public roads or upon land abutting the public roads in the Township.
 - G. Fail to replace the containers with their lids or covers in place at the location of collection in an orderly manner and off roads, streets, and/or sidewalks.
2. It shall be a violation of this Chapter for any Person not affiliated with a Municipal Waste Collector to collect or pick up Recyclable Materials. Any and each collection in violation hereof from one or more locations shall constitute a separate and distinct offense punishable as hereafter provided.
 3. The burning of Municipal Waste, Recyclable Materials and Leaf Waste shall be prohibited at all times in the Township.
 4. It is unlawful for any Person in the Township to dump or deposit Municipal Waste, Recyclable Materials, Leaf Waste, or any other refuse on any property in the Township.
 5. Containers of Municipal Waste, Recyclable Materials, Leaf Waste, or any other refuse must not be overfilled to provide for or allow materials to become displaced by natural or manufactured elements.
 6. All Persons in the Township are prohibited from storing, processing, or disposing of Municipal Waste, Recyclable Materials, and Leaf Waste on a property except at a facility or in preparation for the collection by a Municipal Waste Collector as provided herein. Notwithstanding the foregoing, Leaf Waste may be composted onsite.
 7. It shall be unlawful and a public nuisance for any Person to violate, cause or assist in a violation of any provision of this Chapter or violate, cause or assist in the violation of any rule, regulation or resolution promulgated by the [GOVERNING BODY] pursuant to this Chapter.

§111. Enforcement, Violations and Penalties.

1. Concurrent Jurisdiction. The Township and the NMCRC share concurrent jurisdiction for recycling violations of this ordinance pursuant to the IMA and protocols jointly established from time to time by the NMCRC and participating member municipalities.
2. Penalties. Any Person who violates any provision of this Chapter or of the regulations adopted hereunder or any Person who engages in unlawful conduct as defined in this Chapter shall, upon conviction thereof in a summary proceeding before a District Judge, be sentenced to pay a fine of not more than \$10,000 and not less than \$250. Each continuing day of any violation of this Chapter or unlawful conduct as defined in this Chapter shall constitute a separate offense punishable by a like fine or penalty.

3. Injunction. In addition to any other remedy provided in this Chapter, the Township may institute a suit in equity where unlawful conduct or a public nuisance exists as defined in this Chapter for an injunction to restrain a violation of this Chapter or any rules, regulations or resolution promulgated or issued by the governing body pursuant to this Chapter.
4. Concurrent remedies. The penalties and remedies prescribed by this Chapter shall be deemed concurrent. The existence or exercise of any remedy shall not prevent the Township from exercising any other remedy provided by this Chapter or otherwise provided at law or equity.

§112. Construal.

The terms and provisions of this Chapter are to be liberally construed to best achieve and effectuate the goals and purposes hereof this Chapter shall be construed in *pari materia* with the Pennsylvania Code of Regulations, Storage, Collection, and Transportation of Municipal Waste and Act 101, and the rules and regulations adopted thereunder.

SECTION II. Amended and Restated Intermunicipal Agreement – 2024.

Pursuant to Section 2305 of the Pennsylvania Intergovernmental Cooperation Act, that certain intermunicipal agreement entitled Northern Montgomery County Recycling Commission Amended and Restated Intermunicipal Agreement – 2024, which is incorporated herein by reference, is hereby approved for signature and to enter into intergovernmental cooperation in accordance with the provisions set forth therein.

SECTION III. - Severability.

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the governing body that this Ordinance would have been adopted even if such illegal, invalid, or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION IV. - Failure to Enforce Not a Waiver.

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION V. - Effective Date.

This Ordinance shall take effect and be in force from and after its approval as required by the law.

SECTION VI. - Repealer.

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

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

MONTGOMERY TOWNSHP

By: _____
CANDYCE FLUEHR CHIMERA, Chairwoman
BOARD OF SUPERVISORS

Attest: _____
CAROLYN McCREARY, Secretary

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, September 9, 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 OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING AND REVISING CHAPTER 193, MUNICIPAL WASTE COLLECTION AND RECYCLING, IN ITS ENTIRETY TO CONFORM WITH THE NORTHERN MONTGOMERY COUNTY RECYCLING COMMISSION RECOMMENDATIONS.** A copy of the full text of the proposed ordinance is 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 ordinance. 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

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,

MONTGOMERY TOWNSHIP
LEGAL NOTICE

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:

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Carolyn McCreary
Township Manager
LAN: Sept. 2, a-1

Montgomery Township - Legal Notices

Published in the following edition(s):

The Reporter, The Reporter Digital
09/02/24

Sworn to the subscribed before me this 9/3/24.

Maureen Schmid

Notary Public, State of Pennsylvania
Acting in County of Montgomery

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

Advertisement Information

Client Id: 881229 Ad Id: 2636266 PO: 9/9/24 Brd Mtg Sales Person: 063308

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #11

SUBJECT: Pennsylvania Municipal League – Request for Legislative Liaison
MEETING DATE: September 9, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The Township has been a member of the Pennsylvania Municipal League for several years. The mission of the League is to strengthen and empower effective local government through advocacy, education and support of its members.

As a member we have been asked to identify a legislative liaison who can serve as the point person for legislative matters including calls or letters to our stated elected official concerning matters that impact the League's members.

MOTION/RESOLUTION:

Motion to appoint _____ as the legislative liaison for Montgomery Township for the Pennsylvania Municipal League.

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



PML.org
414 North Second Street
Harrisburg, PA 17101
717-236-9469
f 717-236-6716

League Legislative Liaison Designation Form

Municipality:

Name of Legislative Liaison:

Signature of Legislative Liaison:

Title:

Email Address:

This form certifies that the Legislative Liaison listed above may represent the Board when called upon to complete advocacy actions.

Appointed by:

Title:

Signature of Chief Elected Official:

Please return this form to Kaitlin Errickson by email at kerrickson@pml.org by October 1, 2024.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #12

SUBJECT: Consider Certification of 2025 Minimum Municipal Obligation (MMO) for the Police Pension Fund and Non-Uniform Employees' Pension Fund
MEETING DATE: September 09, 2024
BOARD LIAISON: Audrey Ware, Supervisor
INITIATED BY: Brian Shapiro, Director of Finance

BACKGROUND:

The Minimum Municipal Obligation (MMO) is the calculated funding obligation to the Township's Police and Non-Uniformed Employee Pension Plans. Act 205, Section 304 requires that the Chief Administrative Officer submit the MMO for the upcoming budget year to the Board on or before the last business day in September. Upon acceptance, the amount of the MMOs must be incorporated into the budget for the next year and funded. Based on the instructions from Ashley Wise, Conrad Siegel Actuaries, staff has prepared the 2025 MMOs for both the Police Pension Plan and the Non-Uniformed Pension Plan, which are attached.

BUDGET IMPACT:

The MMO will be placed in the 2025 budget.

MOTION/RESOLUTION:

Motion to accept the 2025 Minimum Municipal Obligation for the Montgomery Township Police Pension Fund in the amount of \$396,405, and

Motion to accept the 2025 Minimum Municipal Obligation for the Montgomery Township Non-Uniformed Employees' Pension Fund in the amount of \$360,000.

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

**Montgomery Township Non-Uniformed Pension Plan
2025 Minimum Municipal Obligation**

1 Employer Contribution Percentage	<u>8.0%</u>
2 Administrative Expense Percentage	<u>0.0%</u>
3 Total Percentage (1 + 2)	<u>8.0%</u>
4 Estimated 2025 Covered Payroll	<u>\$4,500,000</u>
5 Financial Requirements (3 x 4)	<u>\$360,000</u>
6 Advance Employer Contribution	<u> </u>
7 Minimum Municipal Obligation (5 - 6) (Due Before 12-31-2025)	<u><u>\$360,000</u></u>

Authorized Signature

Date

**Montgomery Township Police Pension Plan
2025 Minimum Municipal Obligation**

1 Normal Cost Percentage ¹	14.7%
2 Administrative Expense Percentage ¹	1.1%
3 Total Percentage (1 + 2)	15.8%
4 Estimated 2024 Total Gross W-2 Payroll	\$ 5,200,000
5 Annual Cost (3 x 4)	\$ 821,600
6 Amortization Contribution Requirement ¹	\$ 0
7 Financial Requirements (5 + 6)	\$ 821,600
8 Member Contributions Anticipated	\$ 260,000
9 10% of Negative Unfunded Liability ¹	\$ 165,195
10 Minimum Municipal Obligation (7 - 8 - 9) (Due Before 12-31-2025)	\$ 396,405

Authorized Signature

Date

¹ Based upon 01/01/2023 Actuarial Valuation

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #13

SUBJECT: Request for New Sign at the Korean War Memorial and American Alliance
Peace Park
MEETING DATE: September 9, 2024
BOARD LIAISON:
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Master Bong Pil Yang has requested permission to install a sign at the park describing the Korean conflict and the purpose of the park. The narrative is included in the packet.

He is proposing to install it under the tree when you walk onto the site. The Committee would pay for the sign and its installation.

Staff is seeking Board consensus about the content of the sign, its size, and the location.

The Korean War began on June 25, 1950, with the North Korean army's invasion of South Korea, and ended on July 27, 1953, when the Korean Armistice Agreement was signed, ending fighting. The Korea War Memorial America-Korea Alliance Peace Park, founded in 2020, is the first such park in Montgomery Township, PA. This Memorial not only commemorates the American and Korean War Veterans who served and sacrificed during the three-year conflict, in which approximately 1,789,000 (33,684 combat deaths) Americans and 2.5 million Koreans lost their lives (137,899 combat deaths). Over 3 million American service people have served in Korea since, maintaining the peace on the Korean Peninsula and allowing the Republic of Korea to grow and prosper as a democratic country. This park celebrates the enduring alliance and friendship between the two countries. This memorial will serve as an important multicultural resource and place for people to come and remember those who sacrificed in the Korean War and help reinforce the deep bonds and partnership between the U.S. and South Korea for the upcoming generations.

“Korean War Memorial America-Korea Alliance Peace Park”

한국전쟁은 1950년 6월 25일 북한군의 남침으로 시작되어 1953년 7월 27일 정전협정이 체결되면서 끝났다. 2020년에 설립된 한국전 기념 한미동맹 평화공원은 펜실베이니아주 몽고메리 타운십 최초의 공원이다. 이 기념비는 약 178만 9,000명의 미국인 (33,686명 전사)과 250만명의 한국인이 목숨을 (137,899명 전투 사망자) 잃은 3년간의 전쟁에서 봉사하고 희생한 미국과 한국전 참전용사들을 기념할 뿐만 아니라, 그 이후로 300만 명이 넘는 미군이 한국에서 복무하며 한반도의 평화를 유지하고 대한민국 민주주의 국가로 성장하고 번영할 수 있도록 도왔다. 이 공원은 양국 간의 지속적인 동맹과 우정을 기념합니다. 이 공원은 사람들이 와서 한국 전쟁에서 희생한 사람들을 기억하고 다음 세대를 위해 미국과 한국 간의 깊은 유대와 파트너십을 강화 하는데 도움이 되는 중요한 다문화 자원 이자 장소가 될 것입니다.

“한국전 기념 한미 동맹 평화공원”

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #14

SUBJECT: Discussion on Township Funding for the VMSC EMS and the North Wales Area Library
MEETING DATE: September 9, 2024
BOARD LIAISON: Annette M. Long and Tanya C. Bamford
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The Township has committed an annual contribution of \$10,000 to the North Wales Area Library. It has also committed to \$100,000 in annual municipal support for VMSC.

The Commonwealth has recognized the need to secure a steady funding stream for Fire and EMS and has recently made changes to the Fire Protection and Emergency Services Tax, which now allows municipalities to increase their millage rates for EMS from .5 mills to 5 mills.

Staff is seeking Board consensus so any changes can be incorporated into the 2025 budget in a timely manner.

The Manager will provide additional details at the public meeting and answer any questions the Board may have pertaining to VMSC. Additionally, Ms. Bamford serves on the library board and is positioned to speak in greater detail about the library operations and the need for funding.

BUDGET IMPACT:

Any additional contributions would be accounted for and remitted from the General Fund.

Donation Checks - 2024

Organization	Contact Information	Check Amount	Board Meeting Date
Montgomery County Public Library	Karen DeAngelo 610-278-5100 x140 kdeangelo@mclinc.org	\$10,000	
Montgomery Township Historical Society	Lisa Knapp Siegel Lisaksiegel2@gmail.com	\$6,000	
The PEAK Center	Elizabeth Beil, Executive Director ebeil@ghnpss.org	\$3,000	
Visiting Nurses Association Community Services	Denise Frattara dfrattara@vnacs.org Marcus Primavera Mprimavera@vnacs.org	\$1,500	
North Wales Library	Jennifer Koch, Executive Director Jkoch@northwaleslibrary.org	\$10,000	
MontCo Anti-Hunger Network	Shannon Isaacs, Executive Director execdirector@montcoantihunger.org	\$5,000	

APPROVED

North Wales Area Library				
Cash basis				
	Actual 2022	Projected Total 2023	Budget 2023	Budget 2024
Cash Receipts				
Appeals				
Total Appeals	32,384	25,838	35,000	35,000
Donations				
General	16,328	16,000	15,000	17,000
Car Donations	3,353	1,275	3,500	2,000
Friends	140	-	1,500	1,500
Memorial/Honorarium	23,239	4,433	2,000	4,000
Corporate Donations	1,810	2,380	2,000	2,500
Board Member Donations	1,100	1,100	1,100	1,100
United Way	1,104	758	800	800
Total Donations	47,074	25,946	25,900	28,900
Special Activities				
5K Event	-	-	2,000	-
Gala	-	-	-	10,000
Taste of Montgomery County	-	31,950	30,000	32,000
Holiday Market	770	996	1,000	1,000
Hoagie Sales	1,460	1,460	1,500	1,500
Bingo Event	-	-	1,000	-
Tea	3,563	-	3,600	-
Elvis Impersonator Event	350	6,135	1,875	2,000
Total Special Activities	6,143	40,541	40,975	46,500
Library Activities				
Book/Bake/Plant Sales	7,513	7,000	5,500	7,000
Brick Memorial	200	600	500	500
Cafe sales	660	600	700	650
Fines	8,088	7,452	10,000	8,000
Other	260	170	600	200
Grocery Tapes	590	657	500	600
Total Library Activities	17,312	16,480	17,800	16,950
Grants				
Other	1,000	3,000	3,000	3,000
ALA - American Rescue Plan	16,950	-	-	-
Cannoneers	1,430	-	-	-
Univest Grant	2,900	-	2,900	-
PHEAA	1,377	1,755	3,000	2,000
VNA	12,500	11,750	12,500	12,000
PA Humanities	8,480	5,000	5,000	5,000
Network for Good/Montco Founda.	2,500	2,500	2,500	-
Total Grants	47,137	24,005	28,900	22,000
Total Interest & Investment Income	5,601	19	-	-
Municipality & State Aid				
North Wales Borough	20,000	20,000	22,000	20,000
Upper Gwynedd Museum Passes	7,399	9,000	8,500	9,000
Upper Gwynedd Township	42,600	41,000	50,000	51,000
Montgomery Township	3,125	10,000	10,000	10,000
State Aid	28,297	33,174	33,174	33,174
Total Municipality	101,421	113,174	123,674	123,174
Other				
ERTC-Tax Credit	-	-	-	43,061
NWWA Educational Information	7,100	7,000	7,000	7,000
Other	450	-	-	-
Copy Machine	1,901	1,982	2,000	2,000
Adult Book Club	3,130	3,300	3,700	3,500
Rental-CommunityRooms	7,315	7,000	7,000	7,000
Total Other	19,896	19,282	19,700	62,561
Total Cash Receipts	276,967	265,285	291,949	335,085

	Actual 2022	Projected Total 2023	Budget 2023	Budget 2024
Cash Disbursements				
<u>Fund Raising Expenses</u>				
5K Event	-	-	2,000	-
Golf outing	(1,500)	-	-	-
Gala	-	-	-	5,000
Human Library	427	10	-	-
Other/Misc.	1,020	700	-	700
Taste of Montgomery County	-	1,485	2,500	2,500
Total Fund Raising Expenses	(53)	2,194	4,500	8,200
<u>Grant expenses</u>				
Cannoneers	1,508	-	-	-
MerckExpense	831	30	-	-
Univest	-	-	2,900	-
Museum Passes	5,708	9,000	8,500	9,000
ALA/American Rescue Plan	7,665	3,000	3,000	3,000
VNA	3,424	12,500	12,500	12,000
PA Humanities	3,769	5,000	5,000	5,000
Network for Good	2,400	2,500	2,500	2,500
Total Grant expenses	25,306	32,030	34,400	31,500
<u>Operating Expenses</u>				
Annual Appeal	320	2,261	1,000	3,000
Total Building	9,708	8,742	10,500	16,000
Utilities	10,330	10,635	12,000	12,000
Total Collection	31,031	20,000	15,000	25,186
Insurance	4,743	6,096	6,500	6,500
Copier/Fax	5,696	3,242	4,500	4,500
Accounting Services/Costs	6,000	5,000	5,500	5,500
AD Computer Payroll Service	777	389	1,500	1,000
Software, Data, Technology	5,313	3,342	6,000	6,000
Consulting Services	2,149	-	-	4,306
Office Expense	2,863	2,395	4,000	3,000
Publicity	-	-	500	500
Total Operating Expenses	78,930	62,102	67,000	87,492
<u>Payroll and Other Expenses</u>				
Payroll Expenses	175,023	190,000	190,550	209,550
Staff Development	-	-	-	-
Total Payroll and Other Expenses	175,023	190,000	190,550	209,550
<u>Library Activities</u>				
Adult Book Club	390	2,500	3,700	2,500
Book Sale	-	-	-	-
Other	873	1,000	500	1,000
Brick Memorial	117	195	125	200
Other Memorial	9,483	18,000	-	-
Total Library Activities	10,863	21,695	4,325	3,700
Total Cash Disbursements	290,068	308,021	300,775	340,442
Cash Receipts/Disbursements over/(under)	(13,101)	(42,736)	(8,826)	(5,357)
Release of excess cash in bank from prior periods	13,101	42,736	8,826	5,357
Final Net Surplus/(Deficit)	-	-	-	-

APPROVED

NORTH WALES AREA LIBRARY
FINANCIAL STATEMENTS
YEARS ENDED DECEMBER 31, 2023
AND 2022
(See Independent Accountants' Review Report)

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INDEPENDENT ACCOUNTANTS' REVIEW REPORT

Board of Directors
North Wales Area Library
North Wales, Pennsylvania

We have reviewed the accompanying financial statements of North Wales Area Library (a nonprofit organization), which comprise the statement of assets, liabilities, and net assets - modified cash basis as of December 31, 2023, and the related statements of support, revenues, expenses - modified cash basis and functional expenses - modified cash basis for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of entity management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, I (we) do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the modified cash basis of accounting; this includes determining that the modified cash basis of accounting is an acceptable basis for the preparation of financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountants' Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with the modified cash basis of accounting. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of North Wales Area Library and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountants' Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with the modified-cash basis of accounting.

Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared in accordance with the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our conclusion is not modified with respect to this matter.

Report on Summarized Comparative Information

We have previously reviewed North Wales Area Library's 2022 financial statements and we did not find any material modifications that should be made to the financial statements in our report dated October 24, 2023. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2022, is consistent in all material respects, with the reviewed financial statements from which it has been derived.

Bee, Bergvall & Co.

Bee, Bergvall and Company, P.C.
Certified Public Accountants

Warrington, PA
August 15, 2024

NORTH WALES AREA LIBRARY

STATEMENTS OF ASSETS, LIABILITIES, AND NET ASSETS - MODIFIED CASH BASIS

December 31, 2023 and 2022

ASSETS

	<u>2023</u>	<u>2022</u>
Current Assets		
Cash	\$ 228,400	\$ 225,872
Total Current Assets	<u>228,400</u>	<u>225,872</u>
Property and Equipment, net	<u>2,254,405</u>	<u>2,283,341</u>
Other Assets		
Cash - restricted	<u>9,100</u>	<u>7,500</u>
Total Other Assets	<u>9,100</u>	<u>7,500</u>
TOTAL ASSETS	<u>\$ 2,491,905</u>	<u>\$ 2,516,713</u>

LIABILITIES AND NET ASSETS

Current Liabilities		
Other	\$ 420	\$ 420
Net Assets		
Without donor restrictions		
Undesignated	2,477,613	2,500,521
With donor restrictions	<u>13,872</u>	<u>15,772</u>
Total Net Assets	<u>2,491,485</u>	<u>2,516,293</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 2,491,905</u>	<u>\$ 2,516,713</u>

See accompanying notes to the Financial Statements

NORTH WALES AREA LIBRARY

STATEMENTS OF SUPPORT, REVENUES AND EXPENSES - MODIFIED CASH BASIS

For the Years Ended December 31, 2023 and 2022

	<u>2023</u>		<u>2022</u>	
	Without Donor Restrictions	With Donor Restrictions	Total	Total
Support and Revenue				
Grants	\$ 56,476	\$ -	\$ 56,476	\$ 156,804
Contributions	67,264	1,600	68,864	86,014
Municipal contribution	87,325	-	87,325	80,224
Special events income	38,310	-	38,310	-
Less: cost of direct benefits to donors	(3,701)	-	(3,701)	-
Fundraising	20,586	-	20,586	21,022
Fines and rentals	16,479	-	16,479	18,304
Net investment income (loss)	23	-	23	5,601
Net assets released from restriction	3,500	(3,500)	-	-
Total Support and Revenue	286,262	(1,900)	284,362	367,969
Expenses				
Program services	234,331	-	234,331	222,339
Administrative	58,652	-	58,652	67,187
Fundraising	16,187	-	16,187	13,243
Total Expenses	309,170	-	309,170	302,769
Loss on disposal of fixed assets	-	-	-	111,600
Total Expenses and Losses	309,170	-	309,170	414,369
Changes In Net Assets	(22,908)	(1,900)	(24,808)	(46,400)
Net Assets				
Balance - beginning of year	2,500,521	15,772	2,516,293	2,562,693
Balance - end of year	\$ 2,477,613	\$ 13,872	\$ 2,491,485	\$ 2,516,293

See accompanying notes to the Financial Statements

NORTH WALES AREA LIBRARY

STATEMENTS OF FUNCTIONAL EXPENSES - MODIFIED CASH BASIS

For the Years Ended December 31, 2023 and 2022

	<u>2023</u>			<u>2022</u>	
	Program Services	Support Services		Total	Total
		Administrative	Fundraising		
Wages & taxes	\$ 105,594	\$ 50,111	\$ 13,291	\$ 168,996	\$ 163,068
Accounting	-	5,000	-	5,000	6,000
Depreciation	72,214	1,286	-	73,500	62,587
Insurance	4,937	88	-	5,025	4,743
Infotech	7,724	-	-	7,724	5,313
Occupancy	10,678	190	-	10,868	10,330
Program supplies	18,275	-	-	18,275	28,200
Payroll fees	356	170	45	571	735
Office	1,545	739	196	2,480	8,559
Professional Fees	-	-	-	-	2,149
Other	-	781	-	781	1,109
Appeals and fundraising	-	-	2,640	2,640	267
Staff development	118	57	15	190	-
Maintenance & repairs	12,890	230	-	13,120	9,709
Total Expenses	<u>\$ 234,331</u>	<u>\$ 58,652</u>	<u>\$ 16,187</u>	<u>\$ 309,170</u>	<u>\$ 302,769</u>

See accompanying notes to the Financial Statements

NORTH WALES AREA LIBRARY

STATEMENTS OF CASH FLOWS - MODIFIED CASH BASIS

For the Years Ended December 31, 2023 and 2022

	<u>2023</u>	<u>2022</u>
Cash Flows from Operating Activities		
Change in net assets	\$ (24,808)	\$ (46,400)
Depreciation and amortization	73,500	62,587
Realized (gains)	-	(5,153)
Loss on disposal of fixed assets	-	111,600
Changes in Operating Assets and Liabilities		
Increase (decrease) in:		
Other liabilities	-	(618)
Net cash provided by (used in) operating activities	<u>48,692</u>	<u>122,016</u>
Cash Flows from Financing Activities		
Restricted contributions for children's fund	-	(500)
Net cash provided by (used in) financing activities	<u>-</u>	<u>(500)</u>
Changes in Flows from Investing Activities		
Purchase of property and equipment	(44,564)	(217,891)
Proceeds from the sale of investments	-	30,547
Net cash provided by (used in) investing activities	<u>(44,564)</u>	<u>(187,344)</u>
Net Increase (Decrease) in Cash	4,128	(65,828)
Cash and Cash Equivalents at Beginning of Year	<u>233,372</u>	<u>299,200</u>
Cash and Cash Equivalents at End of Year	<u>\$ 237,500</u>	<u>\$ 233,372</u>
Cash and cash equivalents	\$ 228,400	\$ 225,872
Restricted cash for children's fund	9,100	7,500
	<u>\$ 237,500</u>	<u>\$ 233,372</u>

See accompanying notes to the Financial Statements

NORTH WALES AREA LIBRARY

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2023

NOTE 1. Organization and Summary of Significant Accounting Policies

Organization and Activities: The North Wales Area Library was incorporated in 1978 as a Pennsylvania not-for-profit corporation exempt from tax under Internal Revenue Code Section 501(c)(3). The Library was established to provide free library services for the community of North Wales, Pennsylvania and surrounding areas. The Library is located in North Wales, Montgomery County. The Library facility is approximately 10,000 square feet.

The Organization's major sources of funding are from public contributions.

Basis of Accounting: It is the Library's policy to prepare its financial statements on the modified cash basis of accounting, which is a comprehensive basis of accounting other than U.S. generally accepted accounting principles. This basis differs from U.S. generally accepted accounting principles in that revenues are recognized when received rather than when pledged or earned and most expenses are recognized when paid rather than when the obligation is incurred. Investments are recorded at cost; investments under U.S. generally accepted accounting principles are reported at fair value. Expenditures for equipment are capitalized and expensed over their useful lives. Accordingly, the accompanying financial statements are not intended to present the financial position, and results of operations in conformity with U.S. generally accepted accounting principles.

Basis of Presentation: The Organization reports information regarding its financial position and activities according to two classes of net assets:

Without Donor Restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Organization. These net assets may be used at the discretion of the Organization's management and Board of Directors. Designated amounts represent those net assets that the Organization has set aside for a particular purpose.

With Donor Restrictions: Net assets subject to donor (or certain grantor) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity.

Restricted Cash: The Organization has received cash that has been permanently restricted by the donor and is not available for general operations.

NORTH WALES AREA LIBRARY

NOTES TO FINANCIAL STATEMENTS

December 31, 2023

NOTE 1. Organization and Summary of Significant Accounting Policies (Continued)

Use of Estimates: The preparation of financial statements in conformity with the modified cash basis of accounting requires management to make estimates and assumptions that affect certain reported amounts and disclosures in the financial statements. Actual results could differ from those estimates.

Tax Status: The Organization qualifies as a tax-exempt organization under Sec. 501(c)(3) of the Internal Revenue code. The North Wales Area Library has been classified as a publicly supported charitable organization.

The Organization is required to recognize, measure, classify, and disclose in the financial statements uncertain tax positions taken or expected to be taken in the Organization's tax returns. Management has determined that the Organization does not have any uncertain tax positions and associated unrecognized benefits that materially impact the financial statements or related disclosures. Generally, the Organization is no longer subject to income tax examinations by tax authorities for tax years prior to 2019.

Recent Accounting Guidance:

ASU No. 2016-13 (326), Measurement of Credit Losses on Financial Instruments:

This standard introduces the Current Expected Credit Losses (CECL) model for estimated credit losses on financial assets. The Organization has adopted the CECL model for the accounting of credit losses on financial assets, effective January 1, 2023. The adoption did not have any effect on the Organization's financial statements.

Property and Equipment: All acquisitions of furniture and equipment in excess of \$1,000 are capitalized. Furniture, equipment and improvements are recorded at cost or, if donated, at the fair market value on the date of donation.

The Organization records fixed asset depreciation using the straight-line basis over the estimated useful lives of the assets which are 4 to 75 years. When assets are retired or otherwise disposed of, the cost and related depreciation are removed from the books and any resulting gain or loss is reflected in support and revenue for the period.

NORTH WALES AREA LIBRARY

NOTES TO FINANCIAL STATEMENTS

December 31, 2023

NOTE 1. Organization and Summary of Significant Accounting Policies (Continued)

Support and Revenue Recognition: Contributions are recorded as with or without donor restrictions, depending on the existence and/or nature of any donor restrictions.

Support that is restricted by the donor is reported as an increase in net assets without donor restriction if the restriction expires in the reporting period in which the support is recognized. All other donor-restricted support is reported as an increase in net assets with donor restrictions, depending on the nature of the restriction. When a restriction expires, that is, when a stipulated time restriction ends or a purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restriction and reported in the statement of activities as net assets released from restrictions.

Donated Goods and Services: The Organization recognizes donated services if the services which (a) create or enhance non-financial assets or (b) require specialized skills that are provided by individuals possessing those skills and would typically need to be purchased if not provided by donation.

The Organization receives donated services from a variety of unpaid volunteers. Those volunteers, including members of the Board, have made significant contributions of time to the Organization's policy-making, program and support functions. This volunteer time is not recognized in the accompanying statement of revenues, expenses and other changes in net assets-modified cash basis, because the criteria for recognition of such volunteer effort have not been satisfied.

Functional Expense Allocation: Expenses that can be identified with specific programs and support services are allocated directly to their natural expense classification. Expenses relating to more than one function are allocated to program and supporting services based on estimates made by management, including estimates of time spent by personnel between functions and related expenses incurred for the program and supporting services benefited. Therefore, certain employee salaries, payroll taxes, and payroll service expenses are allocated on the time spent by classification by the employee. Building and occupancy costs are allocated based on square footage of use of the building between program and administration.

Subsequent Events: The Organization has evaluated events and transactions for potential recognition or disclosure in the financial statements through the date of this report which is the date the statements were available for release. No other subsequent events have been recognized or disclosed.

NORTH WALES AREA LIBRARY

NOTES TO FINANCIAL STATEMENTS

December 31, 2023

NOTE 2. Liquidity and Availability

The Organization's goal is generally to maintain financial assets to meet three months of operating expenses (approximately \$75,000). As a part of its liquidity plan, the Organization has the ability to scale-back and reduce non-essential support services.

Financial assets of the Organization available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the balance sheet date, are comprised of the following:

Cash	\$ 228,400
Cash - restricted	<u>9,100</u>
	237,500
Less - amounts not available to be used in one year	<u>(22,972)</u>
Total financial assets available to management for general expenditures within one year	<u>\$ 214,528</u>

NOTE 3. Property and Equipment

Property and equipment consist of the following:

	<u>Estimated Useful Lives</u>	
Land		\$ 80,000
Books	7 years	221,187
Shelves	55 years	182,500
Building and improvements	20-75 years	2,355,267
Furniture and fixtures	7-20 years	<u>121,750</u>
		2,960,704
Less: accumulated depreciation		<u>(706,299)</u>
Net property and equipment		<u>\$ 2,254,405</u>

Depreciation expense for the year ended December 31, 2023 was \$73,500.

NORTH WALES AREA LIBRARY

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

NOTE 4. Collections

Collection items consist of posters, paintings and drawings etc. Collection items acquired through donation are not capitalized. Contributions of collection items are not recognized in the statement of revenues, expenditures and other changes in net assets.

NOTE 5. Net Assets with Donor Restrictions

The Organization has nets assets subject to expenditure for specified purposes at December 31, 2023 of \$13,872. Net assets with donor restrictions are restricted for the following purposes or periods:

Subject to expenditure for specified purpose:

Gardens	\$ 772
Total	<u>\$ 772</u>

Perpetual in nature

Children's fund	\$ 13,100
Total	<u>\$ 13,872</u>

The Organization has received contributions from donors with perpetual stipulations. A contribution of \$1,600 was received with earnings to benefit children's programs.

Donor restricted net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes as follows:

Pavilion	\$ 3,500
Total	<u>\$ 3,500</u>

NORTH WALES AREA LIBRARY

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2022

NOTE 6. Concentration of Credit Risk

The Organization maintains cash balances at a financial institution. These balances are insured by the Federal Deposit Insurance Corporation up to \$250,000 on interest bearing accounts. There is no limit on FDIC insurance for non-interest bearing accounts. At times, such investments may be in excess of the FDIC insurance limits. At December 31, 2023, there were no amounts in excess of FDIC limits. The Organization has not experienced any losses in such accounts and management believes it is not exposed to any significant credit risk.

NOTE 7. Concentrations

For the year ending December 31, 2023, the Organization received approximately 30% of support from four different municipalities.



VMSC

Emergency Medical Services

Montgomery Township EMS Zone Report

July 2024

Total Agency
911 Calls

1090

156

Calls within Zone

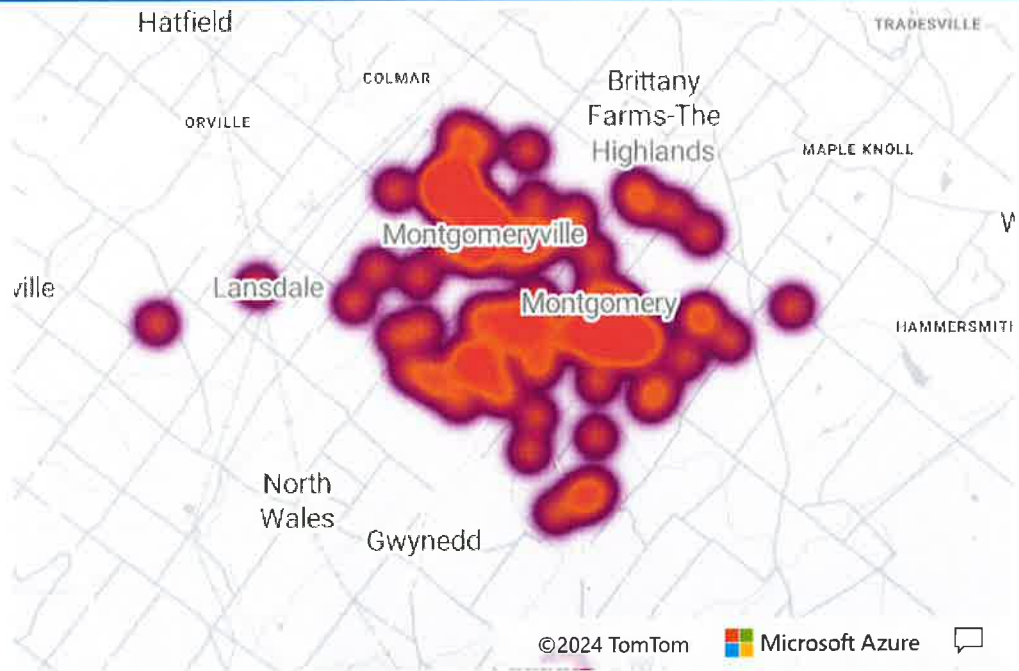
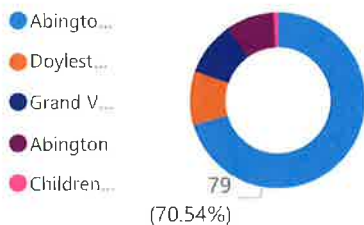
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Chute Time

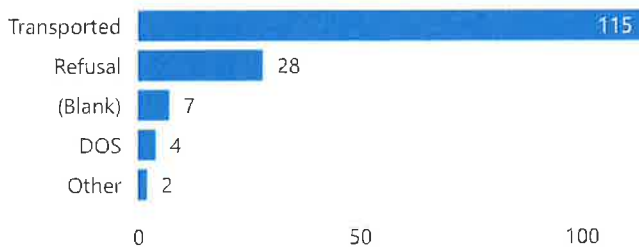
5 min 45 sec

Response Time

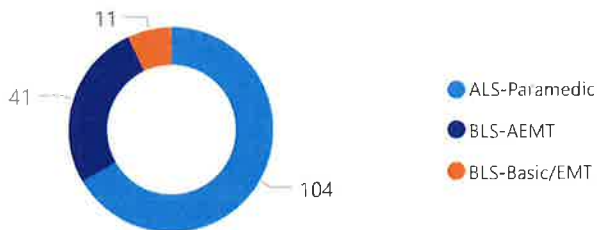
Hospital Destination



Transport Disposition



VMSC's Level of Service



Top 5 Call Types



Critical Response Triad

VMSC emphasizes its review of the Critical Response Triad—cardiac, trauma, and stroke-related calls—because timely intervention in these cases can significantly improve patient outcomes and survival rates.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #15

SUBJECT: Projected Cost Estimate – Windlestrae Park - Rose Twig Restroom
MEETING DATE: September 9, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Greg Reiff, Public Works Director

BACKGROUND:

In celebration of their anniversary, MTMSA offered to donate a bathroom to Montgomery Township to be installed at Windlestrae Park – Rose Twig. MTMSA budgeted \$500,000.00 for the project.

MTMSA has purchased the prefabricated building from Romtec utilizing CoStars for the purchase price of \$184,954.78. CKS Engineers, on behalf of MTMSA, solicited bids for the installation of the prefabricated building, water and electricity. The bid pricing came in higher than expected pushing the “projected” total cost of the project to \$152,000.00 over the capped amount of \$500,000.00.

The MTMSA board is still committed to the \$500,000.00 originally budgeted, however in order for the project to move forward Montgomery Township would have to cover the additional costs (\$152,000.00 +/-) associated with the project. MTMSA board will need to approve or reject the bids associated with this project at their next meeting which is scheduled for September 18, 2024.

NOTE: No provisions have been made for an ADA-compliant path to access the bathroom, which will also result in an additional cost.

MOTION/RESOLUTION:

Motion to

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

PRELIMINARY PROJECT COST ESTIMATE PREFABRICATED RESTROOM INSTALLATION AT ROSE TWIG PARK MONTGOMERY TOWNSHIP			
ITEM NO.	DESCRIPTION	ITEM PRICE	ACTUAL TO DATE - Bid results
1.	Restroom Purchase: (As per photo and layout plan provided by Romtec)	\$175,000	185,000.00
2.	Restroom Installation	\$130,000	216,320.00
3.	Water Service, Complete in Place (650 LF ¾" k Copper) includes Tap and PennDOT Permit	\$55,000	50,800.00
4.	Sanitary Sewer Connection	\$20,000	
5.	Electric Service from Existing Pole at Kenas Road to Panelboard	\$43,000	111,275.00
SUBTOTAL		\$423,000	
10% CONTINGENCIES		\$42,300	
10% ENGINEERIN		\$42,300	28,000.00
15% CONSTRUCTION MANAGEMENT/INSPECTION		\$63,450	60,000.00
TOTAL		\$571,050	651,395.00

*INCLUDES BOTH THE CONTRACTOR PRICE AND NWWA PRICE

