

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
JULY 8, 2024**

1. Call to Order: The July 8, 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
Supervisor Annette M. Long
Supervisor Beth A. Staab
Township Solicitor Sean Kilkenny, Esq.
Township Manager Carolyn McCreary

ALSO IN ATTENDANCE:

Police Chief J. Scott Bendig
Fire Chief William Wiegman
Director of Planning & Zoning Marianne McConnell
Director of Public Works Greg Reiff
Systems Administrator Favian Zendejas
Recording Secretary Deborah Rivas

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, Ms. Chimera made the following announcements: National Night Out will be held on Tuesday, August 6th, from 6 pm to 9 pm at the William F. Maule Park at Windlestrae. Come out and celebrate Police and community partnerships. The fun includes Live Music, Balloon Artist, Face Painting, Dunk Tank & Games, Canine Meet & Greet, Emergency Vehicle Displays, and Princess Meet & Greet with Elsa and Rapunzel. Ms. Chimera also announced that recycled batteries will no longer be accepted at the Community and Recreation Center. Batteries will still be accepted for recycling at the Township building lobby.

4. Public Comment: Ms. Chimera called for public comment and there was none.

5. Consent Agenda:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the minutes of the June 10, 2024 Board meeting, the ratification of Payment of Bills for June 20, 2024 in the amount \$544,930.71, the Payment of Bills for July 8, 2024 in the amount of \$964,059.38, Escrow Release #5 – The Meadows at Parkview, Escrow Release #1 and Start of Maintenance – NWWA General Hancock Tank, Escrow Release #2 – Pecan Properties – 901 Lansdale Avenue, and Escrow Release #2 and End of Maintenance – Costco Gasoline were approved as submitted.

Public Safety:

6. Authorization to Advertise the Red Light Camera Ordinance: Chief Bendig requested that the Board give their authorization to advertise the ordinance 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. Staff is requesting authorization to advertise an amendment to the township ordinance, adding a PennDOT-mandated provision allowing automated red-light enforcement cameras within the township.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the Board authorized staff to advertise for an amendment to the Township Code Part II, General Legislation, Chapter 222—Vehicles and Traffic, adding Article IX, *Automated Red-Light Enforcement*.

7. Execution of Red Light Camera Master Services Agreement – Chief Bendig reported that over the past four months, members of the police department have been meeting with approved PennDOT automated red-light enforcement (ARLE) vendors to determine which provider would best meet the township's needs. Each vendor conducted a presentation with staff, providing an overview of their product and answering questions relevant to ARLE operations within the township. The department is recommending that Sensys Gatso be awarded the contract for ARLE services. Sensys Gatso offers township cost neutrality and has a strong working relationship with police departments in Montgomery and Bucks County.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the Board approved the master services agreement with Sensys Gatso.

Planning:

8. Chase Bank Preliminary/Final Land Development Approval – Ms. McConnell reported that JP Morgan Chase Bank submitted a land development application to demolish a former car wash and gas station and construct a new 3,310 square-foot bank building with drive-through on a 0.931-acre lot, at the intersection of Route 309 and North Wales Road in the C Commercial district. The applicant requested waivers of buffers, shade street trees, and bollards. At the May 28th Board meeting, the applicant proposed to provide a 40-foot and 20-foot two-centered curve (compound radius) on the northeastern corner of Bethlehem Pike and North Wales Road due to the inability to determine the owner of a utility vault on the corner, prohibiting any further radius curve from being installed. The Board requested that the applicant make additional efforts to determine whether the vault can be removed. Mr. Careless confirmed that the vault can now be removed, and the intersection will be widened as required.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (5-0), the Board adopted Resolution 2024-14, approving the preliminary/final land development application with requested waivers for JP Morgan Chase Bank, N.A.

9. Taco Bell Preliminary/Final Land Development Approval – Ms. McConnell reported that the applicant submitted an application to add a second drive-through ordering kiosk and associated drive aisle to the main Taco Bell restaurant located in the C Commercial District, 769 Bethlehem Pike. The applicant’s plan includes modifications to landscaping and existing curbing and parking to support the proposed improvements. Brian Cleary, P.E., represented the applicant and reviewed the requested waivers, including not providing a sidewalk along Bethlehem Pike frontage. The Board approved the waivers requested except for the sidewalk on Bethlehem Pike.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the Board adopted Resolution #2024-16, approving the preliminary/final land development plan application with requested waivers, except for the sidewalk on Bethlehem Pike, submitted by Montgomeryville Investors, LLC, for Taco Bell.

10. Montgomeryville Mitsubishi Preliminary/Final Land Development Approval – Ms. McConnell reported that the applicant submitted a land development application for the construction of a Mitsubishi dealership on the site located just south of Stump Road in the LI/HLI zoning districts. The parcel currently contains a 32,833 square foot Acura dealership and 612 associated parking spaces for customers, employees, service and display. The applicant proposes to maintain the existing Acura dealership and construct a new 24,600 square foot Mitsubishi dealership, which was identified as “future automobile dealership” on the Acura plan approved in 2004, and is currently a paved display and parking area. Marc Jonas, Esquire, represented the applicant, along with Richard Stoneback, P.E. Mr. Jonas indicated that he and the applicant have reviewed the proposed resolution and are in agreement with it.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the Board adopted Resolution #2024-17, approving the preliminary/final land development amendment application, with requested waivers, submitted by 309 Autovest Properties, L.P., for a Mitsubishi dealership at 1009/1011 Bethlehem Pike.

11. Proposed Text Amendment – 1008 Upper State Road – Mr. Dunleavy who owns the property at 1008 Upper State Road indicated that his attorney, Marc Kaplan, Esquire, was unable to attend the meeting this evening. The Board agreed to continue this matter to the next meeting on August 12, 2024 after 7:00 p.m.

12. Review of Zoning Hearing Board Applications: Ms. McConnell identified the pending hearing applications received for the July 10, 2024 Zoning Hearing Board meeting. Application 24060002 is for Staugaitis/21 Douglass Road for a variance to permit a roof to be installed over a portion of an existing deck 13 feet from the rear property line where a minimum of 30 feet is required. Application 24060001 is for Tress/108 Cathedral Drive to construct a 3,417 sq ft relative suite addition to the home existing of three floors (basement, 1st floor, 2nd floor). The applicants are

requesting a special exception to permit a 3,417 sq ft relative quarters addition where the provisions limit the relative quarters to a single floor not greater than 700 square feet of floor area. In addition, they seek a variance with regard to the requirements to provide “a single shared doorway connecting the principal residence and the relative quarters.”

The Board discussed the applications and agreed to remain neutral on the first application and to send the Solicitor to oppose the second application.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the Board agreed to send the Township Solicitor to the July 10, 2024 Zoning Hearing Board to oppose application 24060001 – 108 Cathedral Drive to permit a 3,417 sq ft relative quarters addition where the provisions limit the relative quarters to a single floor not greater than 700 square feet of floor area.

Public Works:

13. Authorization to Bid the Purchase and Installation of Rectangular Rapid Flashing Beacons (RRFB's) on Stump Road: Mr. Reiff reported that staff is ready to solicit competitive bids for the purchase and installation of the RRFB's to be installed on Stump Road in the area of Commerce Drive to further aid in promoting walkability in the Township.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (5-0), the Board authorized the advertisement of the bid for the purchase and installation of Rectangular Rapid Flashing Beacons (RRFB's) utilizing PennBid.

14. Authorization to Bid the Purchase and Installation of LED Parking Lot Lights – Mr. Reiff reported that staff is ready to solicit competitive bids for the purchase and installation of LED Parking Lot Lights at the Township Administration building.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the Board authorized the advertisement of the bid for the purchase and installation of LED Parking Lot lights to be installed at the Administration building utilizing PennBid.

15. Adjournment: Upon motion by Ms. Chimera and seconded by Ms. Long, the meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary