



AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
MONDAY, SEPTEMBER 23, 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. Announcements
4. Public Comment
5. Consent Agenda:
 - Minutes of the September 9, 2024 Meeting
 - Payment of the September 23, 2024 Bills

Presentation:

6. The Hope Card Program for Domestic Violence Survivors

Planning and Zoning:

7. Preliminary/Final Land Development – Panera
8. Preliminary/Final Land Development – 109 Holly Drive Two Lot Subdivision
9. Proposed Amendments to Covenants and Restrictions – Gwynedd Pointe HOA

Parks and Recreation:

10. Discussion – Refurbishment of Farmhouse at Windlestrae Park

Public Safety:

11. National Preparedness Month & Promulgation of Updates to Emergency Operations Plan

Old Business:

12. Rose Twig Bathroom Project - MTMSA

New Business:

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #03

SUBJECT: Announcements
MEETING DATE: September 23, 2024
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

- Mark your calendar for this year's Autumn Festival on October 19th from Noon to 5pm at William F. Maule Park at Windlestrae! While there are no fireworks this year, we invite you to join us for many of your returning favorites, including inflatable amusements, hayrides, pumpkin decorating, scarecrow making, helicopter landing, police K-9 demonstrations, face painting, pony rides, petting zoo, and police/fire department displays. Follow our social media and check our website for more details.
- The Montgomery County Board of Commissioners and Salary Board will host their next "Board on the Road" public meeting right here at the Montgomery Township Building on October 10th at 6pm. For more information, visit MontgomeryCountyPA.gov

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #04

SUBJECT: Public Comment
MEETING DATE: September 23, 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 #05

SUBJECT: Consent Agenda
MEETING DATE: September 23, 2024
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the September 9, 2024 Board meeting
- Payment of Bills for September 23, 2024

- 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
SEPTEMBER 9, 2024**

1. Call to Order: The September 9, 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 7:02 p.m.

IN ATTENDANCE:

Chair Candyce Fluehr Chimera
Supervisor Tanya C. Bamford
Supervisor Annette M. Long
Supervisor Beth A. Staab
Township Solicitor Sean Kilkenny, Esq.
Township Manager Carolyn McCreary

ABSENT:

Vice-Chair Audrey R. Ware

ALSO IN ATTENDANCE:

Police Lieutenant William Peoples
Fire Chief William Wiegman
Director of Finance Brian Shapiro
Director of Planning & Zoning Marianne McConnell
Director of Public Works Greg Reiff
Director of IT Richard Grier
Recording Secretary Deborah Rivas

2. & 3. Pledge of Allegiance and Public Comment: Following the Pledge of Allegiance, Ms. Chimera asked for public comment. Mike Lyon, 120 Oxford Lane, and Secretary of the Montgomery Township Baseball and Softball Association (MTMSA), expressed his full support of and asked the Board to approve the addition of a bathroom to Rose Twig Park at Windlestrae. The MTBSA utilizes this park for various games and tournaments and has had to take kids across the road to use bathrooms in private homes, etc. Chris Getman, 106 Hampton Circle, and Vice President of the MTMSA, said that the organization has grown over the past several years and the Rose Twig fields are their home fields. There are 100 girls on the softball teams and they do not use the porta-potties onsite. Ms. Chimera inquired if the MTMSA would be able to contribute something towards the additional cost of the bathroom and Mr. Getman and Mr. Lyon said they could not speak for the organization.

4. Announcement of Executive Session: Township Solicitor Sean Kilkenny, Esquire, announced that 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 also met earlier this evening at 6:30 p.m. in the Township building to discuss a personnel matter and two litigation matters. Mr. Kilkenny stated that the topics discussed are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

5. Consent Agenda:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (4-0), the minutes of the August 12, 2024 Board meeting, the ratification of Payment of Bills for August 26, 2024 in the amount of \$1,308,686.78, the Payment of Bills for September 9, 2024 in the amount of \$1,121,216.81, Escrow Release #1 and Start

of Maintenance – Redner’s Gasoline, and Escrow Release #2 for Bharatiya Temple Learning Center were approved as submitted.

Introduction:

6. Appointment of Community & Recreation Center Advisory Committee Member:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long and unanimously carried (4-0), the Board appointed Alexander Rigney to the Community and Recreation Center Advisory Committee for the remainder of the one-year term which expires on January 1, 2025.

Planning and Zoning:

7. Preliminary/Final Land Development – Village Shopping Center: Christen Pionzio, Esquire, representing the applicant, Harry Hassan, reviewed the submitted 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. Ms. Pionzio stated that the applicant is requesting waivers of providing certain landscaping requirements, providing double hairpin lines for parking spaces, providing 26’ wide drive aisle widths, providing designated loading areas, 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. They agreed to all of the waivers but denied the bollards, insisting that they be provided for the safety of all residents.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford and unanimously carried (4-0), the Board adopted Resolution #2024-18, approving the preliminary/final land development application with requested waivers, except for #8 (bollards), which was denied, for The Village.

8. Review of Zoning Hearing Board Application: Ms. McConnell identified the pending hearing application received for the September 11, 2024 Zoning Hearing Board meeting. Application 24080001 is for Staugaitis at 21 Douglass Road for a variance 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. Application 24080002 for Dani Bungee, LLC at 168 Montgomery Mall (804 Bethlehem Pike) for a variance to operate an indoor amusement (a battery-powered bumper car amusement ride) within the RS-Regional Shopping Center District.

Board consensus was not to enter an appearance for the applications, allowing the Zoning Hearing Board to render decisions based on the testimony presented.

Public Works:

9. Authorization to Construct a Traffic Garden at Spring Valley Park—Mr. Reiff reported that the 2024 Budget included the installation of a Traffic Garden at Spring Valley Park (Upper) to be installed in-house by the Public Works Department. The Garden would provide a fun and safe environment for children to ride their bikes, scooters, etc.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (4-0), the Board approved the in-house installation of the Traffic Garden at Spring Valley Park (Upper).

Administration and Finance:

10. Adoption of Ordinance #24-345: Municipal Waste Collection and Recycling – 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. Staab, and unanimously carried (4-0), the Board adopted Ordinance #24-345 - Amendment to the Municipal Waste and Recycling Ordinance.

11. Legislative Liaison for the Pennsylvania Municipal League—Ms. McCreary reported that the Township has been a member of the Pennsylvania Municipal League for several years. The league's mission is to strengthen and empower effective local government through advocacy, education, and support of its members. As a member, the Township has 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. Ms. Bamford volunteered to serve as the liaison.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab, and unanimously carried (4-0), the Board appointed Tanya C. Bamford as the legislative liaison for Montgomery Township for the Pennsylvania Municipal League.

12. Certification of the 2025 Minimum Municipal Obligation (MMO) for the Police Pension Fund and Non-Uniform Employees' Pension Fund:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (4-0), the Board accepted the 2025 Minimum Municipal Obligation for the Montgomery Township Police Pension Fund in the amount of \$396,405, and the 2025 Minimum Municipal Obligation for the Montgomery Township Non-Uniformed Employees' Pension Fund in the amount of \$360,000.

Old Business:

13. New Sign for Korean War Memorial America-Korea Alliance Peace Park: Ms. McCreary reported that Master Bong Pil Yang has requested permission to install a sign at the park describing the Korean conflict and the purpose of the park. 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 regarding the content, size and location. Discussion followed. The Board members agreed that they would prefer a permanent type sign, like a historical marker, with no advertising. The Board recommended that Master Yang provide a rendering of what the sign is proposed to look like, including its size, for the Board's consideration.

14. Discussion - Township Funding: Ms. McCreary reported that the Township has committed an annual contribution of \$10,000 to the North Wales Area Library. The Board 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 the Board consensus so that any changes can be incorporated into the 2025 budget in a timely manner. Discussion followed and the Board was split on whether to increase the amounts, which were suggested at \$200,000 for the VMSC and \$50,000 for the North Wales Area Library. Ms. Staab suggested that the proposed increased amounts be included in the budget workshop numbers so that the Board can make an informed decision on how these contributions would affect the overall budget. The Board consensus was that there would not be a tax increase to support these contributions.

15. Discussion – Projected Cost Estimate – Windlestrae Park Rose Twig Restroom: Mr. Reiff reported that 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 for the project. MTMSA solicited bids for the installation of a prefabricated building (which was already purchased from Romtec, utilizing CoStars), water and electricity. The bid pricing came in higher than expected, pushing the “projected” total cost of the project to \$152,000 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+/-) associated with the project. In addition, no provisions have been made for an ADA-compliant path to access the bathroom, which will also result in an additional cost. The majority of the Board members see the need for the project but have a problem with approving an unknown amount of money, as there is no final number at this time. Ms. Chimera asked if the MTMSA Board would be willing to split the difference of the additional funds needed. The Board asked Ms. Bamford to return to the MTMSA Board and ask what additional funds they would be willing to contribute towards the

project. Under public comment, Kristin Mark of 120 Drayton Circle, said that she supports the installation of a restroom at the Rose Twig Park as her daughter participates in sports there and the addition of a restroom would be beneficial to everyone who uses the park.

17. Adjournment: Upon motion by Ms. Chimera and seconded by Ms. Bamford, the meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



Montgomery Township, PA

Check Report

By Check Number

Date Range: 09/10/2024 - 09/23/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
PAYR-EIT WAGE	HAB EIT	09/12/2024	Regular	0.00	6.86	99532
PAYR-IAFF	Montgomery Township Professional	09/12/2024	Regular	0.00	231.06	99533
MT000006	21st Century Media Newspapers LLC	09/23/2024	Regular	0.00	1,238.14	99534
MT000040	Acme Uniforms For Industry	09/23/2024	Regular	0.00	608.14	99535
MT000046	Adam J. Morrow	09/23/2024	Regular	0.00	100.00	99536
MT000050	Adam Zwislewski	09/23/2024	Regular	0.00	680.00	99537
MT000075	Airgas, Inc.	09/23/2024	Regular	0.00	355.44	99538
MT000117	Alicia Wilby	09/23/2024	Regular	0.00	1,055.00	99539
MT000150	Alphagraphics Lansdale	09/23/2024	Regular	0.00	251.18	99540
MT000167	Amazon.com Services, Inc	09/23/2024	Regular	0.00	2,133.28	99541
MT004432	Amy Hanson	09/23/2024	Regular	0.00	720.00	99542
MT004434	Andrew Bouch	09/23/2024	Regular	0.00	750.00	99543
MT000229	Andrew Weiner	09/23/2024	Regular	0.00	250.00	99544
MT000233	Angel G. Mejias	09/23/2024	Regular	0.00	500.00	99545
MT000279	AramSCO, Inc.	09/23/2024	Regular	0.00	87.34	99546
MT000293	Armour & Sons Electric, Inc.	09/23/2024	Regular	0.00	176,587.14	99547
MT000319	Associated Truck Parts	09/23/2024	Regular	0.00	567.80	99548
MT000338	Axon Enterprise, Inc	09/23/2024	Regular	0.00	47,026.29	99549
MT000394	Bergey's, Inc.	09/23/2024	Regular	0.00	1,190.18	99550
MT004418	Bharatiya Temple Inc.	09/23/2024	Regular	0.00	138,028.00	99551
MT000467	Brandi Blusiewicz	09/23/2024	Regular	0.00	200.00	99552
MT000469	Brandon Uzdzienski	09/23/2024	Regular	0.00	100.00	99553
MT000505	Bridgeport Trophy Co.	09/23/2024	Regular	0.00	82.00	99554
MT000530	Bucks County Community College	09/23/2024	Regular	0.00	2,250.00	99555
MT000567	Canon Financial Services, Inc	09/23/2024	Regular	0.00	288.08	99556
MT000580	Carl F. Herr	09/23/2024	Regular	0.00	150.00	99557
MT000585	Carlos A. Gonzalez Jr	09/23/2024	Regular	0.00	300.00	99558
MT000664	Chick-Fil-A	09/23/2024	Regular	0.00	150.00	99559
MT000786	COMCAST	09/23/2024	Regular	0.00	21.04	99560
MT000787	Comcast Business	09/23/2024	Regular	0.00	1,543.79	99561
MT000848	Creative Product Sourcing, Inc.	09/23/2024	Regular	0.00	534.38	99562
MT000878	Dale Alderfer	09/23/2024	Regular	0.00	150.00	99563
MT000922	David Fulton	09/23/2024	Regular	0.00	150.00	99564
MT000956	Deborah A Rivas	09/23/2024	Regular	0.00	316.55	99565
MT000999	Derek Muller	09/23/2024	Regular	0.00	10.17	99566
MT001030	DJB Specialties, Inc.	09/23/2024	Regular	0.00	3,113.57	99567
MT001095	Eagle Point Gun	09/23/2024	Regular	0.00	4,938.24	99568
MT001159	Elite 3 Facilities Maintenance, LLC	09/23/2024	Regular	0.00	7,275.00	99569
MT001263	FDMTRA Fire Department of	09/23/2024	Regular	0.00	220,939.47	99570
MT001265	FedEx	09/23/2024	Regular	0.00	49.14	99571
MT001338	Fulton Cardmember Services	09/23/2024	Regular	0.00	2,308.71	99572
MT001355	Gary Davis	09/23/2024	Regular	0.00	50.00	99573
MT001365	Geissele Automatics Inc.	09/23/2024	Regular	0.00	1,123.90	99574
MT001404	Glasgow, Inc.	09/23/2024	Regular	0.00	1,786.67	99575
MT001412	Glick Fire Equipment Company Inc	09/23/2024	Regular	0.00	16,431.65	99576
MT001414	Global Industrial	09/23/2024	Regular	0.00	91.31	99577
MT001495	Havis, Inc.	09/23/2024	Regular	0.00	18,852.28	99578
MT001548	Home Depot Credit Services	09/23/2024	Regular	0.00	682.63	99579
MT001554	Horsham Car Wash	09/23/2024	Regular	0.00	252.00	99580
MT001643	Jacob Millevoi	09/23/2024	Regular	0.00	200.00	99581
MT001660	James A. Hardy	09/23/2024	Regular	0.00	1,953.00	99582
MT001661	James D. Morrissey, Inc	09/23/2024	Regular	0.00	14,261.17	99583
MT001702	Jason English	09/23/2024	Regular	0.00	864.60	99584
MT004441	Jillian Serowatka	09/23/2024	Regular	0.00	131.00	99585

Check Report

Date Range: 09/10/2024 - 09/23/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT001856	John Bereschak	09/23/2024	Regular	0.00	300.00	99586
MT001868	John H. Mogensen	09/23/2024	Regular	0.00	50.00	99587
MT004308	Justin Tohanczyn	09/23/2024	Regular	0.00	70.00	99588
MT004438	Kasada LLC	09/23/2024	Regular	0.00	52.63	99589
MT002038	Keith Grierson	09/23/2024	Regular	0.00	50.00	99590
MT002089	Keystone Municipal Services, Inc.	09/23/2024	Regular	0.00	7,912.50	99591
MT002120	Kirbybuilt Products, Inc.	09/23/2024	Regular	0.00	5,680.95	99592
MT004439	Kirsten Omonogun	09/23/2024	Regular	0.00	308.00	99593
MT002170	Kyle W. Stump	09/23/2024	Regular	0.00	100.00	99594
MT002203	Larry Vaksman	09/23/2024	Regular	0.00	200.00	99595
MT004269	Laura Nicholas	09/23/2024	Regular	0.00	540.00	99596
MT002318	Lizell Office Furniture	09/23/2024	Regular	0.00	214.00	99597
MT004443	Mainstreet Leasing Inc.	09/23/2024	Regular	0.00	1,555.80	99598
MT002470	Mary Kay Kelm, Esquire	09/23/2024	Regular	0.00	1,787.50	99599
MT002496	Mastertech Auto Service, LLC.	09/23/2024	Regular	0.00	268.89	99600
MT002609	Michael Bean	09/23/2024	Regular	0.00	150.00	99601
MT002624	Michael J. Kunzig	09/23/2024	Regular	0.00	50.00	99602
MT002698	MJ Earl	09/23/2024	Regular	0.00	692.05	99603
MT004138	Napa Auto Parts	09/23/2024	Regular	0.00	40.48	99604
MT002937	North Wales Water Authority	09/23/2024	Regular	0.00	85.76	99605
MT002961	ODP Business Solutions, LLC	09/23/2024	Regular	0.00	221.71	99606
MT002974	Omega Systems Consultants, Inc.	09/23/2024	Regular	0.00	4,235.00	99607
MT003007	PA State Assoc. of Boroughs	09/23/2024	Regular	0.00	75.00	99608
MT003044	Patrick Kerr	09/23/2024	Regular	0.00	250.00	99609
MT003076	PECO Energy	09/23/2024	Regular	0.00	6,731.79	99610
MT003077	PECO Energy	09/23/2024	Regular	0.00	12,332.61	99611
MT003109	Pennsylvania One Call System, Inc.	09/23/2024	Regular	0.00	306.66	99612
MT003227	Rachel Brick	09/23/2024	Regular	0.00	300.00	99613
MT003269	Ready Refresh	09/23/2024	Regular	0.00	166.97	99614
MT004436	Redner's Markets, Inc.	09/23/2024	Regular	0.00	205,913.16	99615
MT003334	Richter Drafting and Office Supply Co. Inc	09/23/2024	Regular	0.00	126.08	99616
MT004437	Robert & Mary Melcher	09/23/2024	Regular	0.00	43.22	99617
MT003359	Robert E. Little, Inc.	09/23/2024	Regular	0.00	133.20	99618
MT003436	Ryan Allison	09/23/2024	Regular	0.00	100.00	99619
MT003444	Ryan W. Irvin	09/23/2024	Regular	0.00	100.00	99620
MT003499	Scatton's Heating and Cooling, Inc.	09/23/2024	Regular	0.00	465.00	99621
MT003520	Sealmaster	09/23/2024	Regular	0.00	5,676.12	99622
MT003583	Signal Control Products, LLC	09/23/2024	Regular	0.00	3,548.00	99623
MT003655	Standard Insurance Company	09/23/2024	Regular	0.00	9,361.04	99624
MT003766	Synatek	09/23/2024	Regular	0.00	1,674.00	99625
MT003768	Syrena Towing	09/23/2024	Regular	0.00	75.00	99626
MT003790	TD Card Services	09/23/2024	Regular	0.00	7.66	99627
	Void	09/23/2024	Regular	0.00	0.00	99628
	Void	09/23/2024	Regular	0.00	0.00	99629
MT004270	The FruitGuys LLC	09/23/2024	Regular	0.00	275.00	99630
MT003890	Tim Kurek	09/23/2024	Regular	0.00	362.75	99631
MT003894	Timac Agro USA	09/23/2024	Regular	0.00	940.75	99632
MT003931	Town Communications	09/23/2024	Regular	0.00	137.50	99633
MT003949	Trans Union LLC	09/23/2024	Regular	0.00	90.00	99634
MT004006	Unwined and Paint	09/23/2024	Regular	0.00	110.00	99635
MT004012	Upper Dublin Township Edits 2024	09/23/2024	Regular	0.00	200.00	99636
MT004044	Vault Health	09/23/2024	Regular	0.00	85.70	99637
MT004051	Verizon	09/23/2024	Regular	0.00	299.00	99638
MT004080	Vinay P. Setty	09/23/2024	Regular	0.00	210.00	99639
MT004149	West Generator Services Inc.	09/23/2024	Regular	0.00	18,702.00	99640
MT004198	Witmer Public Safety Group Inc.	09/23/2024	Regular	0.00	1,514.92	99641
MT004433	Yvette Loftus	09/23/2024	Regular	0.00	125.00	99642
PAYR-PBA	Police Benevolent Association	09/12/2024	Bank Draft	0.00	1,439.00	DFT0000360
PAYR-POL PEN	U.S. Bank	09/12/2024	Bank Draft	0.00	10,842.42	DFT0000361
PAYR-PA SCDU	PA SCDU	09/12/2024	Bank Draft	0.00	530.77	DFT0000362
PAYR-401	Empower Retirement	09/12/2024	Bank Draft	0.00	18,315.76	DFT0000363

Check Report

Date Range: 09/10/2024 - 09/23/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PAYR-457	Empower Retirement	09/12/2024	Bank Draft	0.00	19,884.88	DFT0000364
PAYR-PHILA	City of Philadelphia	09/12/2024	Bank Draft	0.00	293.40	DFT0000365
PAYR-SITW	State of Pennsylvania	09/12/2024	Bank Draft	0.00	12,355.67	DFT0000366

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	253	109	0.00	968,919.60
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	7	7	0.00	63,661.90
EFT's	0	0	0.00	0.00
	260	118	0.00	1,032,581.50

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	253	109	0.00	968,919.60
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	7	7	0.00	63,661.90
EFT's	0	0	0.00	0.00
	260	118	0.00	1,032,581.50

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	9/2024	1,032,581.50
			1,032,581.50

Account Summary

Account Number	Account Name	Payment Amount
40-387-100	Donations	150.00
40-452-220	Operating Supplies	1,255.00
75-248-084	Escrow Accounts	343,941.16
80-430-220	Operating Supplies	<u>1,091.35</u>
	Grand Total:	1,032,581.50

Project Account Summary

Project Account Key	Payment Amount
None	688,640.34
ESC707EXP	138,028.00
ESC709EXP	<u>205,913.16</u>
	Grand Total:
	1,032,581.50

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06

SUBJECT: Presentation: Hope Card Program – Domestic Violence Survivors
MEETING DATE: September 23, 2024
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

BACKGROUND:

The Township received a request from the Montgomery County Prothonotary's office to attend one of your public meetings.

The Hope Card Program is for domestic violence survivors who are granted a Protection From Abuse Order. The card is mailed to them and contains key information about their specific PFA order.

Prothonotary, Noah Marlier will attend the meeting to provide an overview of this program and updates since its implementation.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #07

SUBJECT: Re Plus Airport Square / Panera Bread Preliminary/Final Land Development
LDS-23-009
MEETING DATE: September 23, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Marianne J. McConnell, Director of Planning & Zoning

BACKGROUND: The applicant proposes to construct a new Panera Bread restaurant on a pad site within the Airport Square Shopping Center located at 801 Bethlehem Pike. The applicant proposes a 4,300 square foot restaurant with 556 square foot outdoor patio area, drive-through, bypass lanes and associated parking and landscaping. The property sits within the S-Shopping Center district. The application was previously granted Conditional Use approval during the May 28, 2024 Board of Supervisors public meeting.

Township staff and consultants have had the opportunity to review the details of the land development plan, and the corresponding review letters and waiver requests are in your packet.

This application was presented and reviewed by the Planning Commission at their August 15, 2024 public meeting. The minutes from that meeting are included in your packet.

If the Board chooses to grant preliminary/final land development amendment approval they will need to do so by adopting a resolution which has been drafted by the Township Solicitor's office.

MOTION/RESOLUTION:

MOTION to adopt Resolution No. 2024-19 approving the preliminary/final land development application, with requested waivers, submitted by Re Plus Airport Square, LLC c/o The Wilder Companies, LTD.

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

RESOLUTION 2024-19

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION FOR PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
APPROVAL FOR A PANERA BREAD RESTAURANT WITH A DRIVE-THRU
AT THE AIRPORT SQUARE SHOPPING CENTER AT 801 BETHLEHEM PIKE**

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, R.E. Plus Airport Square, LLC (“Applicant”), is the legal owner of a 38 +/- acre property located at 801 Bethlehem Pike, Montgomery Township, Montgomery County (bounded between Bethlehem Pike, Upper State Road, General Hancock Boulevard, Airport Square Road, and North Wales Road), being Montgomery County Parcel Number 46-00-00142-00-1, consisting of an existing shopping center commonly referred to as the “Airport Square Shopping Center” and located in the Township’s S-Shopping Center District (the “Property”);

WHEREAS, the Applicant is proposing to construct a Panera Bread restaurant near the Bethlehem Pike frontage as a satellite use to include a 4,300 square foot restaurant with 112 indoor dining seats, a 556 square foot outdoor patio, drive-through and bypass lanes running counterclockwise, parking areas, concrete sidewalks and crosswalks, landscaping, and related improvements to the Property (the “Project”). The existing retail shopping center buildings and restaurants will remain on the Property.

WHEREAS, pursuant to a May 28, 2024 decision and order by the Montgomery Township Board of Supervisors, the Applicant obtained conditional use approval pursuant to Sections 230-91.1 and 230-156.2.C of the Township Code to allow a Panera Bread restaurant as a satellite use on the Property;

WHEREAS, the Applicant has filed with the Township certain preliminary/final land development plans for the Project by Bohler Engineering PA, LLC, dated October 13, 2021 and last revised June 12, 2024 prepared by (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 July 19, 2024 Gilmore & Associates, Inc. Plan Review Letter (including Planning, Landscaping, Lighting, Traffic, Engineering comments/conditions), the comments and recommendations in the July 19, 2024 Gilmore & Associates, Inc. Accessibility Review Letter, and the comments and recommendations in the revised July 16, 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 July 23, 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 July 19, 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 November 16, 2023 Montgomery Township Police Department review letter to the reasonable satisfaction of the Township Police Chief.
5. The Applicant shall comply with May 28, 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 required for the Plan.

9. At or before the time of Plan recording, Applicant agrees to dedicate to the Township the portion of the Property show on the March 28, 2024 Plan of Required Right-of Way from the Lands of RE Plus Airport Square LLC by Bowman Consulting and execute the associated Deed of Dedication of Street Right-of-Way as drafted by the Township. Furthermore, the Applicant agrees to provide the Township with the temporary construction easements as shown on the March 28, 2024 Plan of Temporary Construction Easements from Lands of RE Plus Airport Square LLC by Bowman Consulting and execute the associated Temporary Construction and Access Easement as drafted by the Township. The Applicant agrees to the Township's recording of both documents against the Property. The Township agrees that any portion of the Property dedicated to the Applicant pursuant to such agreements shall not result in a reduction of square footage, dimensional, density, building coverage, impervious, or other similar code requirements involving calculations or measurements of the Property, as related to future zoning, stormwater, subdivision/land development, and other code requirements for the Property.
10. Prior to recording the Plan, the Applicant shall execute a Land Development and Financial Security Agreement to guarantee the installation of all public improvements associated with the Project ("Improvements") as drafted by the Township Solicitor. Financial Security shall take the form of a cash escrow held by the Township, an irrevocable standby letter of credit in a form acceptable to the Township Solicitor, or a tri-party agreement in a form acceptable to the Township Solicitor. If Applicant were to post financial security in the form of a bond, the Township Solicitor shall have the unconditional right to review the bond and must approve the conditions and language of the bond. Further, the bond shall be issued by a "AAA" rate surety, or its equivalent, qualified to do business in Pennsylvania, and shall contain language stating that the bond is to be payable upon demand, absolutely, and unconditionally, and if payment is not made, that the bonding company shall be responsible for reasonable attorneys' fees and costs that are incurred to collect on the bond, plus interest at the annual rate of twelve (12%) percent, for so long as the bond remains unpaid. A bond or letter of credit is required to automatically renew annually until the Improvements detailed on the Plans are completed, any maintenance periods have passed, and the final release is issued by the Township, subject to partial releases being permitted in accordance with Pennsylvania Municipalities Planning Code. To ensure automatic renewal, a bond or letter of credit shall include a 90-day Evergreen Clause in a form acceptable to the Township Solicitor.
11. Financial security shall be posted in the amount of 110% of the total cost of the Improvements. The Applicant agrees that the Improvements shall include, but shall not be limited to, streets, parking areas, striping, drive aisles, curbs, water mains, sanitary sewer

pipes, manholes and appurtenances thereto, stormwater facilities, rain gardens and appurtenances, grading, erosion and sediment controls, public lighting, required trees, shrubs, plantings and landscape buffering, monuments, pins, sidewalks, or other public improvements designated by the Township Engineer.

12. For a period not less than 18 months after Township Engineer approval of the Improvements, financial security shall remain posted in the amount of 15% of the total cost of the Improvements for trees/plantings and Improvements that are to be dedicated to the Township. If the end of maintenance period for trees and other plantings is delayed due to planting schedules and, as a result, ends outside the period specified under Section 205-49 of the Township Code 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 plantings. 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 trees, plantings, and landscaping materials (“collectively, “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.
13. All outstanding Township fees, including review and recording costs and fees, Township Engineering fees, and Township legal fees, and any other professional fees associated with the review and approval of the application and Plan shall be paid in full before the Plan is recorded, in accordance with the Pennsylvania Municipalities Planning Code.
14. Prior to recording the Plan, and in addition to the financial security posted for the Project, Applicant shall deposit with the Township or otherwise establish a reasonable sum of monies with the Township, in an amount to be reasonably determined by the Township Engineer, as to be further described in 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.
15. A note shall be included on the Plan listing the conditional use order conditions and any waivers granted by the Board of Supervisors.
16. All stormwater inlets and outfall structures shall be identified in accordance with the PaDEP Municipal Separate Storm Sewer Systems requirements, if required.

17. Unless provided as an approved sheet in the Plan, proposed signage will not be considered part of the Plan or subject to this Resolution. The Project must comply with Article XVIII, Signs, of the Code of Montgomery Township, or must obtain appropriate relief.
18. Applicant agrees that the future patio expansion of the Pour House restaurant located on the Property, as shown on the Overall Site Plan Sheet, is not considered and approved pursuant to this Resolution.
19. If the waiver request from Section 205-10-H(6) is granted, all deliveries to the Panera Bread that would otherwise occur at a designated loading/unloading space shall occur overnight or in the early morning when the business is closed, and a note shall be added to the Plan to reflect the same.
20. Prior to recording the Plan, any fee-in-lieu of landscaping waivers, set forth below, shall be paid to the Township.
21. 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.
22. Pursuant to the Landscaping Plan provided by the Applicant, dated February 9, 2024, and if the associated waiver requests below are granted, resulting in a deficiency in the required number of plantings as required under the Township Code, the Applicant agrees to pay a fee in lieu of landscaping in the amount of **\$8,0365** (\$2,385 [per §205-52.D(3)(a)] + \$5650 [per §205-52.D(3)(e)]), as calculated by the Township Engineer.
23. Applicant shall pay to the Township the required fee in lieu of open space dedication in the amount of **\$2,150** (4,300 sq ft building at \$.50 / sq ft = \$2,150).

B. Sidewalk Installation. To comply with the sidewalk installation requirements of the Township Code for the Project, the Applicant has presented two options for sidewalk installation for the Property for the consideration of the Township Board of Supervisors. Plans for both sidewalk options are attached hereto as Exhibit "A". The Plan shall be revised to reflect the decision of the Board of Supervisors. Pursuant to such options, the Board of Supervisors requires the following sidewalks (as indicated below) to be installed to comply with the Township Code:

_____ Sidewalk Option One (fronting Bethlehem Pike)

_____ Sidewalk Option Two (running to the rear of the Property to General Hancock Blvd.)

C. 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 205-25.C(3), from the requirement of a softening buffer along all road frontages and driveways. The waiver is hereby:

Granted _____ Denied _____

2. From Section 205-52.B(4)(e), from the requirement that all softening buffers be planted in such a way to create a 50% visual screen within five years of planting. The waiver is hereby:

Granted _____ Denied _____

3. 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, and instead pay a fee in lieu. The waiver is hereby:

Granted _____ Denied _____

4. From Sections 205-52.D(3)(e) and (h), from the requirements that all islands and perimeter areas surrounding parking lots shall be landscaped with a mix of shade trees and shrubs, and instead pay a fee in lieu. The waiver is hereby:

Granted _____ Denied _____

5. 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. The waiver is hereby:

Granted _____ Denied _____

6. From Section 205-10.H(4), to all parking stalls with a depth of 18 feet instead of 20 feet in depth. The waiver is hereby:

Granted _____ Denied _____

7. From Sections 205-10.H(4) and 205-25.A(3), to allow one-way drive aisle widths of 12 feet wide instead of 22 feet wide. The waivers are hereby:

Granted _____ Denied _____

8. From Section 205-10.H(6) to not provide a dedicated loading space for all retail uses requiring regular delivery by a semi-trailer truck, but instead comply with the condition of delivery timing set forth above. The waiver is hereby:

Granted _____ Denied _____

9. From Section 205-10.H(7)(B) to allow ADA parking spaces to be 8 feet wide instead of 12 feet wide. The waiver is hereby:

Granted _____ Denied _____

10. 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 _____

11. From Section 205-18.A(3)(B), which requires any closed conduit, when flowing full, to have a minimum velocity of 3.5 feet per second. The waiver is hereby:

Granted _____ Denied _____

12. From Sections 205-78.B(1) and 205-78.B(2) which require all physical features within 400 feet of the site be provided on the Plan. The waivers are hereby:

Granted _____ Denied _____

13. From Sections 205-81 and 205-82 to allow for the simultaneous filing of a preliminary plan and final plan application. The waivers are hereby:

Granted _____ Denied _____

14. From Section 206-14.K to allow the proposed underground basin to dewater in greater than 72 hours. 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. The Applicant understands that accepting the Plan conditions and failing to appeal any conditions, as drafted, within thirty (30) days of the approval date set forth below shall serve as a waiver of any such right to appeal and an acceptable of all conditions that, where applicable, shall bind future owners of the Property. The Applicant agrees that the interpretation of any conditions in this Resolution, if later challenged, shall be interpreted in favor of the Township.

RESOLVED AND APPROVED this 23rd day 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, _____, the authorized representative for Applicant and Landowner, R.E. Plus Airport Square, LLC, do hereby acknowledge and accept the approval for the Plan issued by the Montgomery Township Board of Supervisors and accept the conditions contained therein, 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: _____
R.E. Plus Airport Square, LLC

Date: _____

WITNESS:

Name: _____ Date: _____

EXHIBIT "A"
Proposed Sidewalk Plan Options

Application for Subdivision & Land Development

Montgomery Township, Montgomery County, Pennsylvania

Date of application: November 3, 2023

I. Type of Application – check one

- Minor Subdivision (checklist **not** required).....
- Preliminary Subdivision (checklist required).....
- Final Subdivision (checklist required).....
- Preliminary Land Development (checklist required).....
- Final Land Development (checklist required).....
- Revised Approved Subdivision / Land Development (checklist required).....

II. Applicant's Name (corp. name) RE Plus Airport Square, LLC c/o The Wilder Companies, LTD.

Person making application (name) Kelli Burke, Executive Vice President Development

Applicant's Address 800 Boyleston Street, Suite 1300

Phone # D: 617.896.4947 C: 617.959.9588 Fax # _____

E-Mail kburke@wilderco.com

Developer's Name (if different from applicant) _____

Developer's Address _____

Phone # _____ Fax # _____

E-Mail _____

Owner of Record (title holder) _____

***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) Bohler Engineering PA, LLC

Name of Engineer Handing this Development Ronald E. Klos, Jr., P.E.

Engineer's Address 1600 Manor Drive, Suite 200, Chalfont, PA 18914

Phone # 215-996-9100 Fax # _____

E-Mail rklos@bohlereng.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.
- V. (Resolutions for Conditional Use, Cluster, any Variances, Special Exceptions, etc.)

List of Drawings

NO	Title	Date	Last Revision Date
Preliminary/Final	Land Dev Plans Sheets C-101 thru C-905	10/13/2021	3 - 10/30/2023

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.

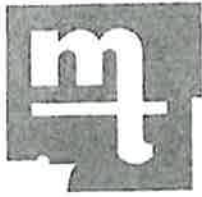
I verify that the statements made in the above application are true and correct. I understand that false statements herein are made subject to penalties of 18PACS S4904 relating to unsworn falsification to authorities.

Phil Burt
10-4-23
 Signature of Owner/Developer Date Signed

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

Bohler Engineering PA, LLC
Engineering firm

Engineer's signature



Department of Planning and Zoning

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

Consultant Escrow Fee Agreement

Panera Bread with Drive-Thru
Name of Subdivision/Land Development

Airport Square 801 Bethlehem Pike, Montgomery Township, Montgomery County PA
Location of Subdivision/Land Development

12 11
Tax Block Tax Unit(s)

RE Plus Airport Square, LLC c/o The Wilder Companies, LTD.
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 (see Township fee schedule) and understand that additional funds may be needed for further consultant reviews.

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

Kee DA 10/4/23
Signature of Owner/Developer Date Signed

800 Boylston Street, Suite 1300 Boston
Address City

MA 02199 D: 617.896.4947 C: 617.959.9588
State Zip Code 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.

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

Act 247 Fee Schedule

The following fees will apply to each subdivision or land development submitted to the Montgomery County Planning Commission for review:

- Fees will be waived for applications filed under the name of a governmental subunit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to private, nonprofit organizations with the exception of volunteer fire companies and ambulance squads.
• For a nonresidential subdivision and land development submitted for the same tract at the same time, only the larger fee will be charged.
• No fee is required for Sketch Plans.

Residential Subdivisions and/or Land Developments

These fees apply to all kinds of residential projects for sale, condominium or rental; any structural type; and either as a subdivision or single-tract land development. No fees are charged for open space lots.

Table with 2 columns: Number of Lots or Dwelling Units (greater number applies) and Base Fee + Fee per Lot or Dwelling Unit. Rows include ranges from 1-3* to 101+ with corresponding fee structures.

Nonresidential Land Developments and Conversions

These fees apply to all projects or sections of mixed projects, which are for new construction of nonresidential uses of any kind for sale, rental, lease or condominium in any type of building on a single tract of land. Conversions from residential to nonresidential uses shall also use this schedule, whether the building area is new or existing.

Table with 2 columns: Gross Square Feet of New Building and Base Fee + Fee for Every 1000 Gross Sq.Ft. Rows include ranges from 1-3,000 Sq. Ft. to 100,001+ Sq. Ft. with corresponding fee structures.

Nonresidential Subdivisions

These fees apply to applications subdividing and conveying land for nonresidential uses.

Table with 2 columns: Number of Lots and Base Fee + Fee per Lot. Rows include 1-3 and 4 or more with corresponding fee structures.

Other Reviews

- Residential Lot Line Change = \$65
• Nonresidential Lot Line Change = \$260
• Conditional Use = \$260
• Miscellaneous reviews (including parking lots or structures not associated with new building square footage) = \$260
• Private Petitions for Zoning or SALDO Change (not municipal petition) = \$1,000

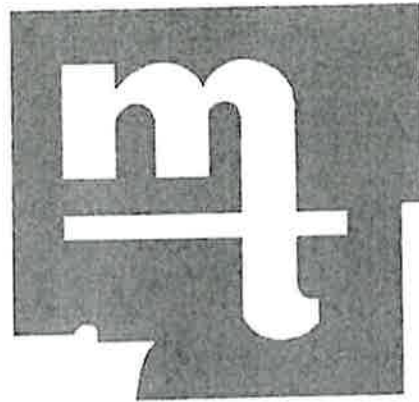
Resubmissions

These fees apply to each subsequent plan submission after the original submission, if the resubmission is essentially the same plan with only minor revisions. A subsequent plan is NOT a resubmission if it is more than 5 years after the previous submission, the proposed land use is changed, or the number of dwelling units or square footage has changed by more than 40% from the prior submission.

- Flat fee of \$125 for residential subdivisions/land developments. All resubmissions of 3 lots/units or less no fee required.
• Flat fee of \$190 for all nonresidential subdivisions/land developments. All resubmissions of 3 lot subdivisions or 3,000 square feet development or less no fee required.
• No fee for private Zoning or SALDO resubmissions.

Applicant's representatives will be invoiced electronically (via email) after the municipality submits the proposal to MCPC. Fees are authorized by the Pennsylvania Municipalities Planning Code (Act 247) as amended.

Application for Subdivision and Land Development



Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Telephone: 215-393-6920

Fax: 215-855-1498

www.montgomerytwp.org

05-2023

Subdivision and Land Development Application Procedures

The following items must be submitted with a Subdivision and Land Development application:

1. Two paper copies and one PDF version of the completed and signed application, the checklist (if applicable) and one Municipal Request for Review for the County Planning Commission. Retain all other information for your reference.
 - a. If the application is being filed by someone other than the owner of record or the equitable owner, attach a notarized letter authorizing that person or firm to make application to the Township.
2. Three paper sets of plans (additional copies upon request) and one PDF version of the plan, drawn up by a professional engineer. In addition to standard detail, all plans submitted should:
 - a. Be of the following sizes: 24 x 36 only
 - b. Include the parcel number assigned by Montgomery County.
 - c. Include the Montgomery County Planning Commission file number assigned after the first submission.
 - d. Include an empty block measuring 3 1/2" X 2" for a Montgomery County received stamp.
 - e. Have a two inch wide margin on left edge for binding.
 - f. Contain the name of the subdivision or land development and should include both the name of the owner of record or equitable owner, and the trade name or development name.
3. Two paper copies of the erosion control and storm water management reports and one in PDF format.
4. Two paper copies of a traffic management study for residential subdivisions of 20 lots or more (subdivisions of less than 20 lots may require a traffic management study by request), and all non-residential subdivisions and land developments and one in PDF format.
5. Two (2) checks
 - a. One check should be made payable to Montgomery Township to cover the filing fee, the escrow fee, and the \$350.00 GIS system update fee.
 - b. The Montgomery County Planning Commission filing fee will be billed by the County directly.
 - c. Consult the Township fee schedules for the appropriate fee amounts (page 4).
 - d. Please submit the attached Consultant Escrow Fee Agreement.
6. Pictures of any existing buildings.
7. Copy of Deed and/or latest Agreement of Sale (**NOTE: Final approved plans can only be recorded in the name of the actual property owner at the time of the recording**).

Please submit all information in PDF format with separate folders for each item. The above items should be submitted at the same time in complete form to avoid any delays in the review process. Your application will not be considered officially received until you have submitted all of these items.

These requirements may vary for minor subdivisions and land developments. You may contact the Township for specific requirements, or consult Chapter 205, the Township's Subdivision and Land Development Ordinance.

Any revisions must be submitted directly to the Township. Any revisions that go directly to any reviewing agency will not be accepted.

If the development name is changed while the subdivision or land development is in progress, the applicant should promptly inform the Township by letter.

You may contact the Township with any questions regarding the application or plan review process.

For your information, the Township Planning Commission meets on the third Thursday of every month as needed; the Montgomery Township Board of Supervisors meets on the second and fourth Monday of every month; and the Zoning Hearing Board meets on the first Wednesday of each month as necessary.

NOTE: Applicant's Responsibility

Highway Occupancy Permit (if applicable)

Municipal Sewer Authority "Will Serve" letter required at submission of application.

PADEP Approvals (NPDES/Act 537)

North Wales Water Authority "Will Serve" letter Approval

Montgomery County Conservation District – Erosion and Sedimentation Control Approval/perm

Montgomery Township
Subdivision / Land Development Fees

2 separate checks made payable to
Montgomery Township

Filing Fees

▪ Residential base fee		\$1,000
▪ Per unit and/or lot (whichever is greater)		\$75
▪ Non-Residential base fee		\$2,500
▪ Per unit and/or lot or building	Filing Fee Total Due: \$3,000	\$150
▪ GIS System Update Fee		\$350

Escrow Deposits

Single Lot Land Development

▪ Residential Escrow		\$2,500
▪ Non-Residential Escrow	Total Escrow Due: \$4,000	\$4,000
▪ Stormwater		\$1,500
▪ Grading		\$1,000

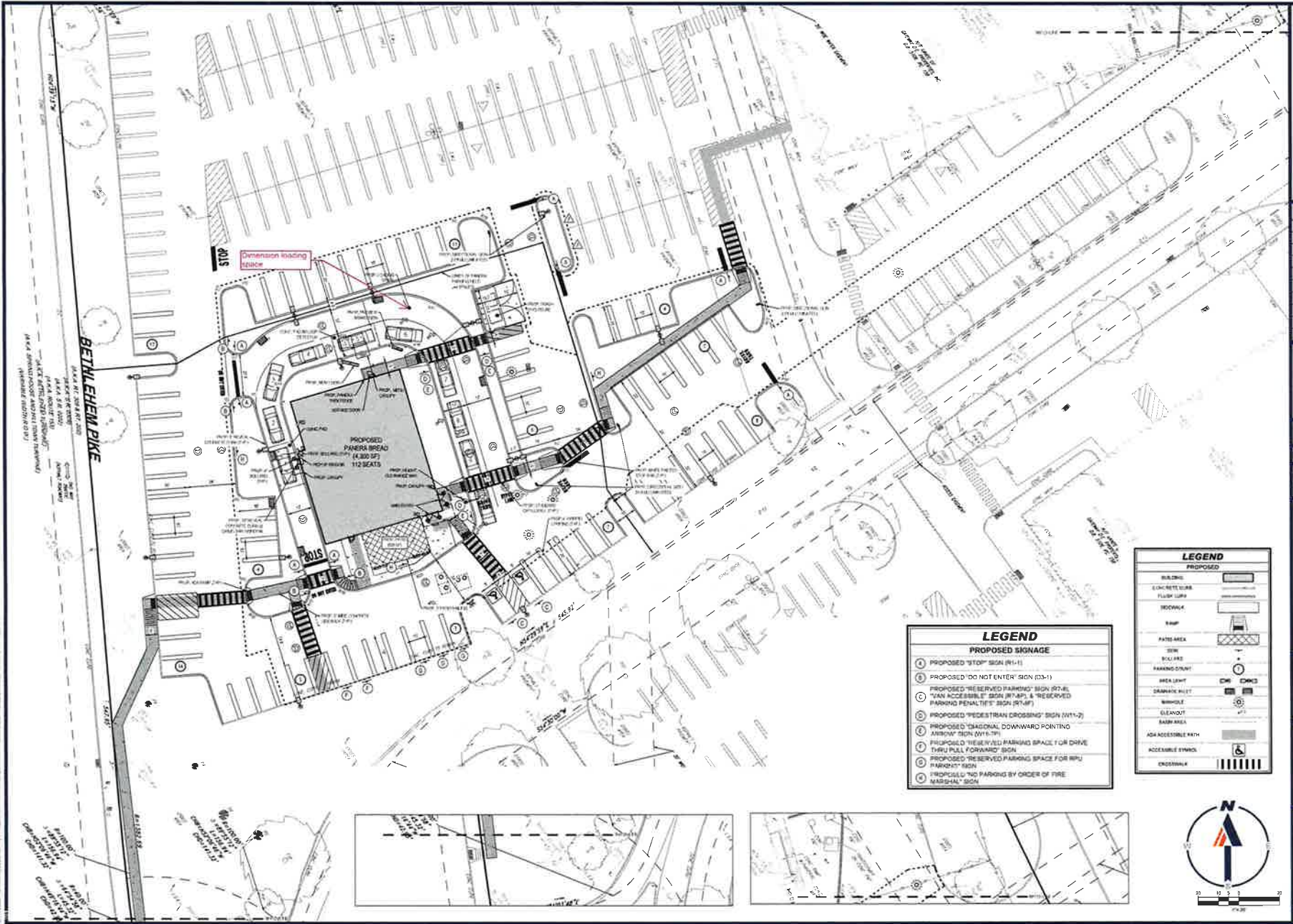
Multi Lot Land Development (2 or more lots or units Residential and Non-Residential) \$5,000

Multi-Lot Subdivision – Residential and Non-Residential

▪ Minor Subdivision (2 lot)		\$2,000
▪ Major Subdivision – (3 or more lots)		\$5,000

Additional Fees:

- A. Montgomery County Planning Commission Act 247 review fee – see attached schedule.
- B. Inspection and review fees – As per rate schedule of the Township Engineer, Traffic Engineer, Landscape Architect, Street Lighting Engineer, etc.
- C. The Township retains the right to recover any costs incurred for the use of outside consultants for the purposes of additional reviews or testing.
- D. Administrative fees – 7.5% of costs and charges incurred by 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.
- E. Legal Fees – as per fee schedule
- F. Overdrawn Charge – \$25.00 – per month assessed against applicant who is delinquent by more than 21 days in funding overdrawn escrow account. 1.5% monthly penalty interest charge on unpaid accounts receivable balance.
- G. The Solicitor and Township Engineer will determine the amount of escrow for Public Inspection Costs, based on calculations/estimates. Amount is included in the Land Development Agreement.
- H. Fee in Lieu of Landscaping as per fee schedule.



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SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 PERMITTING SERVICES

REVISIONS

REV	DATE	COMMENT
1	10/20/24	UPDATE PARKING LAYOUT
2	10/20/24	GENERAL COMMENTS
3	10/20/24	GENERAL COMMENTS
4	10/20/24	REV. PER LSCS COMMENTS
5	10/20/24	REV. PER LSCS COMMENTS
6	10/20/24	REV. PER LSCS COMMENTS
7	10/20/24	REV. PER LSCS COMMENTS
8	10/20/24	REV. PER LSCS COMMENTS
9	10/20/24	REV. PER LSCS COMMENTS
10	10/20/24	REV. PER LSCS COMMENTS

811
 Before you dig, Call 811 and Dig Safe.

PA 1000-0000
 PA 1000-0000
 PA 1000-0000

PROJECT NO.	PA1000-0000
DRAWN BY	REX
CHECKED BY	REX
DATE	10/20/24
CAD LAYOUT	PA1000-0000-01

**PRELIMINARY!
 FINAL LAND
 DEVELOPMENT
 PLANS**

Panera
 AIRPORT SQUARE
 SHOPPING CENTER
 801 BETHLEHEM PIKE
 MONTGOMERY TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

BOHLER //

1888 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18814
 Phone: (717) 866-0100
 Fax: (717) 866-1142
www.BohlerEngineering.com

R.E. KLOS, JR.

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. 0000000000
 REGISTERED IN MONTGOMERY COUNTY

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-302

REVISION 7 - 06/12/2024

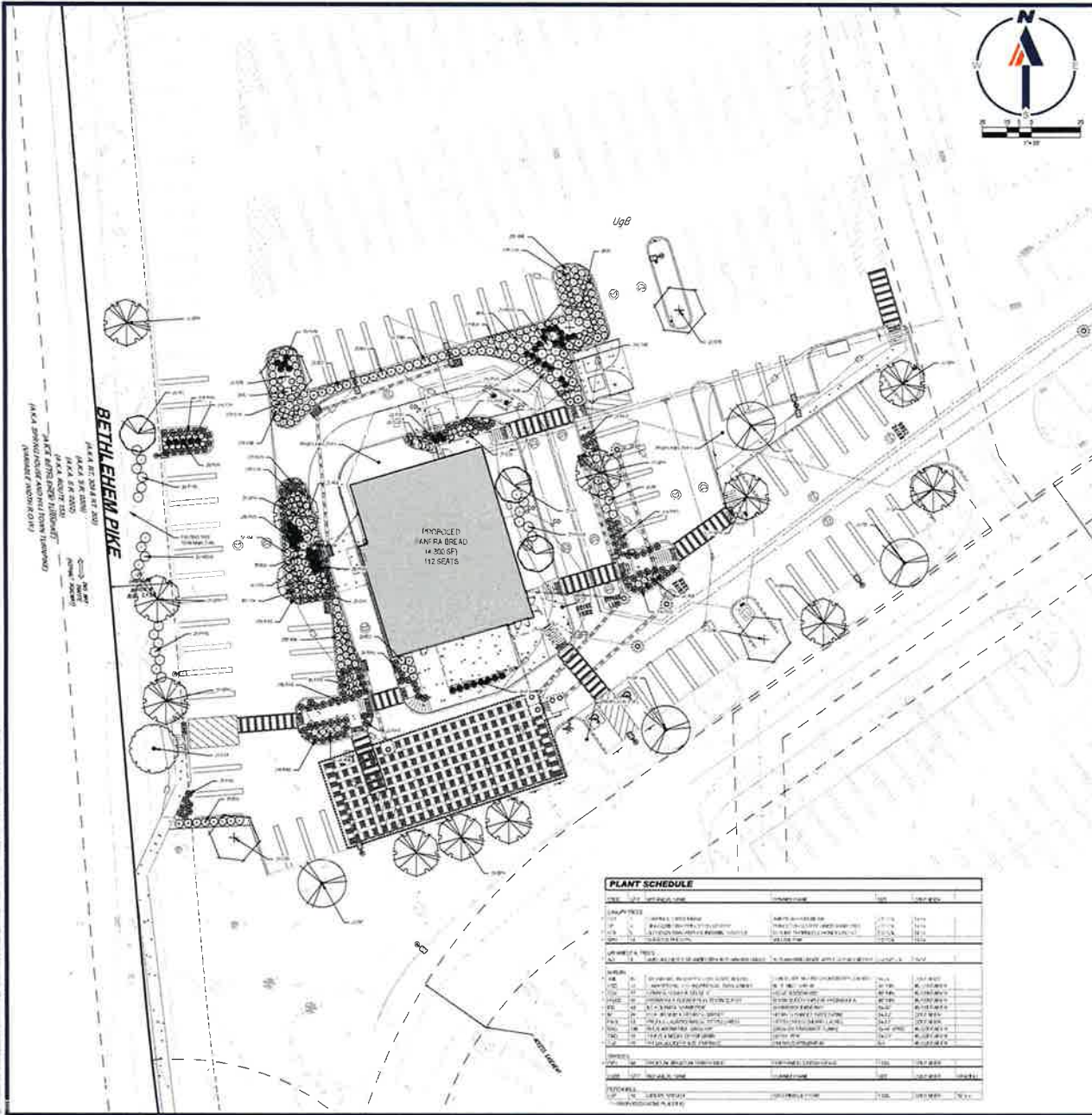
LEGEND
 PROPOSED SIGNAGE

1	PROPOSED "STOP" SIGN (R1-1)
2	PROPOSED "DO NOT ENTER" SIGN (D3-1)
3	PROPOSED "RESERVED PARKING" SIGN (R7-8), "VAN ACCESSIBLE" SIGN (R7-AP), & "RESERVED PARKING PENALTIES" SIGN (R7-AP)
4	PROPOSED "PEDESTRIAN CROSSING" SIGN (W11-2)
5	PROPOSED "REGIONAL DOWNWARD POINTING ARROW" SIGN (W16-7P)
6	PROPOSED "RESERVED PARKING SPACE FOR DRIVE THRU PULL FORWARD" SIGN
7	PROPOSED "RESERVED PARKING SPACE FOR RPU PARKING" SIGN
8	PROPOSED "NO PARKING BY ORDER OF FIRE MARSHAL" SIGN

LEGEND
 PROPOSED

BUILDING	[Symbol]
LANDSCAPE SIGN	[Symbol]
FLASH CURB	[Symbol]
BIOWALK	[Symbol]
RAMP	[Symbol]
PATIO AREA	[Symbol]
SEW	[Symbol]
BUILDING	[Symbol]
PARKING DRIVE	[Symbol]
AREA LIGHT	[Symbol]
DRAINAGE INLET	[Symbol]
MANHOLE	[Symbol]
CLEANOUT	[Symbol]
BARRIERS	[Symbol]
ADA ACCESSIBLE PATH	[Symbol]
ACCESSIBLE SWALK	[Symbol]
ENDURABLE	[Symbol]





LANDSCAPE COMPLIANCE CHART

SECTION	REVISION	DATE	DESCRIPTION	BY	CHKD
GENERAL NOTES	1	08/20/2024	REVISIONS TO GENERAL NOTES AND PLANT SCHEDULE	JD	JD
	2	08/20/2024	REVISIONS TO GENERAL NOTES AND PLANT SCHEDULE	JD	JD
PLANT SCHEDULE	1	08/20/2024	REVISIONS TO PLANT SCHEDULE	JD	JD
	2	08/20/2024	REVISIONS TO PLANT SCHEDULE	JD	JD
LANDSCAPE COMPLIANCE CHART	1	08/20/2024	REVISIONS TO LANDSCAPE COMPLIANCE CHART	JD	JD
	2	08/20/2024	REVISIONS TO LANDSCAPE COMPLIANCE CHART	JD	JD

GENERAL NOTES:

1. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS LISTED IN THE GENERAL NOTES AND PLANT SCHEDULE.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MICHIGAN PLANTING STANDARDS.
3. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS LISTED IN THE GENERAL NOTES AND PLANT SCHEDULE.
4. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS LISTED IN THE GENERAL NOTES AND PLANT SCHEDULE.
5. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS LISTED IN THE GENERAL NOTES AND PLANT SCHEDULE.
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8. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS LISTED IN THE GENERAL NOTES AND PLANT SCHEDULE.
9. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS LISTED IN THE GENERAL NOTES AND PLANT SCHEDULE.
10. THE LANDSCAPE DESIGN IS BASED ON THE ASSUMPTIONS LISTED IN THE GENERAL NOTES AND PLANT SCHEDULE.

PLANT	QUANTITY	DATE	REVISION
PLANT 1	10	08/20/2024	1
PLANT 2	15	08/20/2024	1
PLANT 3	20	08/20/2024	1
PLANT 4	25	08/20/2024	1
PLANT 5	30	08/20/2024	1
PLANT 6	35	08/20/2024	1
PLANT 7	40	08/20/2024	1
PLANT 8	45	08/20/2024	1
PLANT 9	50	08/20/2024	1
PLANT 10	55	08/20/2024	1

SITE CIVIL AND CONSULTING ENGINEERS
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
PERMITTING SERVICES

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REVISIONS

REV	DATE	COMMENT
1	08/20/2024	REVISIONS TO GENERAL NOTES AND PLANT SCHEDULE
2	08/20/2024	REVISIONS TO GENERAL NOTES AND PLANT SCHEDULE
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8	08/20/2024	REVISIONS TO GENERAL NOTES AND PLANT SCHEDULE
9	08/20/2024	REVISIONS TO GENERAL NOTES AND PLANT SCHEDULE
10	08/20/2024	REVISIONS TO GENERAL NOTES AND PLANT SCHEDULE

811

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PROJECT NO: PCSWM-24-001
DRAWN BY: JD
CHECKED BY: JD
DATE: 08/20/2024

PROJECT
PRELIMINARY
FINAL LAND
DEVELOPMENT
PLANS

TANAFLEX

AIRPORT SQUARE
SHOPPING CENTER
801 BETHELHEM PIKE
MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER //

1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18814
Phone: 610-351-7800
Fax: 610-351-7802
www.BohlerEngineering.com

D.T. NORTH

REGISTERED LANDSCAPE ARCHITECT
INDUSTRIAL LICENSE NO. 14310

SHEET TITLE:
**PCSWM
LANDSCAPE
PLAN**

SHEET NUMBER:
C-704

REVISION 7 - 08/20/2024



1600 Manor Drive, Suite 200
Chalfont, PA 18914
215.996.9100

August 08, 2024
Via: Email

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Attention: Marianne McConnell

Re: Proposed Panera Bread
Airport Square
801 Bethlehem Pike
Montgomery Township
Montgomery County, PA
PAA220458.00

Dear Marianne:

Regarding the above referenced project and in advance of the upcoming August 15, 2024 Township Planning Commission meeting, below are our responses to comments found in the following review letters:

- Gilmore & Associates, Inc. review letter #3, dated 7/19/24
- Gilmore & Associates, Inc. Accessibility review letter #3, dated 7/19/24
- Montgomery Township Department of Planning & Zoning review letter #3, dated 7/23/24
- Montgomery Township Department of Fire Services review letter #3, dated 7/19/24.

Gilmore & Associates, Inc., Review #3, dated 7/19/24:

Planning Review:

1. Use

- a. *As per ZO Table 230-A, the proposed restaurant with drive-thru use is permitted within the S Shopping Center Zoning District. However, as per ZO Section 230-91.1, uses located in separate detached building(s) having less than 7,500 square feet but on the same site as a shopping center are required to obtain conditional use approval. Conditional use Approval was granted by the Board of Supervisors on May 28, 2024.*

Response: Comment. No action required. Conditional use approval was granted by the Board of Supervisors of Montgomery Township on May 28th, 2024.

2. Existing Conditions and Surrounding Land Uses

- a. *The site is part of the existing Airport Square Shopping Center. The site is surrounded by commercial/retail uses.*

Response: Comment. No action required

- b. *The site is located in the S Shopping Center District and has frontage along Bethlehem Pike.*

Response: Comment. No action required

3. Consistency with the Comprehensive Plan

As per the 2022 Comprehensive Plan Update, the property is identified as commercial. The Future Land Use Plan identifies the property as commercial. The proposed development is generally consistent with the Montgomery Township Comprehensive Plan.

Response: Comment. No action required

4. Traffic and Pedestrian Circulation Patterns

- a. *The property has several access drives from Bethlehem Pike, one access drive from Upper State Road, and two access drives from General Hancock Boulevard. No new access drives are proposed as part of this development.*
- b. *No pedestrian sidewalks or walkways currently exist on the property. The plans propose pedestrian walkways from the adjacent parking areas to the building, as well as a pedestrian walkway along a portion of the site's frontage along Bethlehem Pike. Additionally, several striped crosswalks are proposed from the parking areas to the building. We recommend the applicant provide the pedestrian walkway along the entire frontage of the site.*

As per the Bohler Engineers Response Letter, dated June 18, 2024, Response: The Plan shows the construction of sidewalk from the accessway into the Shopping Center into the Panera and thru the adjacent parking area to the north to TJ Maxx and other portions of the center. Pedestrian circulation shall be discussed further with the Planning Commission & Board of Supervisors.

- c. *The Montgomery Mall Pedestrian Study Site Analysis Plan recommends some long-term improvements to the project site area including a pedestrian ramp and crosswalks along the frontage of Bethlehem Pike (refer to attached Site Analysis Plan). The applicant should discuss these proposed improvements with the Township.*

As per the Bohler Engineers Response Letter, dated June 18, 2024, Response: Pedestrian circulation shall be discussed further with the Planning Commission & Board of Supervisors.

Response: The applicant shall discuss pedestrian connectivity options with the Planning Commission on August 15, 2024.

Zoning Ordinance (Chapter 230)

5. *Our prior Zoning comments have been addressed to date*

Response: Comment. No Action Required

Subdivision and Land Development Ordinance (Chapter 205)

6. *§205-25.C(3) requires the provision of a softening buffer along all road frontages, primary entrance driveways and boundaries of each retail center. The required softening buffer has been provided along Bethlehem Pike. However, a softening buffer is also required along the adjacent entry drive.*

Response: See attached Waiver Justification Letter

7. *§205-51(19) a detailed cost estimate shall be provided along with the final landscape plan submission. The estimate unit costs shall include all costs for materials, labor and guaranty and shall be so stated on the estimate provided.*

Response: An opinion of probable cost will be provided once final landscaping and land development plans are approved.

8. *§205-52.B(4)(e) requires that softening buffer landscaping shall be planted in such a way to create a 50% visual screen within five years of planting. Two (2) existing trees at either end of the pad site are proposed to be used to meet the softening buffer requirement. The only other plants proposed to be used in this buffer area are shrubs. This arrangement does not meet the intent of the softening buffer requirement. A waiver has been requested from this requirement.*

Response: A waiver has been requested from this requirement (see attached Waiver Justification Letter).

9. *§205-52.D(3)(a) permits a maximum of 10 parking spaces in a row without a landscape island of 15' in width. In one location 11 spaces in a row are proposed, along Bethlehem Pike 14 spaces in a row are proposed, and in another location 13 are proposed. A waiver has been requested from this requirement*

Response: See attached Waiver Justification Letter.

10. *§205-52.D(3)(e) requires that islands and perimeter areas surrounding parking lots shall be landscaped with a mix of shade trees, ornamental trees and shrubs. §205-52.D(3)(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. A partial waivers have been requested from this requirements.*

Response: See attached Waiver Justification Letter.

11. *§205-52.D(3)(f) requires that shade trees should be the primary planting type within parking areas with a goal of providing some degree of shade to every space in the parking area within five years of planting. The proposed landscape plan will not meet this requirement. A waiver has been requested from this requirement.*

Response: See attached Waiver Justification Letter.

Lighting Review

12. *Our prior lighting comments have been addressed to date.*

Response: Comment. No Action Required

Traffic Review

Subdivision and Land Development Ordinance (Chapter 205)

13. *§205-10.H(4) – Parking spaces are required to be 20 feet in depth. The applicant is requesting a waiver to allow 18-foot depth spaces where they abut landscaped areas. We note that Zoning §230-138 permits 18-foot depth spaces when they overhang landscape area at least 5-foot wide, which is the case for this proposed plan.*

Response: See attached Waiver Justification Letter

14. §205-10.H(4) and §205-25.A(3) – The applicant is requesting a waiver to allow one-way drive aisles of 12-foot width rather than the required minimum of 22-feet. This request is for a portion of the drive-through lane only, which includes a by-pass lane.

Response: See attached Waiver Justification Letter

15. §205-10.H(6) – A loading space is required. The applicant is requesting a waiver and has indicated store deliveries and pickup of trash will occur overnight or early morning when the store is closed. Notes are included on Sheet C-102 which is noted to be recorded.

Response: See attached Waiver Justification Letter

16. §205-10.H(7)(b) – The applicant is requesting a waiver from the Township requirement regarding accessible parking spaces width. The applicant has requested a partial waiver from this section for the required 12' wide ADA spaces to 8' wide. The spaces will be required to meet federal requirements.

Response: See attached Waiver Justification Letter

17. §205-22A – Sidewalks

- a. We recommend the proposed ADA ramp at the main Airport Square Drive aisle be aligned perpendicular to the main drive aisle, thus creating a new crosswalk just south of TJ Maxx.

Response: Will comply to adjust cross-walk location

- b. Wheelstops should be provided along all parking spaces adjacent to five (5) foot sidewalks. An alternative is to provide six (6) foot wide sidewalks in order to account for vehicle overhang or the bollards per §205-17.A(7) from which the applicant has requested waiver.

Response: Will comply to widen the sidewalk from 5' to 6' to account for vehicle overhang (no bollards or wheelstops)

18. §205-101 – It is our understanding the applicant will provide additional traffic queuing and operational information regarding the drive-thru aisle at the main drive aisle of Airport Square.

Response: Our Traffic Engineer (Matt Hammond from TPD) sent additional traffic queuing and operational information regarding the drive-thru aisle at the main drive aisle of Airport Square to your traffic consultant (Damon Drummond) on 7/30/24 and we are awaiting a response from Damon.

General

19. On sheet C-302, all stop bars are to be a minimum distance of 4 feet in front of the crosswalk. For the two-way aisle just east of the drive-thru lane, provide a STOP sign, and consider removing the proposed stop bar.

Response: Will comply to adjust all stop bars are to be a minimum distance of 4 feet in front of the crosswalk and provide a stop sign (in lieu of a stop bar) at the two-way aisle just east of the drive-thru lane

Engineering Review

Zoning Ordinance (Chapter 230)

20. *Our prior Zoning comments have been addressed to date.*

Response: Comment. No Action Required

Subdivision and Land Development Ordinance (Chapter 205)

21. *§205-17.A(7) – Bollards are required where parking is adjacent and perpendicular to walkways. The applicant has requested a waiver from this section to allow curb in lieu of bollards. If this waiver is to be considered, we recommend that the applicant provide 6-foot wide sidewalk at these spaces to allow clear width if parked vehicles overhang the sidewalk or wheelstops to prevent vehicles from overhanging the sidewalk.*

Response: See attached Waiver Justification letter.

22. *§205-18.A(3)(b) – The applicant is requesting a waiver from the requirement that pipe be designed to have a minimum full flow velocity of 3.5 fps.*

Response: See attached Waiver Justification letter.

23. *§205-19 & 20 – The Applicant shall provide documentation of approval for the proposed public sewer and water services.*

Response: Plans are currently being reviewed by the Water & Sewer Authorities. Approvals will be provided upon receipt.

24. *§205-22 – Sidewalk shall be required at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience. The applicant is proposing a connection to the crossing across Bethlehem Pike to the south of the site. We recommend that the applicant and Township review the enclosed pedestrian study plan to determine how to best address pedestrian connectivity in the area of this site.*

Response: The applicant shall discuss pedestrian connectivity options with the Planning Commission on August 15, 2024.

25. *§205-29 – The Applicant shall obtain an adequacy review from the Montgomery County Conservation District.*

Response: Plans are currently in the Technical Review stage with MCCD. A copy of the MCCD approval will be provided upon receipt.

26. *§205-78.B(1) & (2) – The plans are required to include: the location, names, and widths of streets and alleys, including existing streets; the location and names of railroads; the location of property lines and names of owners; the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided. The applicant has requested a waiver to reduce the information required beyond the property boundary.*

Response: See attached Waiver Justification letter.

27. *§205-78.C(1)(b) – The proposed courses and distances of the lot and lease area shall be provided. We defer to the Township Solicitor as to whether a drawing showing the entire property*

boundary should be included with the record plan. The applicant has stated that the lease area for Panera will be provided when the lease line is finalized.

Response: Sheet C-301 provides the bearings and distances of the overall property boundary as required by §205-78.C(1)(b). This proposed development of the Panera pad site within the shopping center is similar to an in-line tenant in that there is no subdivision of property occurring.

28. §205-81 & 82 – *The applicant has requested a waiver to permit the simultaneous processing of the preliminary and final plans.*

Response: See attached Waiver Justification letter.

Stormwater Management Ordinance (Chapter 206)

29. §206-14.K – *It appears the proposed MRC basin dewatering time is greater than 72 hours. The applicant has requested a waiver from this section to allow the MRC basin to function as PADEP requires.*

Response: See attached Waiver Justification letter.

30. §206-26 – *The proposed limit of disturbance is greater than 1 acre. The applicant has applied to the MCCD for an NPDES permit, which is required to permit construction.*

Response: Plans are currently in the Technical Review stage with MCCD. A copy of the MCCD approval will be provided upon receipt

General

31. *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.*

Response: Copies of all necessary approvals shall be provided to the township prior to plan recordation.

32. *Site Accessibility review will be provided under separate cover.*

Response: See responses below

Gilmore & Associates, Inc. Accessibility Review letter #3, dated 7/19/24:

ACCESSIBILITY REVIEW COMMENT

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

1. *IBC §1109.11 & ICC §§305, 403, & 902 – We defer review of the outdoor accessible seating to the Building Code Official, including the required number, distribution in location and type of seating, clear floor space, exposed surfaces, height, and grading to and for the accessible outdoor seating.*

Response: Comment. No further action required.

2. *ICC §§403 & 406 – The proposed grading shall be revised to address the comments on the attached marked-up copy of the ADA Plan, Sheet C-907 and C-708.*

Response: Our office will comply with comments provided on the attachments to this accessibility review.

Montgomery Township Department of Planning & Zoning review letter #3, dated 7/23/24

1. *Section 230.86A Permitted Uses, Table 230-A – A restaurant with outdoor counter, drive-through, curb service is a permitted use by right within the S- Shopping Center District.*

Response: Comment. No further action required.

2. *Section 230-156.4A Special Regulations for Restaurant, Outdoor customer dining area – (Outdoor dining area shall be permitted as an accessory use in the C, S, RS and ECPOD Overlay Districts.*

Response: Comment. No further action required.

3. *Section 230-123A(36) Miscellaneous Signs – Any sign or type of sign not previously defined in this article which has been approved as a special exception by the ZHB of Montgomery Township. Drive-through signage / Menu Boards are currently not defined and would require relief in the form of a Special Exception.*

Response: Comment. No further action required.

4. *Any proposed signage including the drive-through signage / menu boards depicted on the plans are not approved through the Land Development process and are subject to the provisions of Article XVIII of the Code of Montgomery Twp.*

Response: Comment. No further action required.

5. *Section 230-91.1 Satellite Uses – Uses located in a separate detached building (s) having less than 7,500 square feet but on the same site as a shopping center may be permitted upon authorization of Conditional Use subject to 230-91.A,B,&C. Conditional Use granted May 28, 2024.*

6. **Response: Comment. No further action required. Conditional Use was granted May 28, 2024.**

7. *Must comply with regulations set forth in Section 230-156.4 Outdoor Dining.*

Response: The plan complies with Zoning Section 230-156.4 including:

A. Outdoor dining area is permitted as an accessory use in the S District.

B. Floor area devoted to outdoor dining is included in the off-street parking calculations for restaurant use.

C. The area designated and used for outdoor dining complies with all other zoning requirements such as yards, building setbacks, impervious surface ratio, and setbacks from parking areas.

D. The outdoor dining area does not infringe on any public sidewalk, or encroach upon required green space or parking areas; and is physically separated from the above by railings.

E. Where parking spaces abut and are perpendicular to paved walkways, curbing and 6' sidewalk is provided.

F. Outdoor service and music shall end no later than 11:00 p.m., and there shall be no amplified music outdoors.

G. Only tables, chairs, umbrellas, stations for condiments and silverware, and containers for the disposal of recyclable cans/bottles and garbage shall be provided within the outdoor dining area.

H. Refuse facilities shall be provided within the outdoor dining area.

I. All food preparation shall be in the regular kitchen area of the restaurant, not outside.

J. The applicant is aware that the outdoor food service area is subject to the regulations of the Montgomery County Department of Health and the Pennsylvania Liquor Control Board.

K. All outdoor dining areas are subject to the regulations of the Building Code including the increase in the number of restroom facilities required due to the increase in occupant load of the facility.

L. The outdoor dining area maintains pedestrian and traffic safety, including a clear path (six feet wide) of travel for pedestrian flow.

8. *ZHB Opinion & Order #11100001 granted variance allowing 18.3% building coverage for the overall shopping center including additions to the existing golf store and pad site.*

Response: Comment. No further action required.

9. *Current plan depicts proposed 4,300 sq ft Panera Bread, 556 sq ft outdoor seating area, and proposed future Pour House 1,405 sq ft patio, and future 6,500 sq ft (footprint) Golf Galaxy addition. The current plan proposes 17.68% building coverage, 81.63% impervious coverage (existing 82.09%)*

Response: Comment. No further action required.

10. *Proposes 1753 parking spaces for the overall site, 10x20 in size. Minimum required based on calculations provided is 1601 spaces.*

Response: Comment. No further action required.

11. *Per Section 205-116 of the SALDO, a park and recreation fee shall be required as an alternative to deduction of parkland for park and recreation.*

Response: Comment. No plan action required.

12. *The proposed future patio expansion (1,405 sq ft – 72 seats) for the existing Pour House that is noted on the plan sheet C-301 is not part of this application or review.*

Response: Comment. No further action required.

Montgomery Township Department of Fire Services, review letter #3, dated 7/19/24:

1. *503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. Comment: There is a underground retention basin proposed. Upon approval of our township engineer.*

Response: Information shall be provided from the manufacturer showing the underground basin can withstand the load of a fire truck

2. *503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official. Comment: Shall provide truck turning template of MTFD ladder truck maneuvering around building. Truck template provided in revised plans dated 1-20-24 however See next line item.*

Response: Comment. No action required as the comment was previously addressed.

3. *503.2.2 Authority. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. Comment: Shall provide a minimum of 26 feet around building for emergency access. The applicant has decided to sprinkler the building to keep at the 24'.*

Response: Comment. No action required as the comment was previously addressed.

4. *503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING- FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. "NO PARKING FIRE LANE" signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office.*

- *Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.*

Response: "No Parking – Fire Lane" Signs have been provided along fire apparatus access roads as necessary.

- *Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane. Comment: This section has been addressed as of dated plan 1-20-24*

Response: Comment. No action required as the comment was previously addressed.

5. *505.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Comment: This section has been addressed as of dated plan 1-20-24.*

Response: Comment. No action required as the comment was previously addressed.

6. *507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Comment: The applicant has decided to sprinkle the building therefore the hydrant location shall be relocated to comply with this section.*

Response: Fire hydrant locations shall be coordinated with the fire marshal.

7. *912.1 Installation. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7. A fire hydrant shall be located within 100 feet of Fire Department Connections (FDC). Comment: The FDC shall be 5" Storz*

Response: Fire hydrant locations shall be coordinated with the fire marshal.

General Comments

8. *Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed. Comment: This section has been addressed as of dated plan 1-20-24*

Response: Comment. No action required as the comment was previously addressed.

9. *All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted in regard to placement of truss placard. Comment: This section has been addressed as of dated plan 1-20-24.*

Response: Comment. No action required as the comment was previously addressed.

10. Fire Department key boxes (Knox Box) SHALL be provided on buildings at an approved location. Knox Box forms are available through the Fire Marshals or Code Enforcement Office. Comment: This section has been addressed as of dated plan 1-20-24

Response: Comment. No action required as the comment was previously addressed.

In support of the waivers noted above, we have attached a copy of our Waiver Justification Letter, dated 6/27/24, revised 8/8/24.

We look forward to discussing this project with the Planning Commission on August 15, 2024. Should you have any questions or require any additional information, please feel free to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC



Ronald E. Klos, Jr., P.E.



Dave Vaughan
Project Manager

REK/kf
encs.

cc: Kelli Burke (via email w/ enclosures)
Jim Garrity (via email w/ enclosures)
Andrew Freimuth (via email w/ enclosures)
Matt Hammond (via email w/ enclosures)
James Dougherty (via email w/ enclosures)
Judith Stern Goldstein (via email w/ enclosures)
Valerie Liggett (via email w/ enclosures)
Damon Drummond (via email w/ enclosures)



1600 Manor Drive, Suite 200
Chalfont, PA 18914
215.996.9100

June 17, 2024
Revise August 08, 2024
Via: Email

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Attention: Marianne McConnell

Re: **Waiver Justification Letter**
Proposed Panera Bread
Airport Square
801 Bethlehem Pike
Montgomery Township
Montgomery County, PA
PAA220458.00

Dear Marianne:

Regarding the above referenced project, the following is the list of waivers requested from Montgomery Township Board of Supervisors with supporting justification:

1. **A PARTIAL WAIVER IS REQUESTED FROM SALDO SECTION 205-25.C.(3) WHICH REQUIRES A SOFTENING BUFFER ALONG ALL ROAD FRONTAGES & DRIVEWAYS.**
Justification: Additional trees and shrub plantings have been proposed along the Bethlehem Pike frontage to supplement existing trees. At the entrance drive, only additional trees have been proposed to be consistent with the existing center, in this area the plan may not meet the code definition of a softening buffer. Therefore, a partial waiver is requested.
2. **A PARTIAL WAIVER IS REQUESTED FROM SALDO SECTION 205-52.B(4)(e) WHICH REQUIRES ALL SOFTENING BUFFERS TO BE PLANTED IN SUCH A WAY TO CREATE A 50% VISUAL SCREEN WITHIN 5 YEARS OF PLANTING.**
Justification: The waiver is requested to maintain landscaping consistent with the balance of the overall shopping center. The shopping center was initially developed prior to the current landscape ordinance; the project area is a small fraction of the overall center.
3. **A WAIVER IS REQUESTED FROM SALDO SECTION 205-52.D.(3)(A) WHICH REQUIRES A MAXIMUM OF 10 PARKING SPACES IN A ROW WITHOUT A LANDSCAPE ISLAND.**
Justification: The area of the proposed Panera is largely within excess parking for the center, this area as well as the surrounding shopping center has much existing parking in longer continuous rows which are existing non-conformities to the current code. Parking is proposed to be broken up by using landscaping strips and larger islands adjacent to the parking. The proposed Panera development increases the landscaping coverage within the center while decreasing impervious coverage. The applicant is seeking a balance between providing adequate parking and maximizing the interior landscaping. Additional landscaping has been provided to enhance the existing landscaping.
4. **A PARTIAL WAIVER IS REQUESTED FROM SALDO SECTIONS 205-52.D.(3)(E) AND 205-52.D.(3)(H) TO ALLOW LESS THAN THE REQUIRED AMOUNT OF PLANTINGS WITHIN LANDSCAPE ISLANDS AND ALONG PARKING PERIMETERS.**
Justification: Landscaping has been provided throughout the parking area where planting is feasible which is consistent with the overall design of the center and allows for acceptable visibility of the use, while enhancing the landscaping and viewshed thru the center.

5. A WAIVER IS REQUESTED FROM SALDO SECTION 205-52.D.(3)(F) WHICH 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 5 YEARS OF PLANTING.
Justification: We believe the number of proposed shade tree within the limit of disturbance has been maximized based on the available landscape area. We estimate the plan is still deficient by approximately 10 shade trees. We would note that the existing condition of this area is simply excess parking for the center with limited landscaping. A waiver is requested for the additional required shade trees.
6. WAIVER IS REQUESTED FROM SALDO SECTION 205-10.H.(4) TO ALLOW PARKING STALL DEPTHS OF 18 FEET IN LIEU OF THE REQUIRED 20 FEET.
Justification: The parking spaces adjacent to landscaping areas were reduced to 18' long to match existing parking spaces or where a 2' vehicle overhang adjacent to landscaped areas is provided. A waiver is requested to provide parking a similar depth as adjacent spaces or to provide additional landscaping.
7. A WAIVER IS REQUESTED FROM SALDO SECTION 205-10.H.(4) AND 205-25.A.(3) TO ALLOW ONE-WAY DRIVE AISLE WIDTHS OF 12 FEET IN LIEU OF THE REQUIRED 22 FEET.
Justification: In order to better channel vehicles through the drive-thru area, the drive-thru is designed with 12' one-way drive-thru lane. This area is adequate to allow vehicles to navigate the drive-thru without impacting the surrounding curbing and a vehicle turning template has been provided. In addition, a dedicated 12' wide one-way bypass lane has been provided as an escape lane. Any wider may encourage attempts at two-way circulation thru the drive-thru area.
8. A WAIVER IS REQUESTED FROM SALDO SECTION 205-10.H.(6) WHICH REQUIRES A DEDICATED LOADING SPACE FOR ALL RETAIL/WHOLESALE/INDUSTRIAL USES REQUIRING REGULAR DELIVERY BY A SEMI-TRAILER TRUCK.
Justification: Deliveries are made via the proposed ramp to the rear door of the building. Deliveries are typically done with box trucks in the overnight and early morning when Panera is closed. A defined but not dedicated loading area has been provided. As the space is within the drive-thru by-pass area, a waiver is therefore requested. In addition, should a tractor trailer delivery be required, these vehicles will pull alongside the front of the building (in the drive aisle) to unload product, but these deliveries will also be in the overnight and early morning hours when Panera is closed.
9. A WAIVER IS REQUESTED FROM SALDO SECTION 205-10.H.(7)(B) TO ALLOW ADA PARKING SPACES TO BE 8 FEET WIDE IN LIEU OF THE REQUIRED 12 FEET WIDE.
Justification: An eight (8') foot wide striped area is provided between the two (2) proposed eight (8') foot wide ADA spaces per AGADA standards. This overall effective width of 24' for two (2) ADA spaces meets the townships requirement of two (2) spaces at 12' each.
10. A WAIVER IS REQUESTED FROM SALDO SECTION 205-17.A.(7) WHICH REQUIRES BOLLARDS TO BE PLACED ALONG ALL PARKING SPACES LOCATED ADJACENT AND PERPENDICULAR TO SIDEWALK.
Justification: The two (2) parking spaces placed near the south side of the site have curbing in between the parking spaces and the 6' wide sidewalk. 6" high vertical curb is provided at parking spaces adjacent to sidewalks to provide a safe barrier between vehicular and pedestrian circulation.
11. A WAIVER IS REQUESTED FROM SALDO SECTION 205-18.A.(3)(B) WHICH REQUIRES ANY CLOSED CONDUIT, WHEN FLOWING FULL, SHALL HAVE A MINIMUM VELOCITY OF 3.5 FEET PER SECOND.

Justification: The storm drain system will be maintained by the owner to clean out all trash, debris, and sediment accumulation. Given the small drainage areas that are tributary to the proposed inlets on this site, the proposed storm pipes would need to be sloped significantly greater in order to meet the minimum velocity of 3.5 feet per second. We are of the opinion that the storm pipes, as designed given the small drainage areas, will function properly.

12. A WAIVER IS REQUESTED FROM SALDO SECTION 205-78.B.(1) AND 205-78.B.(2) WHICH REQUIRES ALL PHYSICAL FEATURES WITHIN 400 FEET OF THE SITE TO BE PROVIDED.

Justification: A detailed survey of the Panera's pad site is shown on the Existing Conditions Plan and Site Survey information of the entire shopping center is provided in lieu of all features within 400' of the site.

13. A WAIVER IS REQUESTED FROM SALDO SECTIONS 205-81 AND 205-82 TO ALLOW A SIMULTANEOUS PRELIMINARY & FINAL APPLICATION TO BE SUBMITTED.

Justification: All information required for preliminary and final plan submission was included in the plan set provided to the township. Due to the limited scope of this re-development project, a waiver is requested from making separate preliminary then final submissions.

14. A WAIVER IS REQUESTED FROM STORMWATER MANAGEMENT ORDINANCE SECTION 206-14.K TO ALLOW THE PROPOSED UNDERGROUND BASIN TO DEWATER IN GREATER THAN 72 HOURS LIST OF WAIVERS REQUESTED FROM THE MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS.

Justification: The proposed underground basin utilizes the PADEP Managed Release Concept (MRC). PADEP's MRC guidance document states that underground MRC facilities are allowed to dewater within 7 days after a 24-hour storm.

Should you have any questions or require any additional information, please contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC



Ronald E. Klos, Jr., P.E.



Dave Vaughan
Project Manager

REK/kf



LEGEND	
PROPOSED SIGNAGE	
①	PROPOSED "STOP" SIGN (R1-1)
②	PROPOSED "DO NOT ENTER" SIGN (D3-1)
③	PROPOSED "RESERVED PARKING" SIGN (R7-8), "VAN ACCESSIBLE" SIGN (R7-AP), & "RESERVED PARKING PENALTIES" SIGN (R7-AP)
④	PROPOSED "PEDESTRIAN CROSSING" SIGN (W11-7)
⑤	PROPOSED "DIAGONAL DOWNWARD POINTING ARROW" SIGN (W15-7P)
⑥	PROPOSED "RESERVED PARKING SPACE FOR DRIVE THRU/PULL FORWARD" SIGN
⑦	PROPOSED "RESERVED PARKING SPACE FOR RPU (PARKING)" SIGN
⑧	PROPOSED "NO PARKING BY ORDER OF FIRE MARGINAL" SIGN

LEGEND	
PROPOSED	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
SEAWALK	
SNIP	
RATIO AREA	
TRIP	
WALKWAY	
PARKING CURB	
AREA LIGHT	
SEWAGE INLET	
MANHOLE	
LIERNAULT	
BASIN AREA	
ADA ACCESSIBLE PATH	
ACCESSIBLE SYMBOL	
CRISTOBAL	



REVISIONS		
REV.	DATE	COMMENT



PROJECT No.:	PA43291400
DRAWN BY:	SCU
CHECKED BY:	REC
DATE:	8/20/20
CAD LD.:	PA432914 (8/20/20)AR

CONCEPTUAL SIDEWALK SKETCHES

FOR

AIRPORT SQUARE
 SHOPPING CENTER
 851 RETAILEREN PIKE
 MONTGOMERY TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

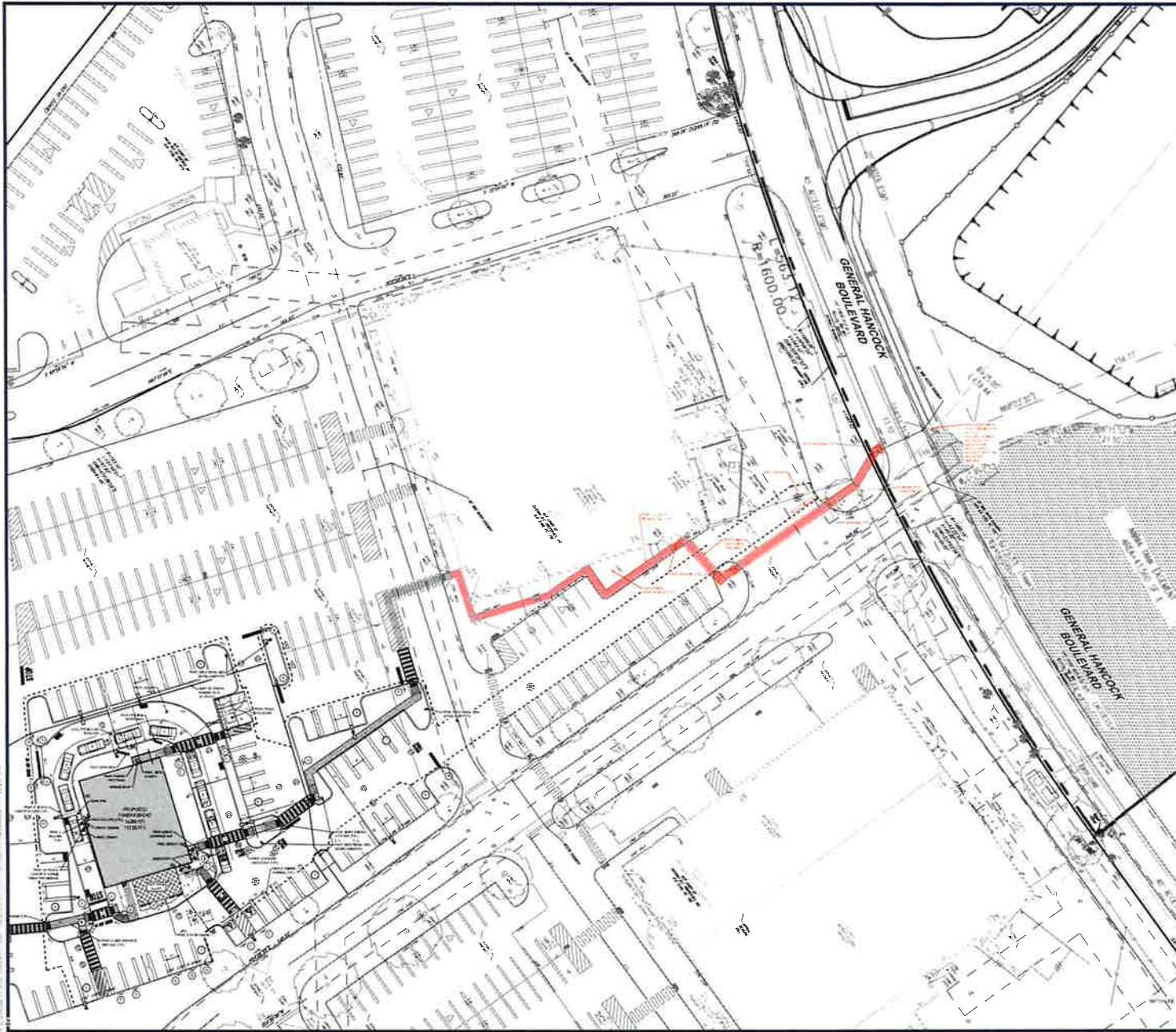


R.E. KLOS, JR.
 PROFESSIONAL ENGINEER
 ENGINE NUMBER: PA 159572
 REG. 2/28/2008 BY THE BOARD OF PROFESSIONAL ENGINEERS

SIDEWALK OPTION 1

EX-1

ORIG. DATE - 8/15/2024



REVISIONS

REV	DATE	COMMENT



PROJECT NO. PA000818
 SHEET NO. 02
 CHECKED BY: [Signature]
 DATE: 08/24/14
 CAD ID: PA000818-0204

PROJECT: **CONCEPTUAL SIDEWALK SKETCHES**
 FOR **TARGET**
 AIRPORT SQUARE SHOPPING CENTER
 800 BETHLEHEM PIKE
 MONTGOMERY TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

BOHLER //
 1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 19314
 Phone: (717) 356-0110
 Fax: (717) 356-0132
www.BohlerEngineering.com

R.E. KLOS, JR.
 PROFESSIONAL ENGINEER
 No. 000004700 - PA
 No. 000004700 - PA
 No. 000004700 - PA

SHEET TITLE:
SIDEWALK OPTION 2
 SHEET NUMBER:
EX-2
 ORG. DATE - 9/5/2014

LEGEND
 PROPOSED

BUILDING	[Symbol]
CONCRETE CURB	[Symbol]
FLASH CURB	[Symbol]
MISCELL	[Symbol]
PAVING AREA	[Symbol]
SOB	[Symbol]
SKULING	[Symbol]
PARKING COUNT	[Symbol]
ADA LIGHT	[Symbol]
CHANCE	[Symbol]
DRAINAGE INLET	[Symbol]
MANHOLE	[Symbol]
ELEVATION	[Symbol]
BASED AREA	[Symbol]
ADA ACCESSIBLE PATH	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
ENCLOSURE	[Symbol]

LEGEND
 PROPOSED SIGNAGE

1	PROPOSED "STOP" SIGN (R1-1)
2	PROPOSED "DO NOT ENTER" SIGN (D3-1)
3	PROPOSED "RESERVED PARKING" SIGN (R7-6)
4	"VAN ACCESSIBLE" SIGN (R7-6P), & "RESERVED PARKING" SIGN (R7-6) SIGN (R7-6P)
5	PROPOSED "PEDESTRIAN CROSSING" SIGN (W11-3)
6	PROPOSED "DIAGONAL DOWNWARD POINTING ARROW" SIGN (W16-7P)
7	PROPOSED "RESERVED PARKING SPACE FOR DRIVE THRU PULL FORWARD" SIGN
8	PROPOSED "RESERVED PARKING SPACE FOR RPU PARKING" SIGN
9	PROPOSED "NO PARKING BY GRADER OF FIRE MARGINAL" SIGN





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 19, 2024

File No. 2023-11015

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

Reference: Preliminary/Final Land Development Application – (LDS 23-009)
Panera Bread at Airport Square Shopping Center
R.E. Plus Airport Square, LLC c/o Wilder Companies, LTD
Tax Map Parcel Number: 46-00-00142-00-1; Block 12, Unit 11

Dear Marianne:

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

- A. Preliminary/Final Land Development Plans for Panera Bread w/Drive-Thru for R.E. Plus Airport Square, LLC c/o Wilder Companies prepared by Bohler Engineering PA, LLC (34 Sheets), dated October 13, 2021, last revised June 12, 2024.
- B. Comment Response letter for Proposed Panera Bread Airport Square, prepared by Bohler Engineering PA, LLC, dated June 18, 2024.
- C. Waiver Justification Letter for Airport Square Shopping Center – Penera Bread, prepared by Bohler Engineering PA, LLC, dated June 17, 2024.

The site is within the S – Shopping Center Zoning District, Airport Square Shopping Center, and is bounded by Bethlehem Pike (S.R. 309), Upper State Road, General Hancock Boulevard, Airport Square Road and North Wales Road. The overall project area consists of an existing 38 acre Airport Square Shopping Center parcel with 10 existing buildings which contain various retail, restaurant and service uses with associated parking and site improvements which are permitted uses in this zone. The site is served by public sewer and water facilities.

The Applicant, R.E. Plus Airport Square, LLC, proposes to demolish existing parking in the southwestern corner of the shopping center parking lot for TJ Maxx & Men's Warehouse to construct a new 4,300 square foot satellite fast food facility with drive through and a 556 square feet patio/outdoor dining. While the retail and restaurant use and outdoor dining area are permitted by right within the District, the satellite location is permitted by conditional use. Also proposed are appurtenant utility modifications and landscaping. There is an overall reduction in impervious coverage with this project. No changes are proposed to the Shopping Center's access or circulation. Please note, this review is of the Panera Bread restaurant building development only, the Overall Site Plan indicates a future patio expansion for the Pour House restaurant, this is not being considered currently.

The Board of Supervisors granted the applicant conditional use to permit the satellite use at the public hearing on May 28, 2024. Refer to the decision and order 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. Use

- a. As per ZO Table 230-A, the proposed restaurant with drive-thru use is permitted within the S Shopping Center Zoning District. However, as per ZO Section 230-91.1, uses located in separate detached building(s) having less than 7,500 square feet but on the same site as a shopping center are required to obtain conditional use approval. Conditional use approval was granted by the Board of Supervisors on May 28, 2024.

2. Existing Conditions and Surrounding Land Uses

- a. The site is part of the existing Airport Square Shopping Center. The site is surrounded by commercial/retail uses.
- b. The site is located in the S Shopping Center District and has frontage along Bethlehem Pike.

3. Consistency with the Comprehensive Plan

As per the 2022 Comprehensive Plan Update, the property is identified as commercial. The Future Land Use Plan identifies the property as commercial. The proposed development is generally consistent with the Montgomery Township Comprehensive Plan.

4. Traffic and Pedestrian Circulation Patterns

- a. The property has several access drives from Bethlehem Pike, one access drive from Upper State Road, and two access drives from General Hancock Boulevard. No new access drives are proposed as part of this development.
- b. No pedestrian sidewalks or walkways currently exist on the property. The plans propose pedestrian walkways from the adjacent parking areas to the building, as well as a pedestrian walkway along a portion of the site's frontage along Bethlehem Pike. Additionally, several striped crosswalks are proposed from the parking areas to the building. We recommend the applicant provide the pedestrian walkway along the entire frontage of the site.

As per the Bohler Engineers Response Letter, dated June 18, 2024, **Response: The Plan shows the construction of sidewalk from the accessway into the Shopping Center into the Panera and thru the adjacent parking area to the north to TJ Maxx and other portions of the center. Pedestrian circulation shall be discussed further with the Planning Commission & Board of Supervisors.**

- c. The Montgomery Mall Pedestrian Study Site Analysis Plan recommends some long-term improvements to the project site area including a pedestrian ramp and crosswalks along the frontage of Bethlehem Pike (refer to attached Site Analysis Plan). The applicant should discuss these proposed improvements with the Township.

As per the Bohler Engineers Response Letter, dated June 18, 2024, **Response: Pedestrian circulation shall be discussed further with the Planning Commission & Board of Supervisors.**

LANDSCAPE REVIEW

Zoning Ordinance (Chapter 230)

5. Our prior Zoning comments have been addressed to date.

Subdivision and Land Development Ordinance (Chapter 205)

6. §205-25.C(3) requires the provision of a softening buffer along all road frontages, primary entrance driveways and boundaries of each retail center. The required softening buffer has been provided along Bethlehem Pike. However, a softening buffer is also required along the adjacent entry drive.
7. §205-51(19) a detailed cost estimate shall be provided along with the final landscape plan submission. The estimate unit costs shall include all costs for materials, labor and guaranty and shall be so stated on the estimate provided.
8. §205-52.B(4)(e) requires that softening buffer landscaping shall be planted in such a way to create a 50% visual screen within five years of planting. Landscape material has been provided. However, the landscaping proposed does not meet the intent of the ordinance. The response letter dated June 18, 2024 indicates that a waiver has been requested from this requirement. However, a waiver from this section has not been included in the waiver request letter. We have included a comment in our Waiver Request Letter review presuming that this waiver has been requested.

9. §205-52.D(3)(a) permits a maximum of 10 parking spaces in a row without a landscape island of 15' in width. In one location 11 spaces in a row are proposed, along Bethlehem Pike 14 spaces in a row are proposed, and in another location 13 are proposed. A waiver has been requested from this requirement.
10. §205-52.D(3)(e) requires that islands and perimeter areas surrounding parking lots shall be landscaped with a mix of shade trees, ornamental trees and shrubs. §205-52.D(3)(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. A partial waivers have been requested from these requirements.
11. §205-52.D(3)(f) requires that shade trees should be the primary planting type within parking areas with a goal of providing some degree of shade to every space in the parking area within five years of planting. The proposed landscape plan will not meet this requirement. A waiver has been requested from this requirement.

LIGHTING REVIEW

12. Our prior lighting comments have been addressed to date.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

13. §205-10.H(4) – Parking spaces are required to be 20 feet in depth. The applicant is requesting a waiver to allow 18-foot depth spaces where they abut landscaped areas. We note that Zoning §230-138 permits 18-foot depth spaces when they overhang landscape area at least 5-feet wide, which is the case for this proposed plan.
14. §205-10.H(4) and §205-25.A(3) – The applicant is requesting a waiver to allow one-way drive aisles of 12-foot width rather than the required minimum of 22-feet. This request is for a portion of the drive-through lane only, which includes a by-pass lane.
15. §205-10.H(6) – A loading space is required. **The applicant is requesting a wavier and has indicated store deliveries and pickup of trash will occur overnight or early morning when the store is closed. Notes are included on Sheet C-102 which is noted to be recorded.**
16. §205-10.H(7)(b) – The applicant is requesting a waiver from the Township requirement regarding accessible parking spaces width. The applicant has requested a partial waiver from this section for the required 12' wide ADA spaces to 8' wide. The spaces will be required to meet federal requirements.
17. §205-22.A – Sidewalks
 - a. We recommend the proposed ADA ramp at the main Airport Square Drive aisle be aligned perpendicular to the main drive aisle, thus creating a new crosswalk just south of TJ Maxx.
 - b. Wheelstops should be provided along all parking spaces adjacent to five (5) foot sidewalks. An alternative is to provide six (6) foot wide sidewalks in order to account for vehicle overhang or the bollards per §205-17.A(7) from which the applicant has requested waiver.
18. §205-101 – It is our understanding the applicant will provide additional traffic queuing and operational information regarding the drive-thru aisle at the main drive aisle of Airport Square.

General

19. On sheet C-302, all stop bars are to be a minimum distance of 4 feet in front of the crosswalk. For the two-way aisle just east of the drive-thru lane, provide a STOP sign, and consider removing the proposed stop bar.

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

20. Our prior Zoning comments have been addressed to date.

Subdivision and Land Development Ordinance (Chapter 205)

21. §205-17.A(7) – Bollards are required where parking is adjacent and perpendicular to walkways. The applicant has requested a waiver from this section to allow curb in lieu of bollards. If this waiver is to be considered, we recommend that the applicant provide 6-foot wide sidewalk at these spaces to allow clear width if parked vehicles overhang the sidewalk or wheelstops to prevent vehicles from overhanging the sidewalk.
22. §205-18.A(3)(b) – The applicant is requesting a waiver from the requirement that pipe be designed to have a

minimum full flow velocity of 3.5 fps.

23. §205-19 & 20 – The Applicant shall provide documentation of approval for the proposed public sewer and water services.
24. §205-22 – Sidewalk shall be required at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience. The applicant is proposing a connection to the crossing across Bethlehem Pike to the south of the site. We recommend that the applicant and Township review the enclosed pedestrian study plan to determine how to best address pedestrian connectivity at and around this site.
25. §205-29 – The Applicant shall obtain approval of the proposed erosion and sediment control from the Montgomery County Conservation District.
26. §205-78.B(1) & (2) – The plans are required to include: the location, names, and widths of streets and alleys, including existing streets; the location and names of railroads; the location of property lines and names of owners; the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided. The applicant has requested a waiver to reduce the information required beyond the property boundary.
27. §205-78.C(1)(b) – The proposed courses and distances of the lot and lease area shall be provided. We defer to the Township Solicitor as to whether a drawing showing the entire property boundary should be included with the record plan. The applicant has stated that the lease area for Panera will be provided when the lease line is finalized.
28. §205-81 & 82 – The applicant has requested a waiver to permit the simultaneous processing of the preliminary and final plans.

Stormwater Management Ordinance (Chapter 206)

29. §206-14.K – It appears the proposed Managed Release Concept basin dewatering time is greater than 72 hours. The applicant has requested a waiver from this section to allow the MRC basin to function as PADEP requires.
30. §206-26 – The proposed limit of disturbance is greater than 1 acre. The applicant has applied to the MCCD for an NPDES permit, which is required to permit construction.

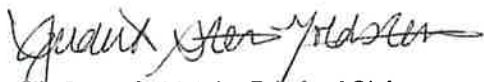
General

31. 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.
32. Site Accessibility review will be provided under separate cover.

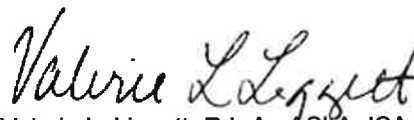
In order to help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please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

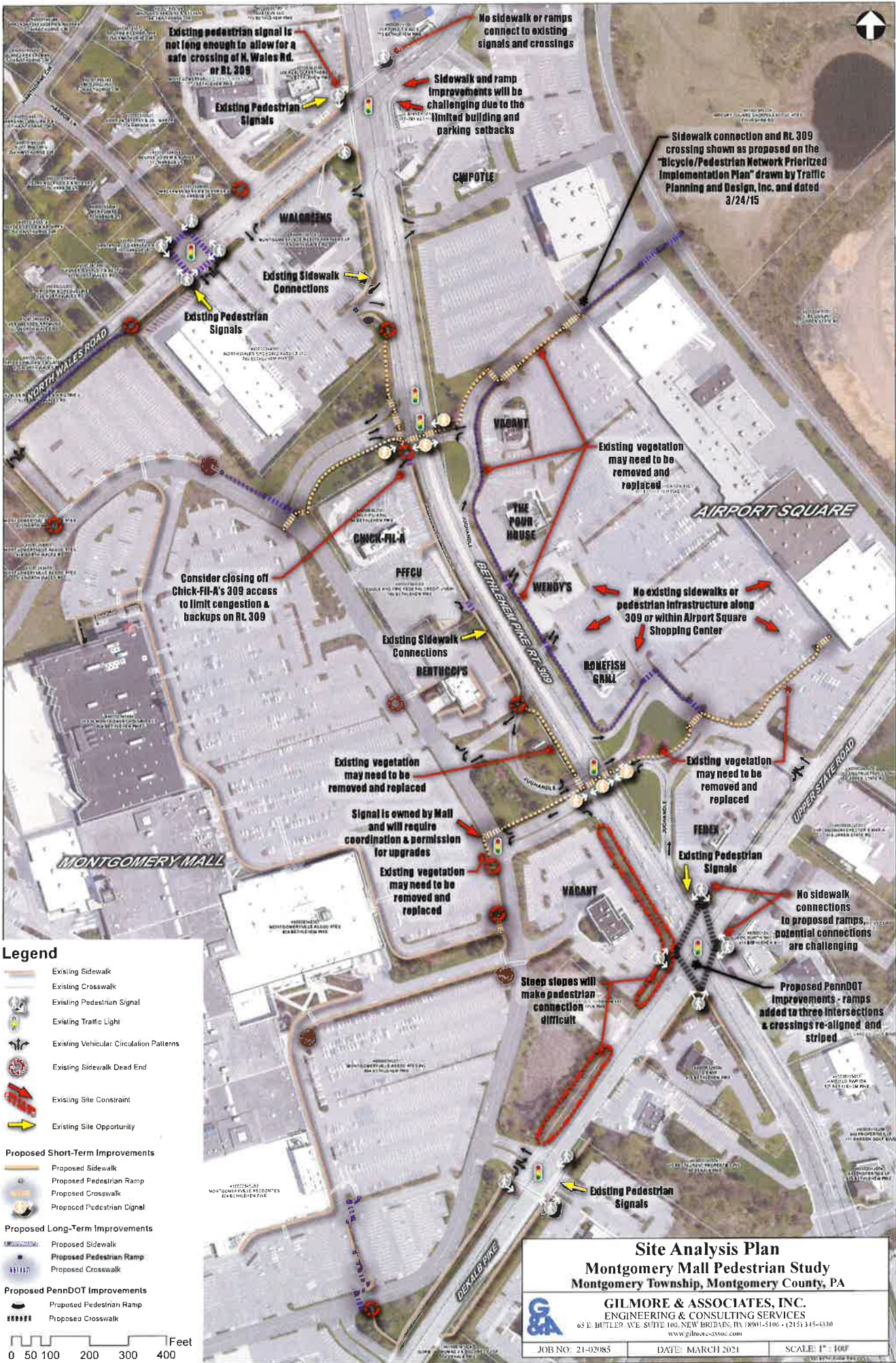


James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JSG/VLL/DAD/JPD/gja

Enclosures: Site Analysis Plan

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
Kelli Burke – Gateway DC Properties c/o Wilder Companies, LTD
Ronald E. Klos, Jr., P.E. – Bohler Engineering PA, LLC



Existing pedestrian signal is not long enough to allow for a safe crossing of N. Wales Rd. or Rt. 309

No sidewalk or ramps connect to existing signals and crossings

Sidewalk and ramp improvements will be challenging due to the limited building and parking setbacks

Sidewalk connection and Rt. 309 crossing shown as proposed on the "Bicycle/Pedestrian Network Prioritized Implementation Plan" drawn by Traffic Planning and Design, Inc. and dated 3/24/15

Consider closing off Chick-Fil-A's 309 access to limit congestion & backups on Rt. 309

Existing vegetation may need to be removed and replaced

No existing sidewalks or pedestrian infrastructure along 309 or within Airport Square Shopping Center

Existing vegetation may need to be removed and replaced

Existing vegetation may need to be removed and replaced

Signal is owned by Mall and will require coordination & permission for upgrades

Existing vegetation may need to be removed and replaced

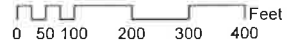
No sidewalk connections to proposed ramps, potential connections are challenging

Steep slopes will make pedestrian connection difficult

Proposed PennDOT improvements - ramps added to three intersections & crossings re-aligned and striped

Legend

- Existing Sidewalk
- Existing Crosswalk
- Existing Pedestrian Signal
- Existing Traffic Light
- Existing Vehicular Circulation Patterns
- Existing Sidewalk Dead End
- Existing Site Constraint
- Existing Site Opportunity
- Proposed Short-Term Improvements**
- Proposed Sidewalk
- Proposed Pedestrian Ramp
- Proposed Crosswalk
- Proposed Pedestrian Signal
- Proposed Long-Term Improvements**
- Proposed Sidewalk
- Proposed Pedestrian Ramp
- Proposed Crosswalk
- Proposed PennDOT Improvements**
- Proposed Pedestrian Ramp
- Proposed Crosswalk



Site Analysis Plan
Montgomery Mall Pedestrian Study
 Montgomery Township, Montgomery County, PA

GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES
 65 E. BUTLER AVE. SUITE 100, NEW BRUNSWICK, NJ 08901-5106 • (215) 345-4330
 www.gilmorecs.com

JOB NO. 21-02085	DATE: MARCH 2021	SCALE: 1" = 100'
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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 19, 2024

File No. 2023-11015

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

Reference: Preliminary/Final Land Development Application (LD-23-009)
Panera Bread W/ Drive-Thru at 801 Bethlehem Pike, Airport Square Shopping Center
RE Plus Airport Square, LLC c/o The Wilder Companies, LTD.
Tax Map Parcel Number: 46-00-00142-001

Dear Marianne:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised Preliminary/Final Land Development Plan submission for the above-referenced project for accessibility. The review was completed in accordance with the requirements of the current Pennsylvania Uniform Construction Code for the site only and did not include doors, doorways, means of egress, or 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 Proposed Panera Bread W/ Drive-Thru (34 Sheets), prepared by Bohler Engineering dated October 13, 2021 and last revised June 12, 2024.

II. ACCESSIBILITY REVIEW COMMENT

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

1. IBC §1109.11 & ICC §§305, 403, & 902 – We defer review of the outdoor accessible seating to the Building Code Official, including the required number, distribution in location and type of seating, clear floor space, exposed surfaces, height, and grading to and for the accessible outdoor seating.
2. ICC §§304 & 406 – The proposed grading shall be revised to address the comments on the attached marked-up copy of the ADA Plans, Sheets C-907 and C-708.

In order 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 comment.

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

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

Sincerely,

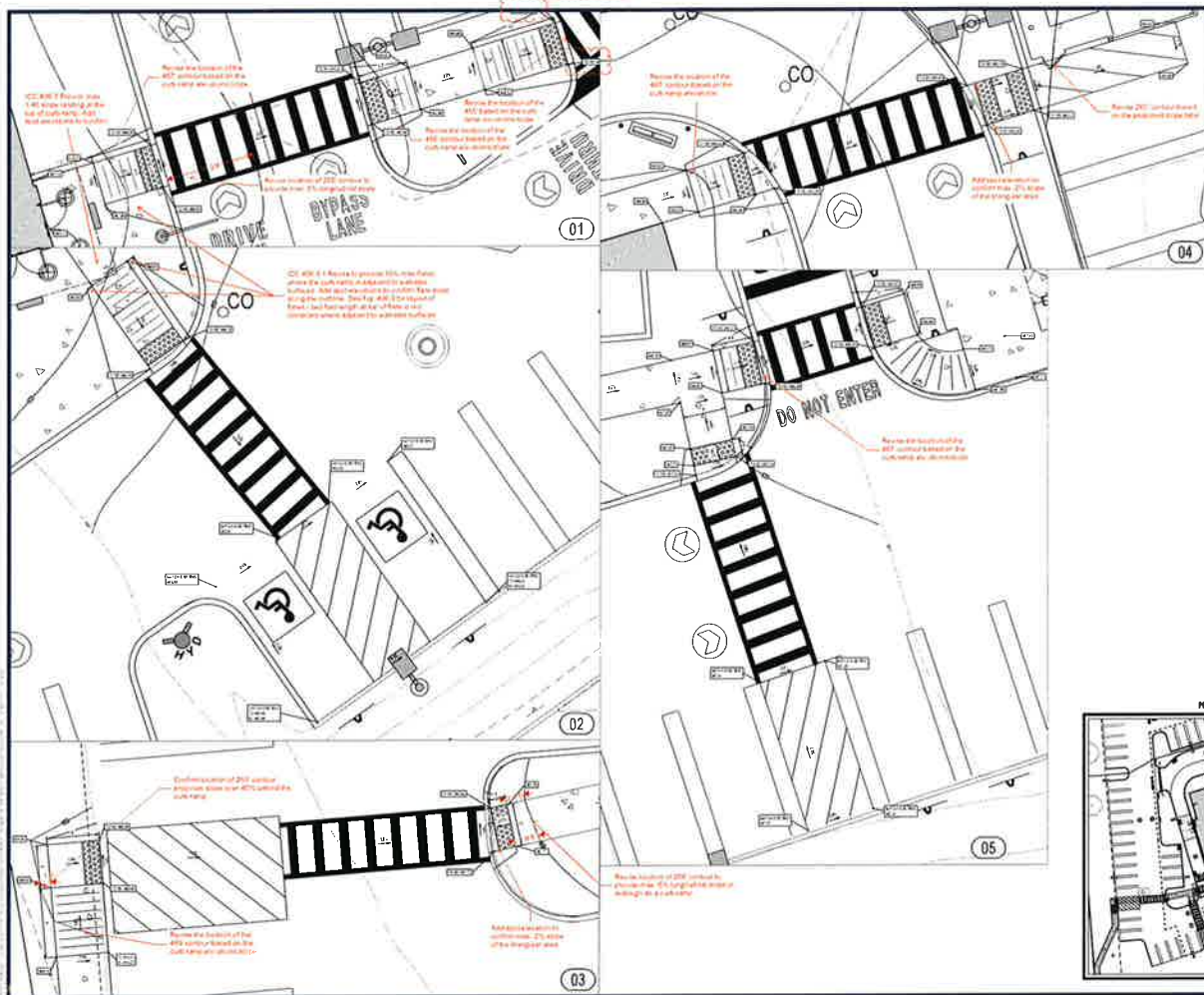


Karen M. MacNair, P.E.
Accessibility Inspector/Plans Examiner, Certification #005027
Gilmore & Associates, Inc.

KMM/

Enc: as referenced

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Kelli Burke, RE Plus Airport Square, LLC, c/o The Wilder Companies, LTD. – Applicant/ Owner
Ronald E. Klos, Jr., P.E. – Bohler Engineering PA, LLC
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.



BOHLER

REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 110076
 LICENSED AS A PROFESSIONAL ENGINEER
 IN THE STATE OF PENNSYLVANIA
 No. 00000000000000000000000000000000

REV.	DATE	REVISION	BY

Professional Engineer
 License No. 110076
 State of Pennsylvania

PROJECT: **PRELIMINARY FINAL LAND DEVELOPMENT PLANS**

APRINT'S SQUARE SHOPPING CENTER
 811 METLIFE DRIVE
 HUNTSVILLE, ALABAMA

BOHLER

1600 MANOR DRIVE, SUITE 140
 CHALFONT, PA 18811
 P: 717-251-2000
 F: 717-251-2001
www.BohlerEngineering.com

PROFESSIONAL ENGINEER

NO. 00000000000000000000000000000000

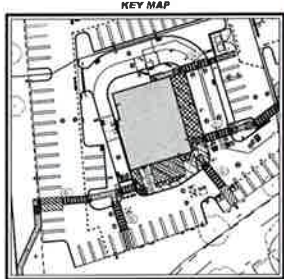
R.E. KLOS, JR.

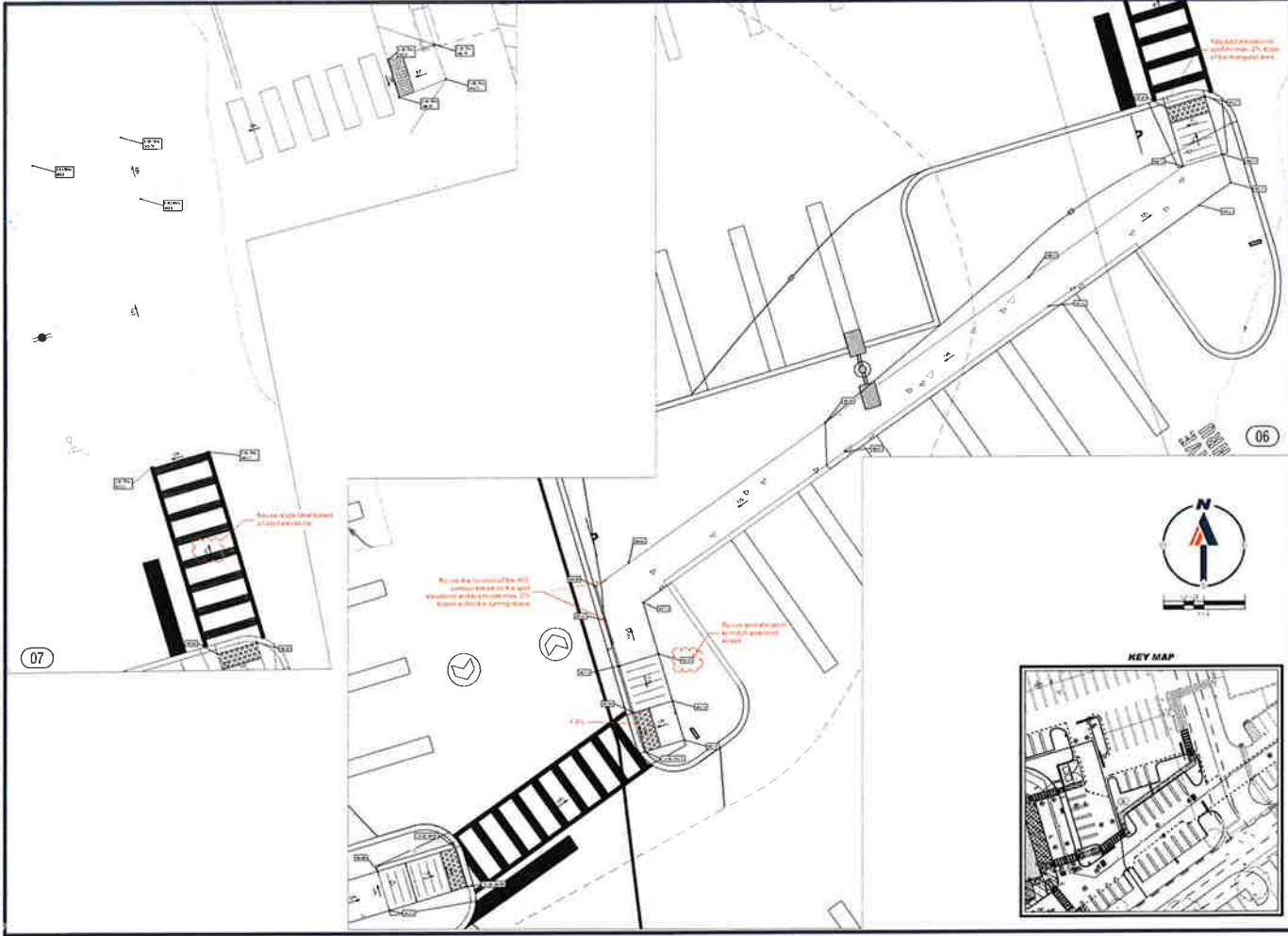
PROJECT FILE

ADA PLAN

C-907

REVISION 1 - 03/15/2018





BOHLER

INCORPORATED
600 EAST MONROE AVENUE
LANSING, MICHIGAN 48207
PH: 313.963.8800
WWW.BOHLENGROUP.COM

REV.	DATE	COMMENT
1	12/15/15	ISSUE FOR PERMIT
2	01/05/16	REVISED PERMITS
3	02/15/16	REVISED PERMITS
4	03/15/16	REVISED PERMITS
5	04/15/16	REVISED PERMITS
6	05/15/16	REVISED PERMITS
7	06/15/16	REVISED PERMITS
8	07/15/16	REVISED PERMITS
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96	11/15/23	REVISED PERMITS
97	12/15/23	REVISED PERMITS
98	01/15/24	REVISED PERMITS
99	02/15/24	REVISED PERMITS
100	03/15/24	REVISED PERMITS

811
CALL BEFORE YOU DIG
1-800-487-7344

PROJ. NO. 15012301

DATE: 12/15/15

DRAWN BY: JLS

CHECKED BY: JLS

SCALE: AS SHOWN

**PRELIMINARY!
FINAL LAND
DEVELOPMENT
PLANS**

FOR

**PAWUXET
CEZELER**
 800 SOUTH BRIDGE
 WORTHINGTON TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

BOHLER

1500 MAJOR DRIVE, SUITE 200
CHALFONT, PA 18811
PHONE: 717.634.1232
WWW.BOHLENGROUP.COM

R. E. KLOS, JR.

PROFESSIONAL ENGINEER
 ENGINEERING NO. 000012
 EXPIRES 12/31/2024

PROJECT NO.
ADA PLAN

PROJECT NAME
C-908

REVISION 1 - 03/2024



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

- 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: 215.687.4246 | F: 215.564.1780

MEMORANDUM

Date: July 16, 2024
To: Jim Dougherty
From: Valerie Liggett
cc: Geoff Attanasio
Reference: Landscape Plan and Waiver Request Review
Panera Bread – Airport Square (LD-23-009)

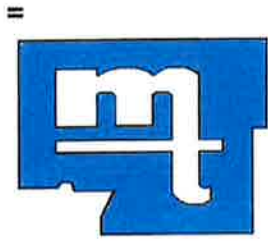
Subdivision and Land Development Ordinance.

1. §205-25.C(3) requires the provision of a softening buffer along all road frontages, primary entrance driveways and boundaries of each retail center. The required softening buffer has been provided along Bethlehem Pike. However, a softening buffer is also required along the adjacent entry drive. A partial waiver has been requested from this requirement.
2. §205-51(19) a detailed cost estimate shall be provided along with the final landscape plan submission. The estimate unit costs shall include all costs for materials, labor and guaranty and shall be so stated on the estimate provided.
3. §205-52.B(4)(e) requires that softening buffer landscaping shall be planted in such a way to create a 50% visual screen within five years of planting. Landscape material has been provided. However, the landscaping proposed does not meet the intent of the ordinance. The response letter dated June 18, 2024 indicates that a waiver has been requested from this requirement. However, a waiver from this section has not been included in the waiver request letter. We have included a comment in our Waiver Request Letter review presuming that this waiver has been requested.
4. §205-52.D(3)(a) permits a maximum of 10 parking spaces in a row without a landscape island of 15' in width. In one location 11 spaces in a row are proposed, along Bethlehem Pike 14 spaces in a row are proposed, and in another location 13 are proposed. A waiver has been requested from this requirement.
5. §205-52.D(3)(e) requires that islands and perimeter areas surrounding parking lots shall be landscaped with a mix of shade trees, ornamental trees and shrubs. §205-52.D(3)(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. A partial waivers have been requested from these requirements.
6. §205-52.D(3)(f) requires that shade trees should be the primary planting type within parking areas with a goal of providing some degree of shade to every space in the parking area within five years of planting. The proposed landscape plan will not meet this requirement. A waiver has been requested from this requirement.

Waiver Request Letter Responses

1. A partial waiver has been requested from §205-25.C(3) which requires a softening buffer along all road frontages and driveways in compliance with the requirements of §205-52.B. **We have no objection to this waiver request. Softening buffer requirements would be met with landscaping as calculated to meet the requirements of §205-52.D(3)(e). See our response to the waiver request for that section below.**
2. The response letter dated June 18, 2024 indicates that a partial waiver is requested from §205-52.B(4)(e) which requires that all softening buffer landscaping shall be planted in such a way to create a 50% visual screen within five years of planting. However, we note that a waiver from this section has not been included in the waiver request letter dated June 17, 2024. **We have no objection to this waiver request.**

3. A waiver has been requested from §205-52.D(3)(a) which requires that a maximum of 10 parking spaces shall be permitted in a row without a landscape island. ***We have no objection to this waiver request provided plant material deficient as a result of the three (3) missing landscape islands is planted elsewhere or a fee-in-lieu is provided. One (1) 2.5" shade tree and three (3) deciduous or evergreen shrubs per island would require three (3) 2.5" shade trees x \$525 and nine (9) deciduous or evergreen shrubs x \$90 = \$2,385.***
4. A partial waiver has been requested from §205-52.D(3)(e) which requires islands and perimeter areas surrounding parking lots to be landscaped with a mix of shade trees, ornamental trees and shrubs and 205-52.D(3)(h) which 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. ***We have no objection to this waiver request provided the deficient plant material is planted elsewhere or a fee-in-lieu is provided. This would conservatively require four (4) 2.5" shade trees x \$525, one (1) 8-10' ornamental trees x \$400 and thirty-five (35) deciduous or evergreen shrubs x \$90 = \$5,650.***
5. A waiver is requested from §205-52.D(3)(f) which 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. ***We have no objection to this waiver request. This requirement would be met with landscaping as calculated to meet the requirements of §205-52.D(3)(e). See our response to the waiver request for that section above***



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

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

July 19, 2024

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

Re: Penera Bread with Drive-thru at Airport Square Shopping Center
801 Bethlehem Pike Land Development Application LD-23-009

Dear Marianne:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans of the: Penera Bread with Drive-thru at Airport Square Shopping Center.

Using the 2018 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

1. **503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
Comment: There is a underground retention basin proposed. Upon approval of our township engineer.
2. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*. **Comment: Shall provide truck turning template of MTFD ladder truck maneuvering around building. Truck template provided in revised plans dated 1-20-24.**
3. **503.2.2 Authority.** The *fire code official* shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. **Comment: Shall provide a minimum of 26 feet around building for emergency access. The applicant has decided to sprinkler the building to keep to the 24'.**
4. **503.3 Marking.** Where required by the *fire code official*, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. "NO PARKING FIRE LANE" signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office.

- Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
- Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

Comment: This section has been addressed as of dated plan 1-20-24

5. **505.1 Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.

Comment: This section has been addressed as of dated plan 1-20-24

6. **507.1 Required water supply.** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. **Comment: The applicant has decided to sprinkler the building therefore the hydrant location shall be relocated to comply with this section.**

7. **912.1 Installation.** Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7. A fire hydrant shall be located within 100 feet of Fire Department Connection (FDC).

Comment: The FDC shall be 5" Storz.

GENERAL COMMENTS

8. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.

Comment: This section has been addressed as of dated plan 1-20-24

9. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted in regards to placement of truss placard.

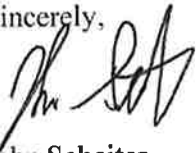
Comment: This section has been addressed as of dated plan 1-20-24

10. Fire Department key boxes (Knox Box) SHALL be provided on buildings at an approved location. Knox Box forms are available through the Fire Marshals or Code Enforcement Office. **Comment: This section has been addressed as of dated plan 1-20-24**

The Fire Marshal's Office recommends that the proposed plans need to be revised and reviewed by the Fire Marshal prior to the development being approved.

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

Sincerely,

A handwritten signature in black ink, appearing to read "John Scheiter". The signature is stylized and cursive.

John Scheiter
Assistant Chief / Deputy 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: November 16, 2023

Re: LD7-23-009
801 Bethlehem Pike

A review of the above-referenced land development application 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.montgomerytpw.org

DATE: March 14, 2024 *revised April 1, 2024, July 23, 2024*

APPLICANT: RE Plus Airport Square, LLC c/o The Wilder Companies, LTD

PROJECT NAME: Panera Bread with Drive-Thru / 801 Bethlehem Pike – proposed 4,300 sq ft restaurant with drive-through and 556 sq ft outdoor patio

TWP PROJECT #: LD-23-009

The Township Planning & Zoning Department has conducted a preliminary review of the proposed project noted above and provide the following comments:

1. Section 230.86A Permitted Uses, Table 230-A – A restaurant with outdoor counter, drive-through, curb service is a permitted use by right within the S-Shopping Center District.
2. Section 230-156.4A Special Regulations for Restaurant, Outdoor customer dining area. – (Outdoor dining area shall be permitted as an accessory use in the C,S,RS, and ECPOD Overlay Districts.
3. Section 230-123A(36) Miscellaneous Signs - Any sign or type of sign not previously defined in this article which has been approved as a special exception by the ZHB of Montgomery Township. Drive-through signage / Menu Boards are currently not defined and would require relief in the form of a Special Exception.
4. Any proposed signage including the drive-through signage / menu boards depicted on the plans are not approved through the Land Development process and are subject to the provisions of Article XVIII of the Code of Montgomery Twp.
5. Section 230-91.1 Satellite Uses. Uses located in a separate detached building (s) having less than 7,500 square feet but on the same site as a shopping center may be permitted upon authorization of Conditional Use subject to 230-91.A,B,&C. **Conditional Use granted May 28, 2024.**
6. Must comply with regulations set forth in Section 230-156.4 Outdoor Dining.
7. ZHB Opinion & Order #11100001 granted variance allowing 18.3% building coverage for the overall shopping center including additions to the existing golf store and pad site.
8. Current plan depicts proposed 4,300 sq ft Panera Bread, 556 sq ft outdoor seating area, and proposed future Pour House 1,405 sq ft patio, and future 6,500 sq ft (footprint) Golf Galaxy addition. The current plan proposes 17.68% building coverage, 81.63% impervious coverage (existing 82.09%)
9. Proposes 1753 parking spaces for the overall site, 10x20 in size. Minimum required based on calculations provided is 1601 spaces.
10. **Per Section 205-116 of the SALDO, a park and recreation fee shall be required as an alternative to dedication of parkland for park and recreation.**
11. **The proposed future patio expansion (1,405 sq ft – 72 seats) for the existing Pour House that is noted on the plan sheet C-301 is not part of this application or review.**


Zoning Officer

7/23/24
Date

Montgomery Township
Planning Commission Meeting Minutes
August 15, 2024

The regular meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, August 15, 2024. The members of the Planning Commission in attendance included: Alex Rigney, Steve Krumenacker, Jim Rall, and David Fetzer. Also present: Candyce Chimera, Board of Supervisors Chairwoman; Kailie Melchior, Township Solicitor; Marianne McConnell, Director of Planning & Zoning/Zoning Officer; and Mary Gambino, Project Development Coordinator.

The regular meeting was called to order at 7:00 p.m. by member Steve Krumenacker.

After The Pledge of Allegiance, a motion was made by Jim Rall, and seconded by Alex Rigney, to approve the minutes of the July 18, 2024, meeting as submitted.

109 Holly Drive Land Development Application LDS-24-004

David Caracausa, of Aston Enterprises, LLC, and Scott Camburn of Urwiler & Walter, Inc., addressed the commission to seek a recommendation for approval of a two-lot subdivision on Holly Drive. Mr. Caracausa explained that the proposed minor subdivision was originally part of a 1962 overall subdivision plan for Holly Drive Corporation, and the two lots were later combined into one lot which now contains a large ranch home. The proposal is to demolish the ranch home and revert to the original subdivision, dividing the one lot back to two lots. The two lots will be serviced by public water and sewer. The existing ranch home is connected to public sewer, so only one new connection will be necessary. However, the existing home is not serviced by public water and two new water connections will be necessary to serve the new lots. Mr. Caracausa has obtained "will serve" letters from Montgomery Township Municipal Sewer Authority and North Wales Water Authority. Mr. Caracausa also reported that the County Planning Commission generally supports the proposal and Pennsylvania DEP approved the planning module exemption. Mr. Caracausa and Mr. Camburn then addressed the requested waivers:

1. Sidewalks. There are currently no sidewalks within the neighborhood or along Holly Drive. The applicant is willing to agree to a fee in lieu of sidewalk installation if sidewalks are brought into the neighborhood in the future.
2. Landscape Architect. The applicant proposes to utilize a design engineer.
3. Street trees planted no closer than one foot outside right-of-way. The applicant proposes to plant four trees one foot inside the right-of-way to avoid an existing easement.
4. Replacement trees. The applicant proposes to provide a fee-in lieu of eleven trees. If there is adequate space after the homes are built, some of the eleven trees can be planted.
5. Provide features within 400 feet of the subject property. Since the neighborhood is already developed, the proposal is to show the features of the two lots only.
- 6-7. Stormwater Management. Mr. Caracausa stated that the features and dimensions of the two lots are not adequate for installation of required storm water management systems. Ms. McConnell stated that the township code requires facilities to manage 30% of lot area. The current proposal is to provide 19.29%, which the applicant would like have noted in a deed restriction. Mr. Caracausa stated that the current home on the site has 12,000 square feet of impervious coverage. The new proposal is for less total square footage, and will provide excess allowable impervious coverage of 800

square feet for lot 1 and 1000 square feet for lot 2. Ms. Chimera questioned the effectiveness of a deed restriction since most deed restrictions are not mentioned prior to settlement. She suggested a separate disclosure page and exhibit page for future buyers. All the commission members questioned the adequacy of the storm water management proposal and expressed concern for future use of the proposed excess allowable impervious coverage.

8. Erosion and Sediment Control. The applicant proposes that the earth disturbance be reviewed by the Township Engineer due to less than one acre of disturbance. Ms. McConnell stated that the township engineer did not object to this request.

Upon motion by David Fetzer, and second by Jim Rall, the Planning Commission recommended that the Board of Supervisors approve the application of Aston Enterprises, LLC, for 109 Holly Drive, as presented, subject to the recommendations of the township staff and consultants. They further recommended a seller disclosure and exhibit be added to the agreement of sale to highlight the requested waiver of storm water management facilities, and impervious coverage restrictions. The Commission also recommended a fee in lieu of required landscaping. All waiver requests to be determined by the Board of Supervisors at the time of consideration of land development approval. All in favor.

RE Airport Square LLC/Panera Bread 801 Bethlehem Pike LDS-23-009

Andrew Freimuth, of Wisler Pearlstine, LLP; Ron Klos, of Bohler Engineering; Kelli Burk, of RE Plus Airport Square, LLC; and Matt Hammond of Traffic Planning & Design addressed the commission seeking a recommendation for approval of a new Panera Bread Restaurant to be located in the existing Airport Square shopping center parking lot. Mr. Freimuth explained that the applicant had received Conditional Use approval in May, 2024. He discussed the proposed pedestrian connectivity to link the site to the crosswalk over Bethlehem Pike to Montgomery Mall, as well as to the main shopping center at Airport Square. Possible additional sidewalks were discussed as Option 1 – to provide sidewalks along the Bethlehem Pike frontage but there is no sidewalk to connect with at the northern part of the site; and Option 2 – to provide additional sidewalks to the site of the proposed Village at Windsor, behind the Airport Square shopping center. Mr. Freimuth stated that the applicant favored Option 2 since the sidewalk along Bethlehem Pike would not connect to another sidewalk and connectivity to Village at Windsor is currently shown on the Township's Pedestrian Connectivity Plan. Mr. Freimuth next address the requested waivers:

- 1-5. Landscaping. The applicant has worked with the township consultants to achieve a plan that provides adequate landscaping without compromising the visibility of the site which sits below grade at some points.
6. Depth of parking stalls. Instead of the required 20' depth, the applicant proposes 18' parking stalls to match existing parking spaces or where a 2' vehicle overhang adjacent to landscaped areas is provided.
7. One-way drive aisles width. The applicant proposes a 12' drive aisle, instead of the required 22' aisle, in order to better channel vehicles through the drive-through area for the drive-through lane and the run around lane.
8. Dedicated loading space. The applicant proposes to have box trucks make deliveries at off-peak hours when Panera is closed.
9. ADA parking space width. The applicant proposes an 8' striped area between the two proposed 8' wide ADA spaces. This overall width of 24' will meet the township requirement of two 12' wide ADA parking spaces.

10. Bollards along parking spaces adjacent and perpendicular to sidewalk. The applicant proposes two parking spaces placed near the south side of the site have curbing in between the parking spaces and the 6' wide sidewalk. 6" high vertical curb is proposed at parking spaces adjacent to sidewalks.
11. Conduit of 3.5 feet minimum velocity per second. The proposed storm pipes would need to be sloped significantly greater in order to meet the minimum velocity of 3.5 feet per second. The applicant asserts that the storm pipes, as designed given the small drainage areas, will function properly.
12. Features within 400' of the site. The applicant states that a detailed survey of the pad site is shown on the Existing Conditions Plan and Site Survey information of the entire shopping center is provided in lieu of all features within 400' of the site.
13. Simultaneous Preliminary & Final Plan Application. The applicant provided all information required in the plan set provided to the township.
14. Underground basin to dewater in greater than 72 hours. The proposed basin utilizes the PADEP Managed Release Concept to allow dewatering within 7 days after a 24-hour storm.

Steve Krumenacker questioned the turning radius at the exit intersection into the shopping center. Matt Hammond stated that Gilmore saw no issue with the alignment as it was designed to match the existing intersection near Cava. The deliveries were questioned. Ron Klos stated that deliveries would be similar to what was permitted for Shake Shack, for off-hour deliveries adjacent to the building. Ms. McConnell requested a rendering of sidewalk options 1 and 2, to be presented to the Board of Supervisors. Jim Rall questioned the ownership of the site, in relation to possible sidewalk and walkway installation. Mr. Freimuth stated that the shopping center has a single owner.

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 RE Airport Square LLC, for a Panera Bread restaurant as presented, subject to the recommendations of the township staff and consultants. Any waiver requests to be determined by the Board of Supervisors at the time of consideration for approval. All in favor.

There being no further business to come before the Commission, the meeting was adjourned at 8:24 p.m. The next meeting is scheduled to be held at 7:00 p.m. on September 19, 2024, in the township building.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR
JAMILA H. WINDER, VICE CHAIR
JOSEPH C. GALE, 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

November 30, 2023

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

Re: MCPC #23-0212-001
Plan Name: Panera Bread with Drive-thru at Airport Square Shopping Center
(1 lot, approximately 38.36 acres)
Situate: Airport Square Shopping Center, near Bethlehem Pike & North Wales Road
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 November 6, 2023. We forward this letter as a report of our review.

BACKGROUND

RE Plus Airport Square, LLC has submitted a land development application to install a Panera Bread restaurant with drive-through on a new pad site in the Airport Square Shopping Center, in the parking lot of the existing T.J. Maxx and Home Sense stores. The restaurant building would cover 4,300 square feet with a 556 square foot patio and offer 110 dining seats, with two drive-through lanes proposed running counter-clockwise around the building. Some additional landscaping is proposed which will reduce the total impervious coverage on the shopping center site. Parking for the shopping center will still be in excess of zoning requirements, even with the spaces removed for the pad site. The property is located in the S Shopping Center zoning district.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this development as part of the "Regional Mixed Use Center" covering the Route 309 corridor north of Route 202 around the Montgomery Mall. The plan also encourages development and transformative investment where infrastructure already exists. We believe that the application is compliant with *Montco 2040*.

Montgomery Township's 2022 Comprehensive Plan's Future Land Use map has this site located in the Commercial area. The plan includes strategies for the township including "encourage appropriate economic



development on undeveloped parcels” and “identify areas suitable for redevelopment and/or infill development”. Additionally, adaptive reuse of underutilized properties is promoted as an opportunity to revitalize the site and the community. We believe that this proposal is generally compatible with the 2022 Comprehensive Plan.

RECOMMENDATION

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

REVIEW COMMENTS

TRANSPORTATION

We appreciate the development’s proposal to add connective pedestrian pathways between Bethlehem Pike, the accessible parking spaces, and the trash enclosure, to promote safe crossings of active driveways by customers and employees accessing the restaurant. As part of the larger connectivity push by Montgomery Township, we would recommend that the township, the applicant, and the shopping center owners look to continue those pedestrian connections from the pad site over to the main shopping center buildings by the T.J. Maxx via striping or sidewalk installation. This would allow for improved access to all points of the shopping center, including pedestrians passing by the new pad site, which may help to increase business for Panera.

CONCLUSION

We wish to reiterate that MCPC generally supports the township’s proposal but we believe that our suggested revisions will better achieve Montgomery Township’s planning objectives for commercial development; we especially appreciate the attention paid to the landscaping plan’s details.

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 (#23-0212-001) on any plans submitted for final recording.

Sincerely,



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

c: RE Plus Airport Square, LLC, Applicant
Ronald Klos, Bohler Engineering, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

Aerial – Airport Square Shopping Center, Montgomery Township



**Panarea Bread with Drive-thru
at Airport Square Shopping Center
MCPC#230212001**

Montgomery
County
Planning
Commission
Montgomery County Planning Commission
1100 Walnut Street, Suite 200
P.O. Box 380000
Harrisburg, PA 17108-0000
www.montgomerycountypa.gov

0 200 400 800 Feet

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #08

SUBJECT: Aston Enterprises / 109 Holly Dr – Preliminary/Final Land Development
LDS-24-004
MEETING DATE: September 23, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Marianne J. McConnell, Director of Planning & Zoning

BACKGROUND: The applicant is proposing to subdivide an existing 50,329 square foot parcel within the R-2 residential district into two lots by reestablishing the original property lines from the 1962 Holly Drive Corp. subdivision. The applicant proposes to remove the existing house and swimming pool and construct two new single family detached dwellings to be served by public water and sanitary sewer.

Township staff and consultants have had the opportunity to review the details of the land development plan, and the corresponding review letters and waiver requests are in your packet.

This application was presented and reviewed by the Planning Commission at their August 15, 2024 public meeting. The minutes from that meeting are included in your packet.

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.

MOTION/RESOLUTION:

Motion to adopt Resolution No. 2024-20 approving the preliminary/final land development application with requested waivers for Aston Enterprises, LLC.

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

RESOLUTION 2024-20

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION FOR PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
APPROVAL FOR 109 HOLLY DRIVE FOR A TWO LOT SUBDIVISION WITH
TWO NEW SINGLE FAMILY DETACHED DWELLINGS**

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, Aston Enterprises, LLC (“Applicant”), is the legal owner of the current 50,329 square foot parcel with a street address of 109 Holly Drive, Montgomery Township, Montgomery County, Pennsylvania in the Township’s R-2 Residential Zoning District, more specifically identified as Montgomery County Parcel Number 46-00-01672-00-1 and currently containing a residential dwelling on the lot (the “Property”);

WHEREAS, the Applicant is proposing to demolish the existing dwelling, subdivide the Property into two, 25,164 square foot lots, and construct one new single family detached dwelling on each new lot that will be served by public water and sanitary sewer (“Project”);

WHEREAS, the Applicant has filed with the Township certain preliminary/final land development plans for the Project prepared by Urwiler & Walter, Inc, dated April 23, 2024 and last revised August 21, 2024 (“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 September 10, 2024 Gilmore & Associates, Inc. Plan Review Letter (including Planning, Landscaping, Lighting, Traffic, Engineering comments/conditions) and the comments and recommendations in the April 26, 2024 Gilmore & Associates, Inc. Accessibility Review Letter. Further, the Applicant shall comply

with future review letters related to future Plan revisions made in response to prior comments, unless an associated waiver is granted, to the reasonable satisfaction of the Township Engineer.

2. The Applicant must comply with and address any outstanding comments in the May 24, 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 May 15, 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 May 15, 2024 Montgomery Township Police Department review letter to the reasonable satisfaction of the Township Police Chief.
5. 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.
6. Applicant must comply with any applicable requirements of the Montgomery County Conservation District, Pennsylvania Department of Environmental Protection (“PaDEP”), Pennsylvania Department of Transportation (including, but not limited to, obtaining any necessary Highway Occupancy Permits and Signal Permits required by PennDot), United States Environmental Protection Agency, the Montgomery Township Municipal Sewer Authority (“MTMSA”), the North Wales Water Authority, or any other necessary outside agency, and obtain any necessary planning modules, approvals, or permits from such agencies, or enter into any required agreements such agencies require, before the Plan is recorded.
7. Unless otherwise specified herein, the conditions of this Resolution, including the payment of all required fees set forth herein, must be satisfied before the issuance of a building permit for the Project. The Applicant understands that building permits will not be issued until all fees required to be paid under this Resolution have been paid.
8. Applicant must complete and permit the recording of all applicable, required easements and/or maintenance agreements or declarations, including, but not limited to 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) prior to or with the recording the Plan. Applicant will provide all necessary legal descriptions for any necessary easements.
9. Prior to recording the Plan, the Applicant shall execute a Land Development and Financial Security Agreement to guarantee the installation of all public improvements associated with the Project (“Improvements”) as drafted by the Township Solicitor. Financial Security shall take the form of a cash escrow held by the Township, an irrevocable standby letter of credit

in a form acceptable to the Township Solicitor, or a tri-party agreement in a form acceptable to the Township Solicitor. If Applicant were to post financial security in the form of a bond, the Township Solicitor shall have the unconditional right to review the bond and must approve the conditions and language of the bond. Further, the bond shall be issued by a "AAA" rate surety, or its equivalent, qualified to do business in Pennsylvania, and shall contain language stating that the bond is to be payable upon demand, absolutely, and unconditionally, and if payment is not made, that the bonding company shall be responsible for reasonable attorneys' fees and costs that are incurred to collect on the bond, plus interest at the annual rate of twelve (12%) percent, for so long as the bond remains unpaid. A bond or letter of credit is required to automatically renew annually until the Improvements detailed on the Plans are completed, any maintenance periods have passed, and the final release is issued by the Township, subject to partial releases being permitted in accordance with Pennsylvania Municipalities Planning Code. To ensure automatic renewal, a bond or letter of credit shall include a 90-day Evergreen Clause in a form acceptable to the Township Solicitor.

10. Financial security shall be posted in the amount of 110% of the total cost of the Improvements. The Applicant agrees that the Improvements shall include, but shall not be limited to, streets, parking areas, striping, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, stormwater facilities, rain gardens and appurtenances, grading, erosion and sediment controls, public lighting, required trees, shrubs, plantings and landscape buffering, monuments, pins, sidewalks, or other public improvements designated by the Township Engineer.
11. For a period not less than 18 months after Township Engineer approval of the Improvements, financial security shall remain posted in the amount of 15% of the total cost of the Improvements for trees/plantings and Improvements that are to be dedicated to the Township. If the end of maintenance period for trees and other plantings is delayed due to planting schedules and, as a result, ends outside the period specified under Section 205-49 of the Township Code 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 plantings. 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 trees, plantings, and landscaping materials ("collectively, "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 the Land Development and Financial Security Agreement, for the reimbursement of the Township's reasonable engineering, inspection, legal, and related administrative costs and expenses related to the further reviews, inspections, and development of the Project, in accordance with the Pennsylvania Municipalities Planning Code. A seven and one-half (7.5%) charge will be applied to each monthly invoice to cover Township administration charges and costs, with such charges being deducted from the Applicant's escrow. Such fees shall not exceed those charged to the Township by such professionals rendering the applicable services related to the Plan and Project. A note shall be included on the Plan prior to recording that sets forth the restrictive covenants on the Property.
14. A note shall be included on the Plan listing 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. Prior to recording the Plan, any fee-in-lieu for waivers, if set forth below and as applicable to a granted Waiver, shall be paid to the Township in the amount calculated by the Township Engineer.
17. The terms and conditions of this Resolution shall run with the land and shall apply to any assignee, transferee, or other successor in interest in the Property or the development of the Project. This Resolution or a memorandum of this Resolution may be recorded against the Property by the Township, or a subdivided portion of the Property, at the Township's sole discretion, to which the then-current landowner of the Property shall be deemed to have consented to such recording. Regardless of whether this Resolution is recorded, the Township shall have the right to enforce any violations of the conditions of this Resolution as a violation of the Township's Subdivision of Land Chapter and/or pursuant to Section 616.1 of the Pennsylvania Municipalities Planning Code.
18. If the waiver related to the planting of street trees is not granted, resulting in any number of required street trees not being planted on the Property, the Applicant agrees to pay a fee in lieu of landscaping in the amount of **\$600.00 per street tree** not planted. If any street trees are planted in a different location than shown on current landscaping plan, the landscaping plan shall be revised to show the new location of the trees and approved by the Township Landscape Architect.
19. Applicant shall pay to the Township the required fee in lieu of open space dedication in the amount of **\$2,000** (\$2,000 per new residential dwelling added to the Property).
20. Contemporaneously with recording the Plan and the development agreements set forth above, the Applicant shall also file new deeds for each new lot approved by the Township Solicitor. In addition, restrictive covenants, approved by the Township Solicitor, shall be

filed for each new parcel created that: 1) (if the applicable waiver set forth below is granted) restricts each lot to a maximum allowed impervious coverage of 4,854 square feet or 19.29 percent of each lot area, due to the limited area for placement of potential future impervious area/unique shape of the proposed lots and due to no additional stormwater management facilities being provided. This proposed restriction is intended to equally limit the amount of existing impervious surface currently on each lot that will be removed, minus 20 percent; and, 2) establishes a landscaping declaration of covenants and restrictions (as drafted by the Township Solicitor) requiring, in part, perpetual maintenance by the landowner of all trees and plantings installed or included on the Plan by the owner of each subdivided lots to meet all code landscaping/tree requirements.

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 205-22.A, to not provide sidewalk along the Holly Drive frontage. The waiver is hereby:

Granted _____ Denied _____

2. From Section 205-49.C, to allow the landscape plan to be prepared by the design engineer instead of a landscape architect. The waiver is hereby:

Granted _____ Denied _____

3. From Section 205-52.A(3)(a), to allow two (2) proposed street trees to be planted one (1) foot inside the roadway right-of-way line along the frontage of Lot 2, and to allow three (3) proposed street trees to be planted within the interior of Lot 2 outside of the existing drainage easement and behind the clear sight line. The waiver is hereby:

Granted _____ Denied _____

4. From Section 205-87.B(10), to provide an aerial image surrounding features plan showing existing conditions within 400 feet of the Property. The waiver is hereby:

Granted _____ Denied _____

5. From Section 205-18.D(3)(f), to not install stormwater management facilities for the greater of either the total impervious cover or the maximum impervious surface ration permitted, but instead deed restrict the property to allow a maximum imperious coverage of 4,854 square (19.29%) for each lot. The waiver is hereby:

Granted _____ Denied _____

6. From Sections 206-17, 206-18 and 206-20, to not design stormwater management features for new and future impervious surface areas up to the zoning district's maximum imperious cover ratio, but instead deed restrict the property to allow a maximum imperious coverage of 4,854 square (19.29%) for each lot. The waiver is hereby:

Granted _____ Denied _____

7. From Section 206-6.A (Table 206-6.2), to permit the erosion control plan to be reviewed by the Township Engineer instead of the Montgomery County Conservation District. 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. The Applicant understands that accepting the Plan conditions and failing to appeal any conditions, as drafted, within thirty (30) days of the approval date set forth below shall serve as a waiver of any such right to appeal and an acceptable of all conditions that, where applicable, shall bind future owners of the Property. The Applicant agrees that the interpretation of any conditions in this Resolution, if later challenged, shall be interpreted in favor of the Township.

RESOLVED AND APPROVED this 23rd day 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/LANDOWNER:

I, _____, being the authorized representative for the 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 and will covenant the Property, as recited above. By signing this Resolution, the Applicant is signifying acceptance of the conditions contained herein.

APPLICANT/LANDOWNER: Aston Enterprises, LLC

By: _____

Print: _____

Date: _____

WITNESS:

Name: _____

Date: _____

Application for Subdivision & Land Development

Montgomery Township, Montgomery County, Pennsylvania

Date of application: April 23, 2024

I. Type of Application – check one

- Minor Subdivision (checklist **not** required).....
- Preliminary Subdivision (checklist required).....
- Final Subdivision (checklist required).....
- Preliminary Land Development (checklist required).....
- Final Land Development (checklist required).....
- Revised Approved Subdivision / Land Development (checklist required).....

II. Applicant's Name (corp. name) Aston Enterprises, LLC

Person making application (name) David J. Caracausa

Applicant's Address P.O. Box 1055, North Wales, PA 19454

Phone # 215-699-2600 Fax # NA

E-Mail davidc@cbprem.com

Developer's Name (if different from applicant) _____

Developer's Address _____

Phone # _____ Fax # _____

E-Mail _____

Owner of Record (title holder) Aston Enterprises, LLC

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

Equitable Owner NA

***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) Urwiler & Walter, Inc

Name of Engineer Handing this Development Scott T. Camburn

Engineer's Address 3126 Main Street, P.O. Box 269, Sumneytown, PA 18084

Phone # 215-234-4562 Fax # 215-234-0889

E-Mail scamburn@urwilerwalter.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.
- V. (Resolutions for Conditional Use, Cluster, any Variances, Special Exceptions, etc.)

List of Drawings

NO	Title	Date	Last Revision Date
1	Minor Subdivision Plan	March 21, 2024	NA

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.

David J. Caracausa 4/23/24
 Signature of Owner/Developer Date Signed

Aston Enterprises, LLC David J. Caracausa Pres.
 Corporation name, if applicable Applicant's or Corporation Official's signature and title

Scott T. Camburn Urwiler & Walter, Inc
 Engineer's signature Engineering firm

WAIVERS REQUESTED

FROM THE MONTGOMERY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE CHAPTER 205 AND THE TOWNSHIP MANAGEMENT ORDINANCE CHAPTER 206, AS LAST AMENDED.

MONTEGOMERY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE CHAPTER 205

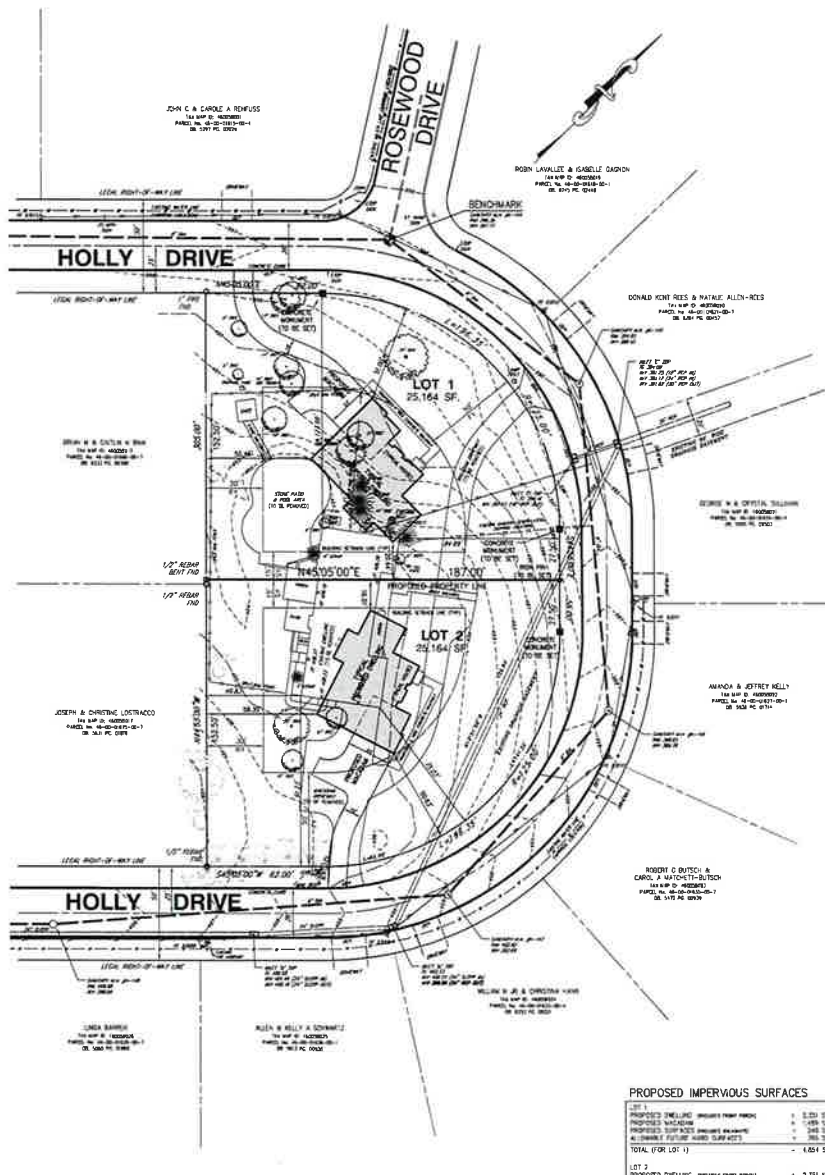
- | NUMBER | SECTION | DESCRIPTION |
|--------|----------------|---|
| 1 | 205-22 | REQUIRED: CONCRETE SIDEWALKS ALONG THE PROPERTY FRONTAGE.
REQUESTED: NO SIDEWALK ALONG THE FRONTAGE OF HOLLY DRIVE. |
| 2 | 205-43 C | REQUIRED: ALL LANDSCAPE PLANS TO BE PREPARED BY A LANDSCAPE ARCHITECT.
REQUESTS: ALLOW THE LANDSCAPE PLAN TO BE PREPARED BY THE DESIGN CONTRACTOR. |
| 3 | 205-37 A(1)(b) | REQUIRED: REQUIRES THAT ALL STREET TREES SHALL BE PLANTED NO GREATER THAN ONE (1) FOOT OUTSIDE THE LEGAL OR ULTIMATE RIGHT-OF-WAY. PROPOSED TREE SPECIES.
REQUESTS: TO ALLOW FOUR (4) PROPOSED STREET TREES TO BE PLANTED ONE (1) FOOT INSIDE THE RIGHT-OF-WAY LINE DUE TO AN EXISTING CURBSTOP. |
| 4 | 205-37 B(1)(c) | REQUIRED: PROVIDE FIBRING FEATURES WITHIN 400 FEET OF THE SUBJECT PROPERTY.
REQUESTED: PROVIDE AN AERIAL IMAGE SURROUNDING FEATURES PLAN SHOWING THE EXISTING CONDITIONS WITHIN 400 FEET OF THE SUBJECT PROPERTY. |
| 5 | 205-38 B(1)(b) | REQUIRED: STORMWATER MANAGEMENT FACILITIES MUST BE DESIGNED FOR THE DESIGNER TO DESIGN THE TOTAL IMPERVIOUS COVER OF THE MASSIVE IMPERVIOUS SURFACE SHALL BE PERMITTED WITHIN THE RESPECTIVE ZONING DISTRICT PER TOWNSHIP ZONING ORDINANCE.
REQUESTED: TO LIMIT REEDED RESTRICT EACH LOT TO A MAXIMUM ALLOWED IMPERVIOUS COVERAGE OF 4.84 SQUARE FEET OR 18.75 PERCENT OF THE LOT AREA. DUE TO THE LIMITED AREA FOR PLACEMENT OF FORMAL FUTURE IMPERVIOUS AREA / UNIQUE SHAPE OF THE PROPOSED LOTS AND PROVIDE NO ADDITIONAL STORMWATER MANAGEMENT FACILITIES. THE PROPOSED LOTS EQUALS THE AMOUNT OF EXISTING IMPERVIOUS SURFACE CURRENTLY ON EACH LOT THAT WILL BE REMOVED MINUS 30 PERCENT. |

MONTEGOMERY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE CHAPTER 206

- | | | |
|---|----------------------------|--|
| 6 | 206-17
206-18
206-20 | REQUIRED: DISTURBED AREA EQUAL TO OR GREATER THAN 5,000 SQUARE FEET, REQUIRES STORMWATER MANAGEMENT DESIGN FOR THE RUN AND TREAT IMPERVIOUS SURFACE, AREA UP TO THE ZONING DISTRICT MAXIMUM IMPERVIOUS COVER RATIO.
REQUESTS: TO LIMIT REEDED RESTRICT EACH LOT TO A MAXIMUM ALLOWED IMPERVIOUS COVERAGE OF 4.84 SQUARE FEET OR 18.75 PERCENT OF THE LOT AREA. DUE TO THE LIMITED AREA FOR PLACEMENT OF FORMAL FUTURE IMPERVIOUS AREA / UNIQUE SHAPE OF THE PROPOSED LOTS AND PROVIDE NO ADDITIONAL STORMWATER MANAGEMENT FACILITIES. THE PROPOSED LOTS EQUALS THE AMOUNT OF EXISTING IMPERVIOUS SURFACE CURRENTLY ON EACH LOT THAT WILL BE REMOVED MINUS 30 PERCENT. |
| 7 | 206-24
206-25 | REQUIRED: EARTH DISTURBANCE AREA BETWEEN 5,000 SQUARE FEET TO LESS THAN 1 ACRE - EROSION CONTROL TO BE SUBMITTED AND REVIEWED BY MONTGOMERY COUNTY COMMISSIONER DISTRICT.
REQUESTS: TO ALLOW THE EROSION CONTROL PLAN TO BE REVIEWED BY THE TOWNSHIP ENGINEER DUE TO THE MINIMAL SCOPE OF THE DEVELOPMENT UNDER 1 ACRE OF DISTURBANCE. |

LEGEND

- EXISTING CONTOURS
- EXISTING ELEVATION
- EXISTING EDGE OF MACADAM
- EXISTING FENCE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING SANITARY LATERAL
- EXISTING WATER LINE
- EXISTING TREES
- EXISTING WELL
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE



PROPOSED IMPERVIOUS SURFACES

LOT	PROPOSED CHALLENGE	PROPOSED CHALLENGE	PROPOSED CHALLENGE	PROPOSED CHALLENGE	PROPOSED CHALLENGE
LOT 1	PROPOSED CHALLENGE	PROPOSED CHALLENGE	PROPOSED CHALLENGE	PROPOSED CHALLENGE	PROPOSED CHALLENGE
LOT 2	PROPOSED CHALLENGE	PROPOSED CHALLENGE	PROPOSED CHALLENGE	PROPOSED CHALLENGE	PROPOSED CHALLENGE
TOTAL (FOR LOT 1)					

ZONING DATA

INDICATOR	REQUIRED	ALLOWED	EXISTING PARCEL	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA	20,000 SF	50,709 SF	25,164 SF	25,164 SF	24,164 SF
MINIMUM LOT WIDTH AT BUILDING LINE	100 FEET	144.67 FEET	252.11 FEET	207.21 FEET	207.21 FEET
MINIMUM OVER SETBACKS					
FRONT YARD	50 FEET	75 OR FEET	50.00 FEET	50.00 FEET	50.00 FEET
FRONT YARD FROM SECONDARY & MAJOR ROADS	00 FEET	NA	NA	NA	NA
SIDE YARD AGGREGATE (INTERIOR LOTS)	30 FEET	N/A	36.15 FEET	36.15 FEET	36.15 FEET
SIDE YARD FRONT (EXTERIOR LOTS)	15 FEET	N/A	29.14 FEET	29.14 FEET	29.14 FEET
SIDE YARD REAR (EXTERIOR LOTS)	15 FEET	N/A	NA	NA	NA
SIDE YARD NOT ADJACENT STREET SETBACK (CORNER LOTS)	15 FEET	N/A	NA	NA	NA
REAR YARD	30 FEET	49.88 FEET	39.16 FEET	49.88 FEET	49.88 FEET
MINIMUM BUILDING COVERAGE	15 PERCENT (6.99 S.F.)	7.50 PERCENT (3.51 S.F.)	2.34 PERCENT (1.05 S.F.)	2.34 PERCENT (1.05 S.F.)	2.34 PERCENT (1.05 S.F.)
MINIMUM IMPERVIOUS COVERAGE	30 PERCENT (12.14 S.F.)	24.14 PERCENT (10.54 S.F.)	19.28 PERCENT (8.53 S.F.)	19.28 PERCENT (8.53 S.F.)	19.28 PERCENT (8.53 S.F.)
MINIMUM SETBACK HEIGHT	35 FEET	DOES NOT EXCEED	NOT TO EXCEED 35 FEET	NOT TO EXCEED 35 FEET	NOT TO EXCEED 35 FEET

ZONING NOTE

(1) DOES EXCEED LOT 1 AND LOT 2 TO A MAXIMUM IMPERVIOUS AREA OF 4.84 SQUARE FEET OR 18.75 PERCENT IMPERVIOUS COVERAGE.

EXISTING IMPERVIOUS SURFACES

EXISTING CHALLENGE	EXISTING CHALLENGE	EXISTING CHALLENGE	EXISTING CHALLENGE
EXISTING CHALLENGE	EXISTING CHALLENGE	EXISTING CHALLENGE	EXISTING CHALLENGE
EXISTING CHALLENGE	EXISTING CHALLENGE	EXISTING CHALLENGE	EXISTING CHALLENGE
TOTAL (FOR LOT 1)			

ALL EXISTING IMPERVIOUS SURFACES TO BE REMOVED



GENERAL NOTES

- TOTAL SITE AREA = 50,339 S.F. (GROSS) AREA IS 16.1 ACRE
- BASE INFORMATION TAKEN FROM THE FOLLOWING:
 - SUBDIVISION PLAN OF LOTS 1 AND 2 FOR HOLLY DRIVE COM. PREPARED BY ROBERT A. KELLY, INC. LAST REVISED DATE: FEBRUARY 25, 1982. RECORDED IN PLAN BOOK A-7, PAGE 35.
 - DEED FROM JOHN BAKER DEEDS.
- BOUNDARY SURVEY AND COSTING FEATURES SURVEY OF THE SUBJECT PROPERTY WAS PERFORMED BY URMILER & WALTER, INC. IN JANUARY 2024.
- SEWERSHIP:
 - LOCATION: 342.33
 - DESCRIPTION: 18" PIPE UNDER OF S.W. CORNER OF HOLLY DRIVE AND ROSEWOOD DRIVE
 - LOCATION: "AS SHOWN"
 - DATE: "AS SHOWN"
 - NOTE: SEE GENERAL NOTES 205-37
- PROPERTY LOCATED IN AREA DESIGNATED "U" OTHER AREAS OF ZONING "U" BE OUTSIDE THE 1/2" ANNUAL CHANGED FLOORPLAN BY FEMA ON FLOOD INSURANCE RATE MAP NO. 2207-01-01 WITH A MAP REVISION DATE OF MARCH 12, 2008. MAP NUMBER: 2202020202 IN MONTGOMERY COUNTY, STATE OF PENNSYLVANIA. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROJECTS IS SITUATED.
- SOILS DATA OBTAINED FROM LOCAL-NATURAL RESOURCE CONSERVATION SERVICES-MSU SOIL SURVEY NATIONAL COMPREHENSIVE SOIL SURVEY.
 - SITE IS COMPOSED OF ONE SOIL TYPE.
 - DESIGNATION: SUT LOAM, 3 TO 8 PERCENT SLOPE.
 - HYDROLOGIC SOIL GROUP: "HYDROLOGIC SOIL GROUP"
 - "AS SHOWN"
 - INDICATES CONCRETE IMPERVIOUS TO BE SET.
 - INDICATES IRON PIP TO BE SET.
- PROPOSED LOTS SHALL BE SERVED BY PUBLIC SANITARY SEWER BY MONTGOMERY TOWNSHIP MUNICIPAL WATER AUTHORITY.
- PROPOSED LOTS SHALL BE SERVED BY PUBLIC WATER BY NORTH WALD WATER AUTHORITY.
- EXISTING WELL TO BE CAPPED IN ACCORDANCE WITH MONTGOMERY COUNTY HEALTH DEPARTMENT REQUIREMENTS.
- ALL SANITARY SEWER FACILITIES LOCATED IN ROADWAY RIGHT-OF-WAY AREAS AND TO BE OBTAINED FOR DEDICATION TO THE MONTGOMERY TOWNSHIP MUNICIPAL SEWER AUTHORITY.
- SHOULD THE STREET TREES BE REMOVED DUE TO ROADWAY WORK, UTILITY WORK, OR OTHER DISTURBANCE TO THE RIGHT-OF-WAY, THEY SHALL BE REPLACED IN KIND.
- ALL EXISTING TREES AND OR CLEMATIS TO BE REMOVED ALONG THE LOTS 3 CHALLENGE MAP BE REMOVED TO MEET THE MINIMUM TREE SPOFF REQUIREMENT.

TABULATION OF SHEETS

SHEET NUMBER	DESCRIPTION
1	RECORD PLAN
2	EXISTING FEATURES & DIMENSION PLAN
3	SITE IMPROVEMENT PLAN
4	EXISTING CONTOUR PLAN
5	PROPOSED CONTOUR PLAN
6	1:100' PLAN / SANITARY SEWER SHOP DRAWING
7	CONSTRUCTION DETAIL PLAN
8	PROPOSED PLAN
9	SUBORDINATE FEATURES IN AN

OWNER INFORMATION

1. NAME & ADDRESS - OWNER OF ASTON ENTERPRISES, LLC, 109 HOLLY DRIVE, NORTH WALD, PA 19384. CONTACT: DANIELA S. S. OF MONTGOMERY COUNTY, PENNSYLVANIA. ACCORDING TO THE RECORDS OF THE COUNTY OF MONTGOMERY.

2. NAME & ADDRESS - OWNER OF THE PROPERTY: ASTON ENTERPRISES, LLC, 109 HOLLY DRIVE, NORTH WALD, PA 19384. CONTACT: DANIELA S. S. OF MONTGOMERY COUNTY, PENNSYLVANIA. ACCORDING TO THE RECORDS OF THE COUNTY OF MONTGOMERY.

3. NAME & ADDRESS - OWNER OF THE PROPERTY: ASTON ENTERPRISES, LLC, 109 HOLLY DRIVE, NORTH WALD, PA 19384. CONTACT: DANIELA S. S. OF MONTGOMERY COUNTY, PENNSYLVANIA. ACCORDING TO THE RECORDS OF THE COUNTY OF MONTGOMERY.

OWNER OF RECORD & APPLICANT

ASTON ENTERPRISES, LLC
109 HOLLY DRIVE
NORTH WALD, PA 19384

DATE: 03/21/2024

SCALE: 1" = 30'

SHEET NO. 1 OF 9

DATE: 03/21/2024

SCALE: 1" = 30'

SHEET NO. 1 OF 9

DATE: 03/21/2024

SCALE: 1" = 30'

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DATE: 03/21/2024

SCALE: 1" = 30'

SHEET NO. 1 OF 9

DATE: 03/21/2024

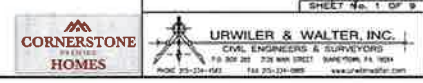
SCALE: 1" = 30'

SHEET NO. 1 OF 9

DATE: 03/21/2024

SCALE: 1" = 30'

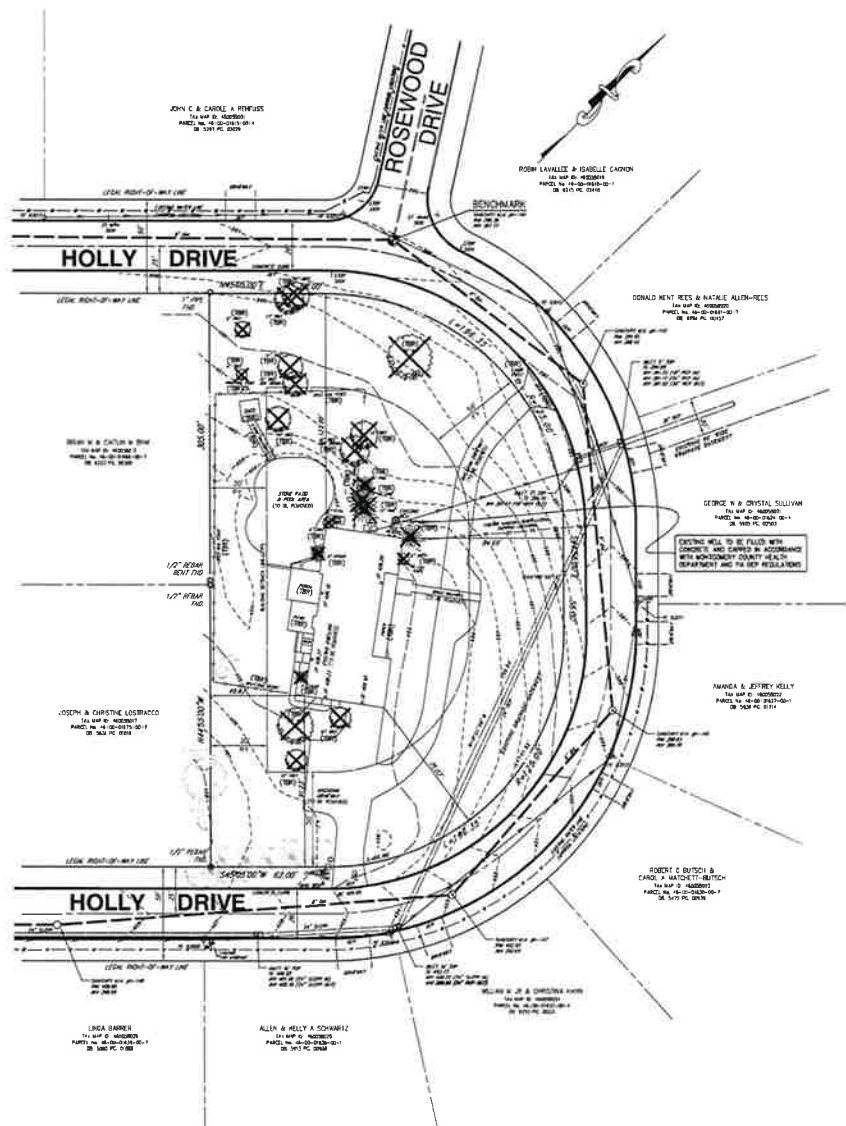
SHEET NO. 1 OF 9



URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS
710 BOX 202 2726 MAIN STREET BARESBORO, PA 19384
PH: 717-234-1993 FAX: 717-234-1989 www.urwiler.com

DEMOLITION NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE UTILITY COMPANIES AND WHEN POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT EXCEPT AS CHECKED. THE CONTRACTOR MUST OBTAIN THE APPROPRIATE UTILITY COMPANY AT LEAST 14 DAYS BEFORE ANY UTILITIES TO BE RELOCATED AND FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WITHIN CONFORMANCE WITH THE PROCEEDINGS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL NOTIFY THE SETTLEMENTS AND FIELD VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND EXISTING UNDESIGNED UTILITY, TELEPHONE, VALVES, GAS WATER MAINS ETC. LINE APPROPRIATE AND MUST BE FIELD VERIFIED. EXISTING UTILITIES MAY ALSO EXIST AND NOT SHOWN. THESE PLANS FOR DEMOLITION SHALL CONTAIN ALL UTILITIES IN THE FIELD FOR EXACT LOCATIONS, DEPTH, MATERIALS AND ELEVATIONS.
- THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL PROVISIONS OF MONTGOMERY TOWNSHIP AND OTHER JURISDICTIONAL AGENCIES.
- THE CONTRACTOR SHALL MAINTAIN AND PROTECT ALL ADJACENT PROPERTY AND STRUCTURES FROM ANY AND ALL DAMAGE DURING THE DEMOLITION OPERATION. THE CONTRACTOR SHALL USE ANY NECESSARY PROTECTION SYSTEMS, PLATFORMS, BRACING, UNDERPINNING, ETC. TO PROTECT ADJACENT PROPERTY. ANY OTHER DAMAGE CAUSED BY THE CONTRACTOR OR HIS AGENTS SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING, BUT NOT LIMITED TO, STREET CLOSURE AND DEMOLITION.
- THE CONTRACTOR SHALL COORDINATE DEMOLITION AND REMOVAL OF UTILITY LINES WITH UTILITY CONTRACTOR AS TO LOCATION AND CONDITION OF CAPPING. THE ACCESS SHALL REMAIN OPEN AND OPERATIONAL AT ALL TIMES.
- ALL EXISTING STRUCTURES UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC. WHEN CONSTRUCTION SHALL BE REMOVED AS SHOWN ON SITE PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES OF ALL STRUCTURES, PAIS WALLS, FOUNDATIONS, FENCING, DRIVEWAYS, DRIVEWAYS, CONCRETE UTILITIES, ETC. SUCH THAT THE REMAINING SURFACE ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL UTILITIES TO BE REMOVED SHALL BE UNDELETED TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH 30 INCHES COMPACTED FILL MATERIAL FOR THE SPECIFICATIONS.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTING OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY AND ANY FEES WHICH WILL BE PAID TO THE UTILITY COMPANY FOR THESE SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY. ADVANCE NOTICE SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A DIGNIFIED TRANSFER IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
- PRIOR TO DEMOLITION OCCURRING, ALL EXISTING CONDITIONS (IF ANY) ARE TO BE INSTALLED.
- SHOULD REMOVE AND/OR RELOCATION ACTIVITIES DAMAGE, FENCING, EXISTING AND/OR STORM INLET STRUCTURES, THEN THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. COSTS FOR MATERIALS REQUIRED TO BE RELOCATED ON THIS PLAN AT OTHER CONSTRUCTION MATERIALS SHALL BE WITH.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCING, SEE NOTES, DURING THE DEMO AND RECYCLE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIALS. TO ENSURE EASY AND SAFE PESTICIDE AND HERBICIDE TRAFFIC TO AND FROM THE SITE, CONTRACTOR SHALL COORDINATE WITH ALL CONSTRUCTION HERBICIDE WHEN PROPOSED BY THE BUILDING AND UTILITY PROFESSIONALS WITH THE OWNER TO MAINTAIN PERFORMANCE AND INTERFERENCE TO EXISTING BUILT STRUCTURE AND THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE WATER DEPARTMENT TO OBTAIN NECESSARY APPROVED AND TO OBTAIN NECESSARY THE PROTECTION OF ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR APPROVING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
- REMOVAL OF THE EXISTING OR FIRM SHALL BE IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL AND HEALTH STANDARDS INCLUDING SOIL SAMPLING. SHOULD THERE BE EVIDENCE OF ANY SHALL ON LEAKAGE.
- EXISTING WELLS TO BE FILLED WITH CONCRETE AND CURBED IN ACCORDANCE WITH MONTGOMERY COUNTY HEALTH DEPARTMENT AND PA DEP REGULATIONS.



PENNSYLVANIA ONE CALL SYSTEM (PENNSYLVANIA 811) UNDERGROUND UTILITY USERS

UTILITY NAME	ADDRESS	CONTACT NAME	PHONE
COMMERCE BANK	109 HOLLY DRIVE, PA, 19380	DAVID W. HARRIS	610-339-1100
AT&T	109 HOLLY DRIVE, PA, 19380	DAVID W. HARRIS	610-339-1100
TELECOM	109 HOLLY DRIVE, PA, 19380	DAVID W. HARRIS	610-339-1100
TELECOM	109 HOLLY DRIVE, PA, 19380	DAVID W. HARRIS	610-339-1100
TELECOM	109 HOLLY DRIVE, PA, 19380	DAVID W. HARRIS	610-339-1100
TELECOM	109 HOLLY DRIVE, PA, 19380	DAVID W. HARRIS	610-339-1100
TELECOM	109 HOLLY DRIVE, PA, 19380	DAVID W. HARRIS	610-339-1100
TELECOM	109 HOLLY DRIVE, PA, 19380	DAVID W. HARRIS	610-339-1100
TELECOM	109 HOLLY DRIVE, PA, 19380	DAVID W. HARRIS	610-339-1100
TELECOM	109 HOLLY DRIVE, PA, 19380	DAVID W. HARRIS	610-339-1100

GENERAL NOTES

- TOTAL SITE AREA - 32,359 SF (GROSS) AREA TO GUT ROW LINE
- DATE: MONTGOMERY TOWNSHIP DEPT. OF PUBLIC WORKS
A REVISION IN AN 8'10" X 11'6" PLAN FOR HOLLY DRIVE CORN. PREPARED BY MONTGOMERY TOWNSHIP DEPT. OF PUBLIC WORKS DATE: SEPTEMBER 28, 2016. REVISION: 1 PLAN BOOK 1-17 PAGE 75.
- DATE: MONTGOMERY TOWNSHIP DEPT. OF PUBLIC WORKS
- REVISION: SURVEY AND EXISTING FEATURES SURVEY OF THE SUBJECT PROPERTY WAS PERFORMED BY CORNERSTONE & WALTON, INC. IN JANUARY 2024.
- EXISTING SURVEY: 109-24
DESCRIPTION: SURVEY OF 109-24 HOLLY DRIVE FROM GUT LINE TO GUT LINE AND ROSEWOOD DRIVE. "AS SHOWN" DATA WAS FROM VERTICAL CURVE DATA (VCD).
- PROPERTY LOCATED IN AREA DESIGNATED ZONE "C" OTHER AREAS DETERMINED TO BE OUTSIDE THE ZONE AREAL CHANGE FLOORPLAN BY FINAL FLOOD INSURANCE RATE MAP NO. 231-2-101-10 WITH A MAP REVISED DATE OF MARCH 2, 2024. MAP NUMBER: FLOODPLAIN IN MONTGOMERY COUNTY, STATE OF PENNSYLVANIA. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROJECT IS SITUATED.
- SOILS DATA OBTAINED FROM USGS-NATURAL RESOURCES INFORMATION SYSTEMS-WATER SURVEY-NATURAL COOPERATIVE SOIL SURVEY
SITE IS COMPOSED OF THE FOLLOWING:
NO. 1 - BEDROCK AT LEAST 2 TO 4 PERCENT SLURPS
HYDROLOGIC SOIL GROUP "C" - URBAN SOIL "UO"
- EXISTING WATER LINE SHOWN PER PA ONE CALL RESPONSE. FIRM NORTH WALES WATER AUTHORITY.



EXISTING IMPERVIOUS SURFACES

EXISTING SURFACE	PROJECT PER A NEW MAP	109-24
EXISTING ASPHALT	1,500 SF	
EXISTING CONCRETE	5,150 SF	
EXISTING SURFACES	1,500 SF	
EXISTING TOTAL	8,150 SF	

ALL EXISTING IMPERVIOUS SURFACES TO BE REMOVED

LOCATION OF EXISTING UTILITIES SHOWN-WHERE HAVE BEEN RELOCATED FROM EXISTING BUILDINGS AND/OR AREA-CROSSING BOUNDARY OF THE SITE. CONTRACTOR TO OBTAIN PERMISSION OF LOCATION AND DEPTH FROM ALL APPLICABLE UTILITY COMPANIES. ALL UTILITIES SHOWN ARE BASED ON RECORDS OF THE UTILITY COMPANIES AND FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WITHIN CONFORMANCE WITH THE PROCEEDINGS SHOWN ON THESE PLANS.

REVISIONS

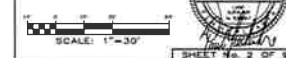
DATE	DESCRIPTION
01-21-24	IMP. ENCL. LTR. 01-21-24 IN SHIP AUTH. ENCL. LTR. 7-11-24
7-11-24	IMP. ENCL. LTR. 7-11-24 IN SHIP AUTH. ENCL. LTR. 7-11-24

**EXISTING FEATURES & DEMOLITION PLAN
109 HOLLY DRIVE**

PREPARED FOR
ASTON ENTERPRISES, LLC.

SUBMIT TO
**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**MARCH 21, 2024
PROJECT No. 23051A
FILE: 23051A-MINOR SUB**



CORNERSTONE HOMES

URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS
P.O. BOX 282 375 MAIN STREET SUITE 200 PA 19381
PHONE 215-228-4822 FAX 215-228-0881 www.urwiler.com

GENERAL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING LOCATION AND / OR ELEVATION OF UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 14 DAYS BEFORE ANY CONSTRUCTION BEGINS TO REQUEST EXACT LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. AS CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MONTGOMERY TOWNSHIP STANDARDS.
3. UNDER PENNSYLVANIA LAW, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-375-7882 AT THE START OF EACH DAY, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
4. THE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF SANITARY SEWER LATERALS OR EXCEPT AS SHOWN ON THESE PLANS. ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION NOT RELATED TO VARIOUS UTILITIES AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY NEW OR EXISTING UTILITIES. THIS SHALL BE AS SPECIFIED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
5. MONTGOMERY TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR IF NECESSARY. ANY CONSTRUCTION MANAGEMENT OR DRAINAGE FACILITY.
6. DESIGN AND MAINTENANCE OF THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF EACH RESPECTIVE LOT OWNER. ALL FACILITIES SHALL MEET THE PERFORMANCE STANDARDS AND DESIGN CRITERIA SPECIFIED IN THE MONTGOMERY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

DRAINAGE AND DRAINAGE NOTES

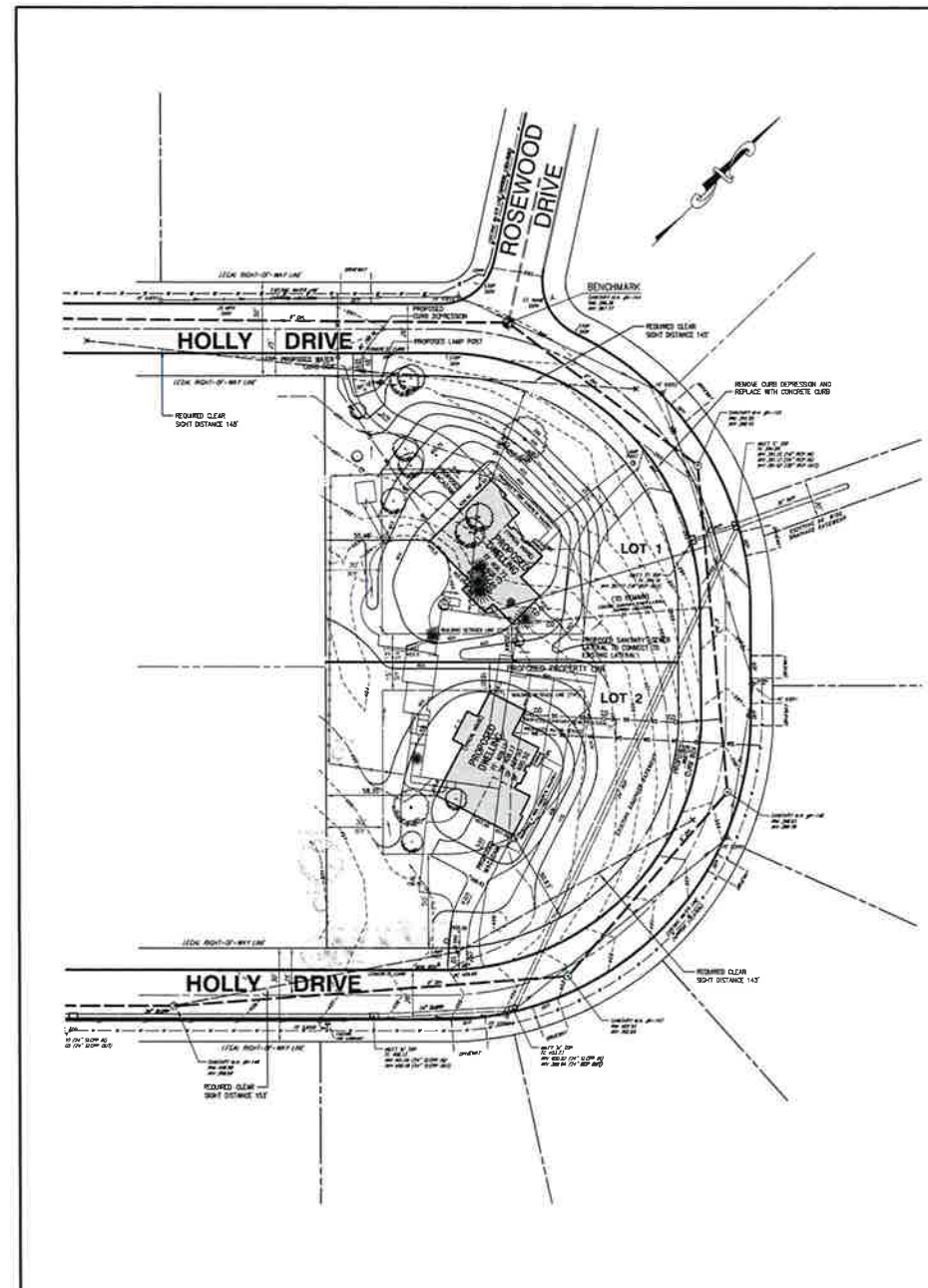
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 14 DAYS BEFORE ANY CONSTRUCTION TO REQUEST EXACT LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
3. THE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SECTION ITEM SPECIFIED ON THE PLANS FOR ADDITIONAL INFORMATION. CONSTRUCTION NOT RELATED TO VARIOUS UTILITIES AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF SANITARY SEWER LATERALS AND EXCEPT AS SPECIFIED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
4. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
5. PAVE = POLYMER CONCRETE PAVEMENT; ASPH = HIGH DENSITY POLYMER CONCRETE PAVEMENT; ASPH - MODIFIED CONCRETE PAVEMENT. STORM DRAINAGE PIPING TO UTILIZE WATERPROOF JOINTS.
6. COMPACT CRITERIA FOR FILL PLACEMENT IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING:

DRIVING FOOTPRINT	92%
PARKING AND ROADSIDES	90%
SCOURED AREAS	90%
LANDSCAPE AREAS	90%
TYPICAL SHOULDER	90%

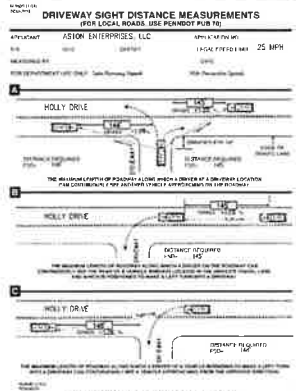
 SAME AS SURROUNDING AREA.
7. PROTECT SURFACE FROM EXCESSIVE WHEEL LOADS DURING CONSTRUCTION INCLUDING CONCRETE TRUCKS AND DUMP TRUCKS.
8. REMAINING AREAS OF FINISHED SUBGRADE FORM TO HAVE INSUFFICIENT CONSTRUCTION TO BOTH NECESSARY AND REQUIRED IN A MANNER THAT WILL COMPLY WITH COMPACT CRITERIA BY USE OF MATERIAL EQUAL TO OR BETTER THAN THAT SPECIFIED. EXCESSIVE SUBGRADE PREPARATION AFTER COMPACT CRITERIA SHALL BE MARKED UNIFORM SMOOTH STABLE AND STRIP TO GRADE AND CROCK SECTION.
9. ALL EROSION CONTROL MEASURES SHALL BE AS SPECIFIED BY REGULATORY AGENCIES SHALL BE A MINIMUM OF 4:1 TO 1.
10. THE CONTRACTOR SHALL REVIEW THE STORM DRAINAGE CONNECTIONS TO THE INTAKE MANHOLE ETC AND PROVIDE THE APPROPRIATE COVER SIZE, MANHOLE SIZE, ETC AS NECESSARY TO ACCOMMODATE THE PROPOSED INLET AND COVER TYPES.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER FOR ALL CATCH BASINS, MANHOLES AND OTHER STORM AND SANITARY STRUCTURES.
12. MONTGOMERY TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR IF NECESSARY. ANY CONSTRUCTION MANAGEMENT FACILITY.
13. ALL STORMWATER MANAGEMENT FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED. PROTECT FROM WEATHER DRAINAGE FROM DEVELOPMENT TO BE PROTECTED FROM WEATHER.
14. THE DEVELOPER SHALL FILL FROM BACK FROM EACH RESPECTIVE LOT AND RETAIN ON EACH RESPECTIVE LOT ALL TOPSOIL FROM THE LOT. THERE SHALL BE NO RELEASE OF TOPSOIL PERMITTED UNLESS EACH LOT SHALL BE GRADED WITH A MINIMUM OF 1:100 TOPOIL TOPOIL WITH EXAMINATION BY THE TOWNSHIP ENGINEER.
15. THE DEVELOPER IS NOT ALLOWED TO IMPORT TOPSOIL TO THE SITE IF AN 18 INCH MINIMUM DEPTH CANNOT BE ACHIEVED IN CASES WHERE THE ORIGINAL SITE HAS LESS THAN EIGHT INCHES OF TOPSOIL AT THE START OF GRAVING ACTIVITIES. THE TOPSOIL MUST BECOME THE MANDATORY TOPSOIL REQUIREMENT. THE TOPSOIL WILL BE ALLOWED TO BE RELEASED FROM THE SITE.

UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 14 DAYS BEFORE ANY CONSTRUCTION TO REQUEST EXACT LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT INTERFERE WITH ANY EXISTING UTILITIES.
2. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
3. THE LOCATION OF EXISTING GAS MAINS ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT THE LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION. ALL PROPOSED GAS MAINS SHALL MEET ALL APPLICABLE PERFORMANCE STANDARDS AND REQUIREMENTS.
4. THE LOCATION OF EXISTING ELECTRIC LINES ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT THE LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION. ALL PROPOSED ELECTRICAL MAINS SHALL MEET ALL APPLICABLE PERFORMANCE STANDARDS AND REQUIREMENTS. ALL PROPOSED ELECTRICAL MAINS SHALL BE IN CONFORMANCE WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES AND REGULATIONS.
5. MAN DEPTHS OF CABLE BUS, ELECTRICAL CABLE AND CABLE TRAYS SHALL BE TWO (2) FT.
6. ALL ELECTRICAL TELEPHONE CABLE TO PERSON AND COMMUNICATION FACILITIES WITH MAN AND SERVICE LINES SHALL BE PROVIDED BY UNDERGROUND CABLE, INSTALLED IN ACCORDANCE WITH THE PREVALENT STANDARDS AND PRACTICES OF THE UTILITY AND OTHER COMPANIES PROVIDING SUCH SERVICES.
7. ALL MATERIALS USED AND DETAILS OF CONSTRUCTION INSTALLATION PROCEDURES AND REQUIREMENTS WITH RESPECT TO SANITARY SEWERAGE FACILITIES SERVED BY THE MONTGOMERY TOWNSHIP SANITARY SEWER AUTHORITY (MONTGOMERY TOWNSHIP SANITARY SEWER AUTHORITY) SHALL BE IN ACCORDANCE WITH THE MONTGOMERY TOWNSHIP STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWER FORCE MAINS, PUMPING STATIONS AND APPURTEANCES, LATEST EDITION.
8. SANITARY SEWER SERVICES SHALL BE PROVIDED TO THE BASEMENT OF EACH BUILDING.
9. EXISTING SANITARY SEWER LATERALS ARE TO BE OWNED AND POTENTIALLY MAINTAINED BY THE RESPECTIVE LOT OWNER.
10. THE CONTRACTOR MUST PROVIDE SEWAGE TOWN BYPASS PUMPING, CONFORMING TO THE MONTGOMERY STANDARD SPECIFICATIONS FOR THE PROPOSED LATERAL CONNECTION TO THE TOWNSHIP SEWER MAIN.
11. A VOID RESPONSE TO THE EXISTING SANITARY SEWER LATERAL TO BE MAIN SHALL BE PERFORMED AND SUBMITTED TO THE MONTGOMERY TOWNSHIP MUNICIPAL SEWER AUTHORITY PRIOR TO SANITARY SEWER CONSTRUCTION. THE VOID RESPONSE SHALL BE IN ACCORDANCE WITH THE MONTGOMERY TOWNSHIP STANDARD SPECIFICATIONS FOR REPLACING OR REPAIRING THE LATERAL. THE MONTGOMERY TOWNSHIP STANDARD SPECIFICATIONS FOR REPLACING OR REPAIRING THE LATERAL IS RECOMMENDED BY THE MONTGOMERY TOWNSHIP STANDARD SPECIFICATIONS FOR REPLACING OR REPAIRING THE LATERAL.



LOT 1

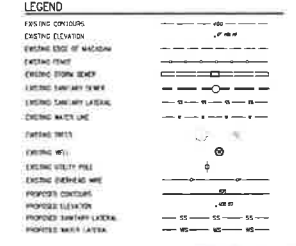


FORMULA SIGHT DISTANCE TABLE

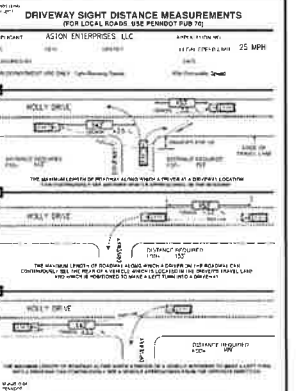
Speed (ft/sec)	Stops (ft)	Reaction Time (sec)	Stopping Distance (ft)	Stopping Sight Distance (ft)
15	1.5	1.5	3.4	16.7
20	2.0	1.5	6.8	26.8
25	2.5	1.5	10.2	37.0
30	3.0	1.5	13.6	47.2
35	3.5	1.5	17.0	57.4
40	4.0	1.5	20.4	67.6
45	4.5	1.5	23.8	77.8
50	5.0	1.5	27.2	88.0

GENERAL NOTES

1. BEING MARKED: ELEVATION OF SANI SEWER AND ROSEWOOD DRIVE AS INDICATED.
2. A MINIMUM 100 FEET OF HORIZONTAL SETBACK SHOULD BE PROVIDED BY THE NEAR WATER AND CHECK PIPES. THIS CAN BE ACHIEVED BY A MINIMUM 10 FEET OF VERTICAL SEPARATION MUST BE PROVIDED.
3. ALL MATERIALS USED AND DETAILS OF CONSTRUCTION INSTALLATION PROCEDURES AND REQUIREMENTS WITH RESPECT TO SANITARY SEWERAGE FACILITIES SERVED BY THE MONTGOMERY TOWNSHIP SANITARY SEWER AUTHORITY (MONTGOMERY TOWNSHIP SANITARY SEWER AUTHORITY) SHALL BE IN ACCORDANCE WITH THE MONTGOMERY TOWNSHIP STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWER FORCE MAINS, PUMPING STATIONS AND APPURTEANCES, LATEST EDITION.



LOT 2

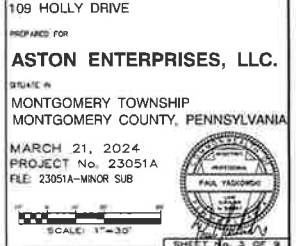


FORMULA SIGHT DISTANCE TABLE

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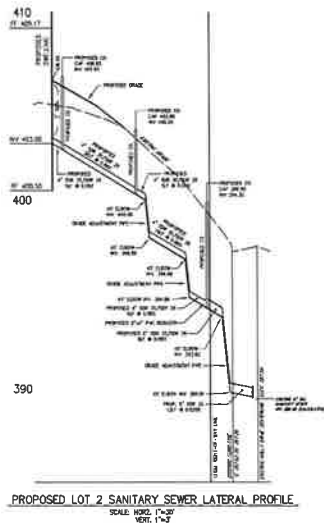
SITE IMPROVEMENT PLAN
109 HOLLY DRIVE

PREPARED FOR:
ASTON ENTERPRISES, LLC.

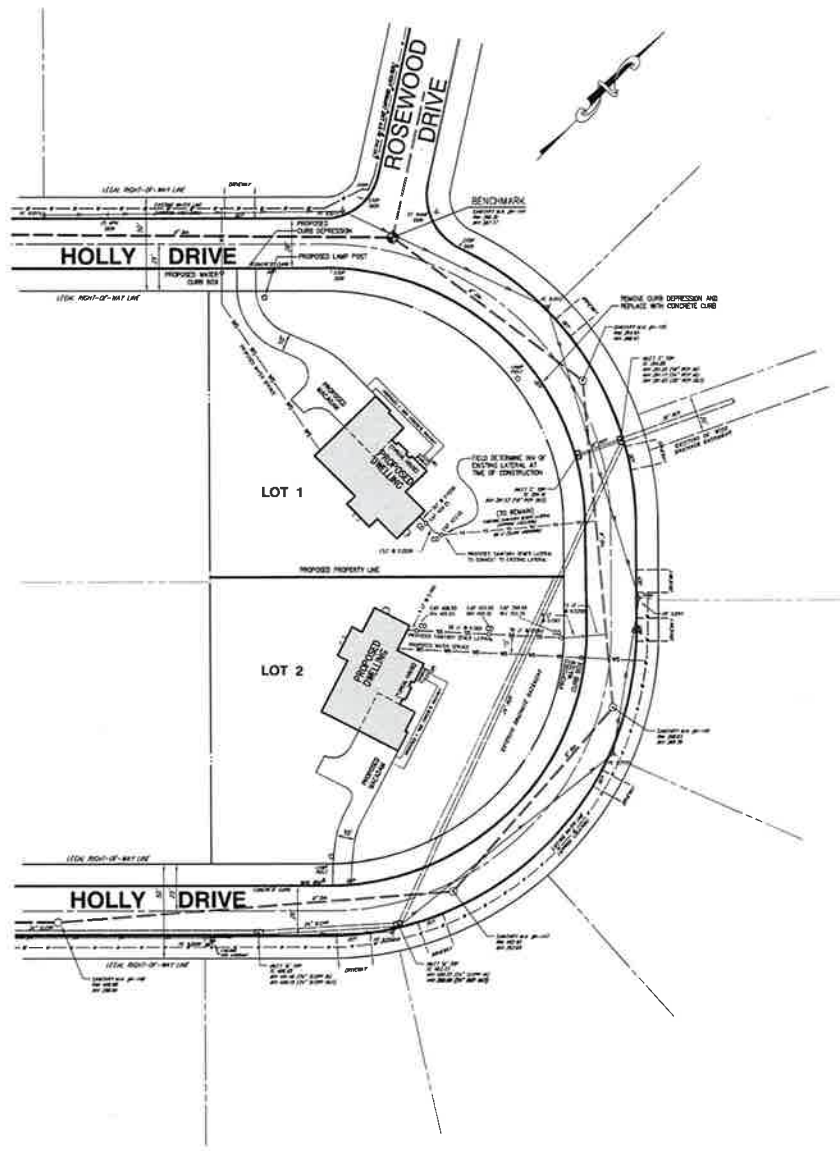
SITING IN:
MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

MARCH 21, 2024
PROJECT NO. 23051A
FILE 23051A-MINOR SUB

SHEET No. 3 OF 9



PROPOSED LOT 2 SANITARY SEWER LATERAL PROFILE
SCALE: HORIZ. 1"=30'
VERT. 1"=4'



- GENERAL NOTES**
1. BENCHMARK: 256.36
ELEVATION: 256.36
DESCRIPTION: NW CORNER W/1
LOCATION: AT THE INTERSECTION OF HOLLY DRIVE AND ROSEWOOD DRIVE
DATE: 08/14/2024
DATAB: 08/14/2024
 2. A MINIMUM TEN (10) FEET OF HORIZONTAL SEPARATION SHOULD BE PROVIDED BETWEEN WATER AND SEWER LINES WHEN THIS CAN NOT BE ACHIEVED, A MINIMUM 18 INCHES OF VERTICAL SEPARATION MUST BE PROVIDED.
 3. ALL MATERIALS USED, AND DETAILS OF CONSTRUCTION, INSTALLATION PROCEDURES AND REQUIREMENTS WITH RESPECT TO SANITARY SEWERING FACILITIES GOVERNED BY THE MONTGOMERY TOWNSHIP MUNICIPAL SEWER AUTHORITY (MSA) SHALL BE IN ACCORDANCE WITH THE MSA'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWER FORCE MAINS, MANHOLE STRUCTURES AND APPURTENANCES, LATEST EDITION.
 4. REFER TO SHEET 7 FOR THE SANITARY SEWER AND WATER DETAILS.

LEGEND

EXISTING EPOXY OF MANHOLE	
EXISTING FORCE MAIN	
EXISTING SANITARY SEWER	
EXISTING SANITARY LATERAL	
EXISTING WATER LINE	
EXISTING WELL	
EXISTING UTILITY POLE	
EXISTING DRAINAGE PIPE	
PROPOSED SANITARY LATERAL	
PROPOSED WATER LATERAL	



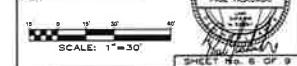
REVISIONS	
DATE	DESCRIPTION
3-21-24	TRF, ENG, LTR, 8-2-24 & TRF, AUTH, ENG, LTR, 7-17-24
3-1-24	TRF, ENG, LTR, 3-24-24 & TRF, AUTH, ENG, LTR, 4-22-24

**UTILITY PLAN / SANITARY SEWER INDEX MAP
109 HOLLY DRIVE**

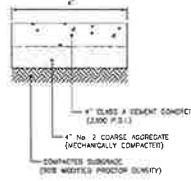
PREPARED FOR
ASTON ENTERPRISES, LLC.

STATE IN
MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

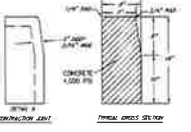
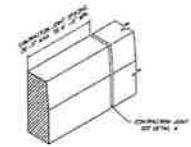
MARCH 21, 2024
PROJECT No. 23051A
FILE: 23051A-MINOR SUB



URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS
P.O. BOX 265 3708 MAIN STREET SANEYTOWN, PA 19381
PHONE: 610-224-0667 FAX: 610-224-0888 WWW.URWILER.COM

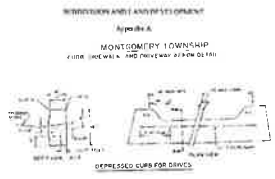


CONCRETE WALK
 NOTE: 1. PROVIDE SCORED CONTRACTION JOINT TO FORM SQUARE BLOCKS
 2. INSTALL 1/4" WIDE EXPANSION JOINT EVERY FOURTH BLOCK

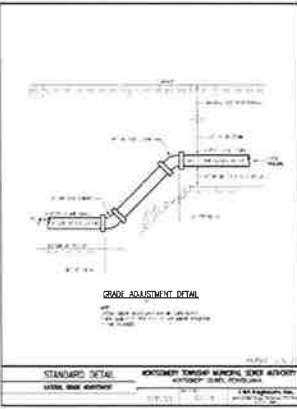


PLAN DETAIL CONCRETE CURB DETAIL A/C

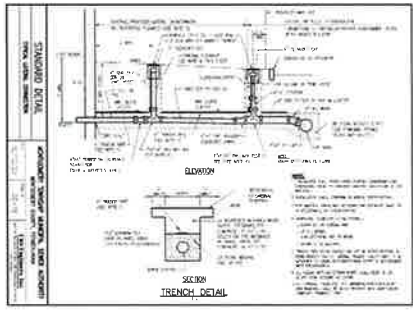
- NOTE:**
1. APPLICABLE SPECIFICATION PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FORM 708
 2. CONCRETE SHALL BE 4,000 TO 5,000 P.S.I. COMPACTED CONCRETE WITH A MINIMUM CURING CURTAIN AT A MINIMUM OF TWO HOURS
 3. JOINTS AND FINISHING / CURING OR APPROVED EQUAL MUST BE PLACED AS SOON AS FORMS ARE REMOVED. IF FOR SOME REASON FORMS ARE NOT REMOVED, SEALING / CURING MUST BE PLACED AS SOON AS CONCRETE FINISHING IS COMPLETED. THE TOWNSHIP REPRESENTATIVE MUST BE NOTIFIED PRIOR TO AND ON SITE AT THE TIME SEALING / CURING IS COMPLETED.



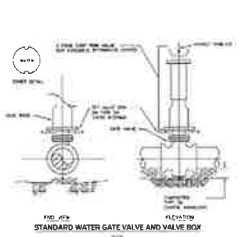
RESIDENTIAL DRIVEWAY PAVEMENT SECTION



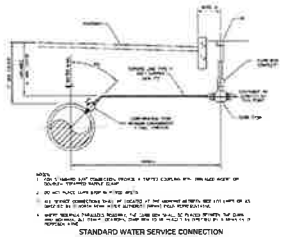
GRADE ADJUSTMENT DETAIL



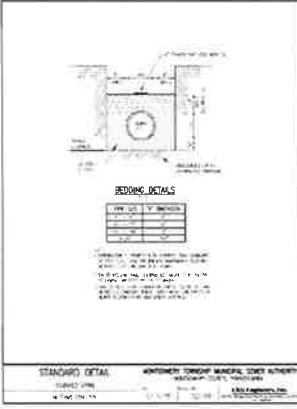
TRENCH DETAIL



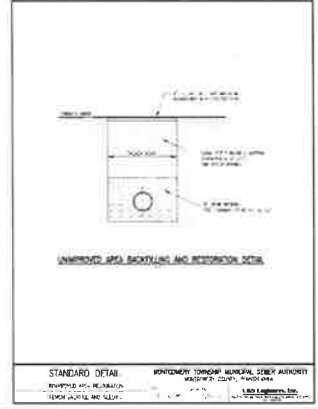
STANDARD WATER GATE VALVE AND VALVE BOX



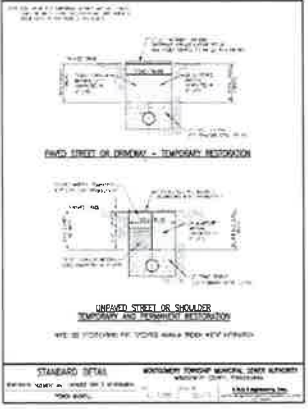
STANDARD WATER SERVICE CONNECTION



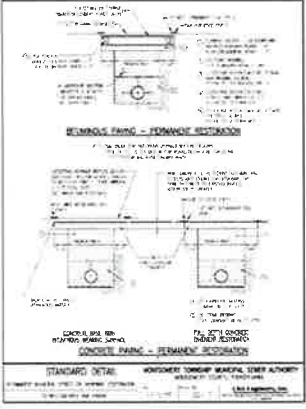
BEDDING DETAILS



UNIMPROVED AREA BACKFILLING AND RESTORATION DETAIL



PAVED STREET OR DRIVEWAY - TEMPORARY RESTORATION



REMEDIAL PAVING - PERMANENT RESTORATION

GENERAL NOTES

1. A MINIMUM TEN (10) FEET OF HORIZONTAL SEPARATION SHOULD BE PROVIDED BETWEEN WATER AND SEWER PIPES UNLESS PROTECTED BY A MINIMUM 18 INCHES OF VERTICAL SEPARATION WHICH BE PROVIDED
2. ALL MATERIALS USED AND DETAILS OF CONSTRUCTION, INSTALLATION, PROCEDURES AND REQUIREMENTS WITH RESPECT TO SANITARY SEWERAGE FACILITIES SHOWN BY THE MONTGOMERY TOWNSHIP MANAGER. SPECIFICALLY (MUST) SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWER, FORCE MAINS, STORM SEWER AND AMMUNITION, LATEST EDITION



REVISIONS	
DATE	DESCRIPTION
8-21-24	TOP END LHM 8-21-24 & CORP. AUTO END LHM 8-21-24
8-21-24	TOP END LHM 8-21-24 & CORP. AUTO END LHM 8-21-24

CONSTRUCTION DETAIL PLAN
 109 HOLLY DRIVE

PREPARED FOR
ASTON ENTERPRISES, LLC.

SITUADE IN
 MONTGOMERY TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

MARCH 21, 2024
 PROJECT No. 23051A
 FILE: 23051A-MINOR SUB



SCALE: AS SHOWN
 SHEET No. 7 OF 9



URWILER & WALTER, INC.
 CIVIL ENGINEERS & SURVEYORS
 P.O. BOX 200 705 MAIN STREET SUITE 100A PA 18031
 PHONE 717-224-1257 FAX 717-224-0889 www.urwiler.com

GENERAL LANDSCAPE PLANTING NOTES

- 1. PLANTING MATERIALS TO BE INSTALLED ON THE PROJECT SHALL BE APPROVED BY THE TOWNSHIP ENGINEER. PLANT MATERIALS TO BE INSTALLED SHALL BE APPROVED BY THE TOWNSHIP ENGINEER. PLANT MATERIALS TO BE INSTALLED SHALL BE APPROVED BY THE TOWNSHIP ENGINEER.
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- 15. PLANTING MATERIALS TO BE INSTALLED ON THE PROJECT SHALL BE APPROVED BY THE TOWNSHIP ENGINEER. PLANT MATERIALS TO BE INSTALLED SHALL BE APPROVED BY THE TOWNSHIP ENGINEER.

- 16. PLANTING MATERIALS TO BE INSTALLED ON THE PROJECT SHALL BE APPROVED BY THE TOWNSHIP ENGINEER. PLANT MATERIALS TO BE INSTALLED SHALL BE APPROVED BY THE TOWNSHIP ENGINEER.
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LANDSCAPE REQUIREMENTS CHART

SYMBOL	ABBREV	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	PLANT CONDITION
AR	AR	Aster	Aster	1	12" x 12"	100%
...

LANDSCAPING CHART

SYMBOL	ABBREV	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	PLANT CONDITION
AR	AR	Aster	Aster	1	12" x 12"	100%
...

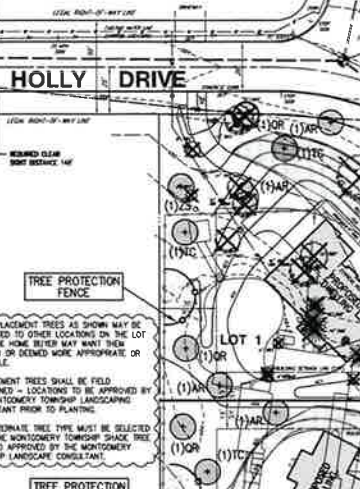
GENERAL NOTES

- 1. LANDSCAPING MATERIALS TO BE INSTALLED ON THE PROJECT SHALL BE APPROVED BY THE TOWNSHIP ENGINEER. LANDSCAPING MATERIALS TO BE INSTALLED SHALL BE APPROVED BY THE TOWNSHIP ENGINEER.
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TREE PROTECTION NOTES

- 1. ALL EXISTING SHADE TREES WITHIN THE LIMITS OF TREE PROTECTION FENCING AND AS INDICATED BY THE TOWNSHIP ENGINEER, PROFESSIONAL AND/OR DEVELOPER'S LANDSCAPE CONTRACTOR SHALL BE PROTECTED THROUGHOUT THE DURATION OF WORK.
- 2. REMOVAL AND SHEDDING WORK ADJACENT TO PROTECTED TREES SHALL BE PERFORMED BY A QUALIFIED PERSON WITH A MINIMUM OF (10) TEN YEARS EXPERIENCE IN WORKING WITH LARGE TREES AND TREE REMOVAL. THE QUALIFIED PERSON SHALL BE LICENSED BY THE STATE OF PENNSYLVANIA AS A TREE REMOVAL CONTRACTOR.



MONTEGOMERY TOWNSHIP SHADE TREE SELECTION

TRY PLANT	QUANTITY (INCHES)
...	...

MONTEGOMERY TOWNSHIP SHADE TREE SELECTION

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MONTEGOMERY TOWNSHIP SHADE TREE SELECTION

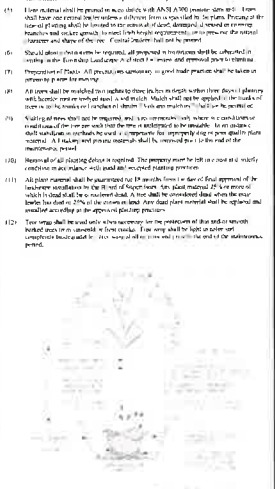
TRY PLANT	QUANTITY (INCHES)
...	...

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REVISIONS

NO.	DATE	DESCRIPTION
1

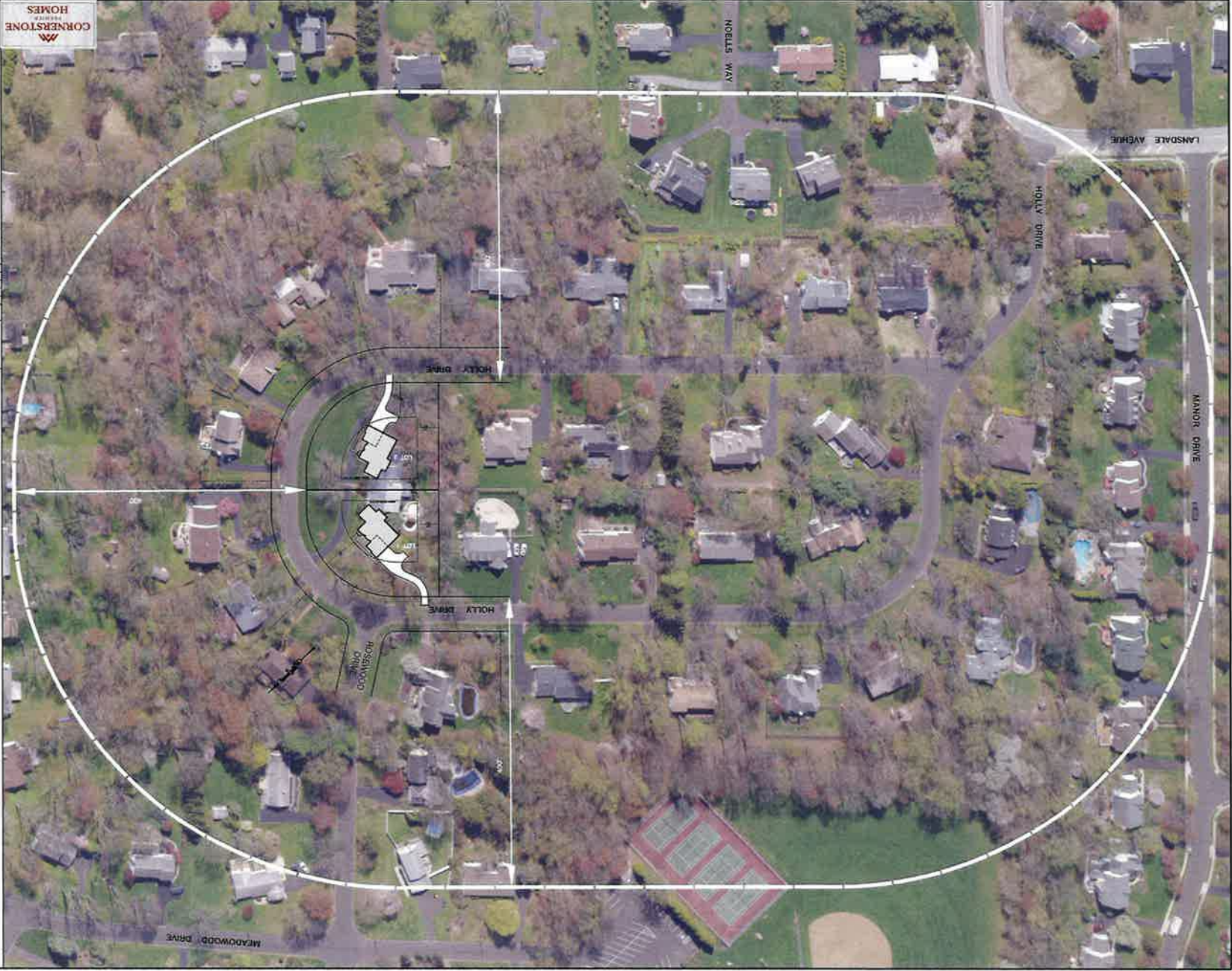
LANDSCAPE PLAN
109 HOLLY DRIVE

ASTON ENTERPRISES, LLC.

MARCH 21, 2024
PROJECT NO. 23051A
FILE: 23051A-MINOR SUB

CORNERSTONE HOMES

URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS



CORNERSTONE HOMES

URWILER & WALTER, INC.
 CIVIL ENGINEERS & SURVEYORS
 1000 W. 10TH STREET, SUITE 200
 WILKES BARRE, PA 18250
 PHONE: 717-326-1100
 FAX: 717-326-1101
 WWW.URWILER.COM

ASTON ENTERPRISES, LLC.
 PREPARED FOR
 SURROUNDING FEATURES PLAN
 109 HOLLY DRIVE
 MONTGOMERY TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA
 AUGUST 21, 2024
 PROJECT NO. 23051A
 FILE 23051A-NR09 SUB
 SCALE: 1"=50'
 SHEET NO. 9 OF 9

DATE	DESCRIPTION

GENERAL NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE ADJACENT PROPERTY OWNERS.

4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE ADJACENT PROPERTY OWNERS.

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3126 Main Street
P.O. Box 269
Sumneytown, PA 18084-0269
Phone: 215-234-4562
Fax: 215-234-0889

Revised September 17, 2024
April 23, 2024

Board of Supervisors
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

**Subject: Aston Enterprises, LLC– Minor Subdivision
109 Holly Drive, Montgomery Township**

Dear Members:

On behalf of the applicant, we hereby request the following **WAIVERS** from the Montgomery Township - Subdivision and Land Development Ordinance Chapter 205 and the Stormwater Management Ordinance Chapter 206, as last amended:

Montgomery Township - Subdivision and Land Development Ordinance Chapter 205

1. **Section 205-22.A** **Sidewalks**

Required: Concrete sidewalk along the property frontage.

Request: No sidewalk along the frontage of Holly Drive.

2. **Section 205-49.C** **Landscaping**

Required: All landscape plans to be prepared by a landscape architect.

Request: Allow the landscape plan to be prepared by the design engineer.

3. **Section 205-52.A(3)(a)** **Landscaping**

Required: That street trees shall be planted no closer than one (1) foot outside the legal or ultimate right-of-way, whichever is greater.

Request: To allow two (2) proposed street trees to be planted one (1) foot inside the roadway right-of-way line along the frontage of lot 2 due to an existing drainage easement and three (3) proposed street trees to be planted within the interior of the lot 2 outside of the existing drainage easement and behind the clear sight line.

4. **Section 205-87.B(10)** **Contents of Plan**

Required: Provide existing features within 400 feet of the subject property.

Request: Provide an aerial image surrounding features plan showing the existing conditions within 400 feet of the subject property.

5. **Section 205-18.D(3)(f)** **Stormwater Management**

Required: Stormwater management facilities must be designed for the greater of either the total impervious cover or the maximum impervious surface ratio permitted within the respective zoning district per the Township Zoning ordinance.

Request: To limit/deed restrict each lot to a maximum allowed impervious coverage of 4,854 square feet or 19.29 percent of each lot area, due to the limited area for placement of potential future impervious area / unique shape of the proposed lots and provide no additional stormwater management facilities. (The proposed limit equals the amount of existing impervious surface currently on each lot that will be removed minus 20 percent).

Montgomery Township – Stormwater Management Ordinance Chapter 206

6. **Section 206-17** **Stormwater Management – Volume Controls**
Section 206-18 **Stormwater Management – Peak Rate Controls**
Section 206-20 **Stormwater Management – Streambank Erosion Requirements**

Required: Disturbed area equal to or greater than 5,000 square feet, requires stormwater management design for new and future impervious surface areas up to the zoning district maximum impervious cover ratio.

Request: To limit/deed restrict each lot to a maximum allowed impervious coverage of 4,854 square feet or 19.29 percent of each lot area, due to the limited area for placement of potential future impervious area / unique shape of the proposed lots and provide no additional stormwater management facilities. (The proposed limit equals the amount of existing impervious surface currently on each lot that will be removed minus 20 percent).

7. Section 206-6.A Erosion and Sediment Control
(Table 206-6.2)

Required: Earth disturbance area between 5,000 square feet to less than 1 acre – erosion control to be submitted and reviewed by Montgomery County Conservation District.

Request: To allow the erosion control plan to be reviewed by the Township Engineer due to the minimal scope of the development under 1 acre of disturbance.

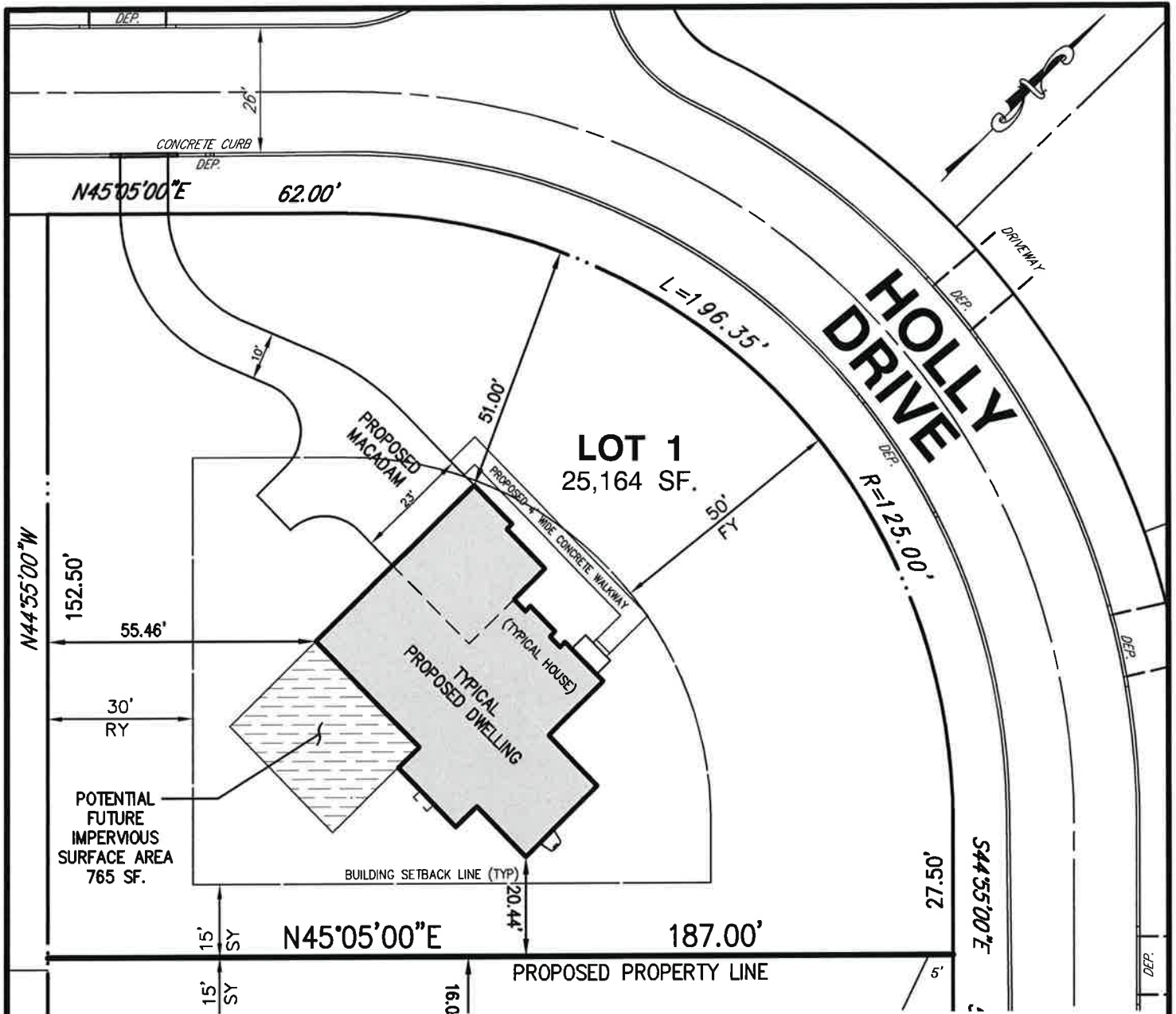
Sincerely,

URWILER & WALTER, INC.

Scott T. Camburn

Scott T. Camburn

cc: David J. Caracausa – Aston Enterprises, LLC



PROPOSED IMPERVIOUS SURFACES

PROPOSED DWELLING (INCLUDES FRONT PORCH)	+ 2,351 SF
PROPOSED MACADAM	+ 1,489 SF
PROPOSED SURFACES (INCLUDES WALKWAYS)	+ 249 SF
ALLOWABLE FUTURE HARD SURFACES	+ 765 SF
TOTAL	= 4,854 SF

THE ADDITIONAL IMPERVIOUS SURFACE ALLOWED, 765 SQ. FT, CAN BE APPLIED TO EXPANDING THE DWELLING, DRIVE, AND WALKWAYS, OR ADDING, I.E., PATIOS, POOLS, OR OTHER IMPROVEMENTS WITH IMPERVIOUS SURFACES.



REVISIONS	

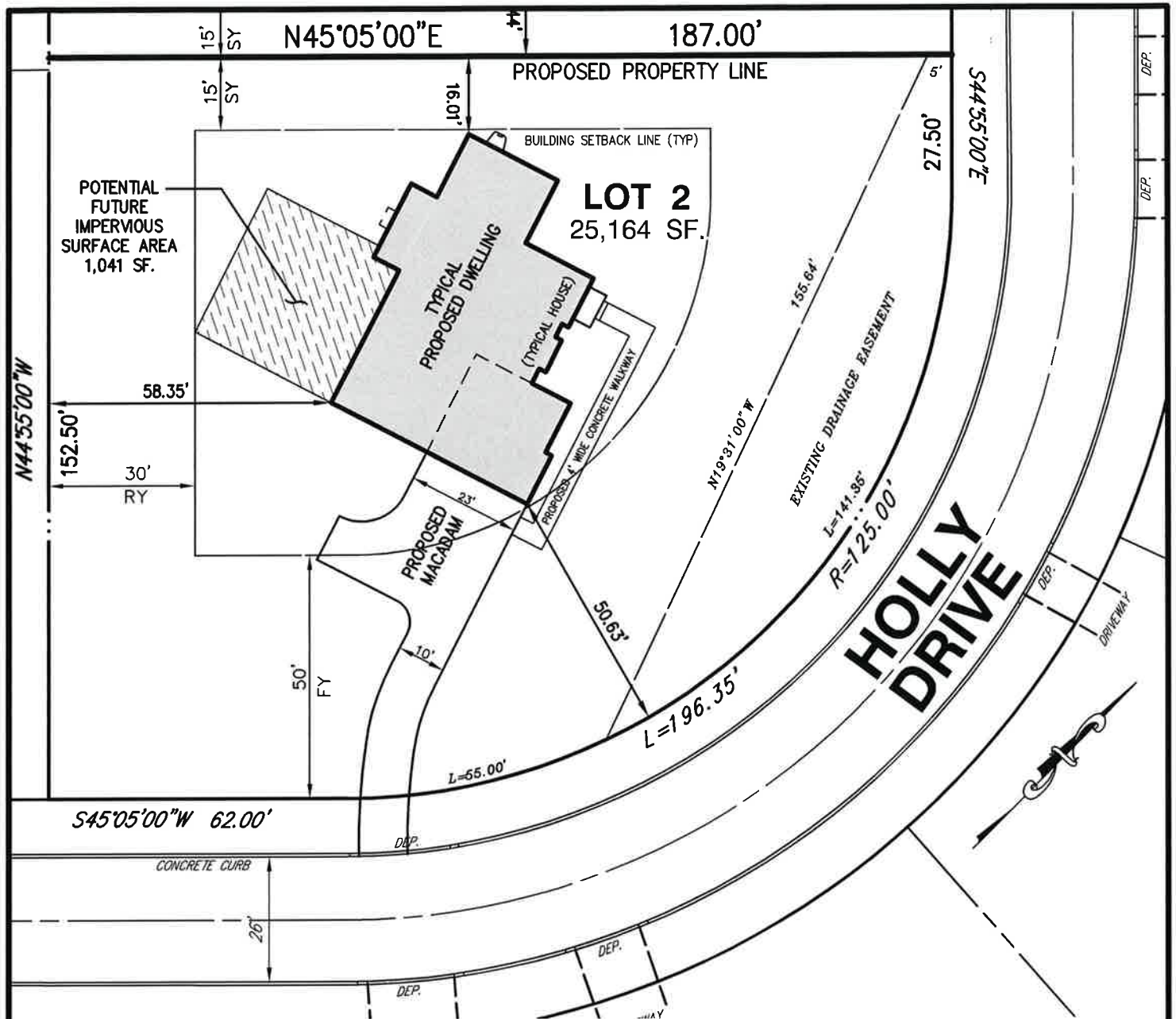
URWILER & WALTER, INC.
 CIVIL ENGINEERS & SURVEYORS
 P.O. BOX 269 3126 MAIN STREET SUMNEYTOWN, PA. 18084
 PHONE 215-234-4562 FAX 215-234-0889 www.urwilerwalter.com

LOT 1 ALLOWABLE IMPERVIOUS SURFACE EXHIBIT PLAN
 PREPARED FOR:
ASTON ENTERPRISES, LLC.
 SITUATE:
MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT No. 23051A
 PROJECT FILE: 23051A-MINOR SUB
AUGUST 21, 2024

SCALE: 1" = 30'

SHEET No. 1 OF 1



PROPOSED IMPERVIOUS SURFACES

PROPOSED DWELLING (INCLUDES FRONT PORCH)	+ 2,351 SF
PROPOSED MACADAM	+ 1,213 SF
PROPOSED SURFACES (INCLUDES WALKWAYS)	+ 249 SF
ALLOWABLE FUTURE HARD SURFACES	+ 1,041 SF
TOTAL	= 4,854 SF

THE ADDITIONAL IMPERVIOUS SURFACE ALLOWED, 1,041 SQ. FT. CAN BE APPLIED TO EXPANDING THE DWELLING, DRIVE, AND WALKWAYS, OR ADDING, I.E., PATIOS, POOLS, OR OTHER IMPROVEMENTS WITH IMPERVIOUS SURFACES.



REVISIONS

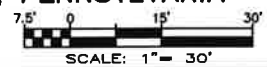
LOT 2 ALLOWABLE IMPERVIOUS SURFACE EXHIBIT PLAN
PREPARED FOR:

ASTON ENTERPRISES, LLC.

SITUATE:

MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT No. 23051A
PROJECT FILE: 23051A-MINOR SUB
AUGUST 21, 2024



SHEET No. 1 OF 1

URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS
P.O. BOX 269 3126 MAIN STREET SUMNEYTOWN, PA. 18084
PHONE 215-234-4562 FAX 215-234-0889 www.urwilerwalter.com



3126 Main Street
P.O. Box 269
Sumneytown, PA 18084-0269
Phone: 215-234-4562
Fax: 215-234-0889

MEMORANDUM

TO: James P. Dougherty, PE – Gilmore Associates, Inc.

FROM: Scott T. Camburn – Urwiler & Walter, Inc.

DATE: August 21, 2024

**SUBJECT: Aston Enterprises, LLC – Proposed Minor Subdivision
109 Holly Drive, Montgomery Township**

The following is an itemized response to the Gilmore & Associates, Inc review letter dated August 2, 2024.

Plan Review

1. Comment
2. Comments
3. Comment
4. Comments

Landscape Review

Subdivision and Land Development Ordinance (Chapter 205)

5. Requested Waiver comment.
6. Will comply with providing detailed cost estimate with final landscape plan submission.
7. Requested Waiver comment and added General Note 12 on sheet 1.
8. Removed waiver request and added the required 11 replacement trees to sheet 8.

Traffic Review

Driveways (Chapter 92)

9. Requested Waiver comment and added General Note 13 on sheet 1.

Subdivision and Land Development Ordinance (Chapter 205)

10. Requested Waiver comment.
11. Refer to sheet 1 for the proposed dwelling front pedestrian walk widened to 4 feet.
12. Requested Waiver comment and refer to added sheet 9 for the aerial image Surrounding Features Plan.

Engineering Review

Subdivision and Land Development Ordinance (Chapter 205)

13. Requested Waiver comment and refer to the revised Zoning Data and Proposed Impervious Surface chart on sheet 1 restricting the development of each lot to 4,854 square feet or 19.29 percent impervious coverage.
14. Refer to the attached Will serve letter from North Wales Water Authority dated 7-11-2024 and the PaDEP 537 Planning Exemption approval letter dated 8-13-2024.

Stormwater Management Ordinance (Chapter 206)

15. Requested Waiver comment and refer to the revised Zoning Data and Proposed Impervious Surface chart on sheet 1 restricting the development of each lot to 4,854 square feet or 19.29 percent impervious coverage.
16. Requested Waiver comment.

General

17. Will Comply with providing copies of approvals.
18. Refer to the revised Proposed Impervious Surface chart on sheet 1 adding the allowable future impervious area.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 10, 2024

File No. 2400513

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

Reference: Minor Subdivision Application – (LDS 24-004)
109 Holly Drive
Aston Enterprises, LLC
Tax Map Parcel Number: 46-00-01672-00-1

Dear Marianne:

As requested, Gilmore & Associates, Inc. has reviewed the revised information listed below regarding the minor subdivision application referenced above and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

- A. Preliminary/Final Subdivision and Land Development Plans for 109 Holly Drive, Aston Enterprises, LLC, prepared by Urwiler & Walter, Inc. (9 Sheets), dated March 21, 2024, last revised August 21, 2024.
- B. Response Memorandum prepared by Urwiler & Walter, Inc., dated August 21, 2024.
- C. Waiver Request Letter prepared by Urwiler & Walter, Inc., dated April 23, 2024, last revised August 21, 2024.

The existing lot is within R-2 Residential Zoning District at 109 Holly Drive. The parcel is 50,329 SF and is proposed to be subdivided into two lots by reestablishing an original property line from the 1962 Holly Drive Corp. subdivision plans. Each proposed lot will be 25,164 sf. The applicant proposes the removal of the existing house and site features and construction of two new single family detached dwellings that will be served by public water and sanitary sewer.

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), Driveway (Chpt. 92), and the Township Street Lighting Requirements (Chpt. A237).

PLANNING REVIEW

1. Use

- a. As per ZO Section 230-31.A., the proposed single family detached dwellings are permitted in the R-2 Residential District.

2. Existing Conditions and Surrounding Land Uses

- a. The site currently consists of one lot with a single-family detached dwelling, shed, and swimming pool.
- b. The site is surrounded by residential uses.

3. Consistency with the Comprehensive Plan

- a. Per the Future Land Use Plan, the site is designated as Lower Density Residential. The Lower Density Residential land use category consists of primarily single-family detached dwellings. The proposed use is generally consistent with the Comprehensive Plan.

4. Traffic and Pedestrian Circulation Patterns

- a. The parcel currently has one macadam drive with two accessways onto Holly Drive for the existing single family detached dwelling. The plans propose to remove the existing macadam drive. The proposed subdivision would construct two new driveways onto Holly Drive, one for each newly created lot.
- b. There are no existing or proposed pedestrian sidewalks/paths along the frontage of the site or within the residential neighborhood.

LANDSCAPE REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

5. §205-49.C requires that landscape plans be prepared by a landscape architect registered by the Commonwealth of Pennsylvania. A waiver has been requested. *A waiver has been requested.*
6. §205-51.A(18): upon final landscape plan submission, a detailed cost estimate shall be provided for the preparation of the land development agreement.
7. §205-52.A(3)(a) requires that street trees shall be planted no closer than one foot outside the legal or ultimate street right-of-way, whichever is greater. The landscape plan indicates that four (4) street trees are proposed to be planted one foot inside of the right-of-way line due to an existing easement. A waiver has been requested. Should the Township consider this waiver request, we recommended that a note be included in the recorded plans requiring that should the street trees be removed due to roadway work, utility work, or other disturbance to the right-of-way, they shall be replaced in kind. *A waiver has been requested.*
8. Three (3) street trees are shown within the minimum safe sight distance area for the driveway on Lot 2. The tree locations should be shifted to eliminate this conflict.

TRAFFIC REVIEW

Driveways (Chapter 92)

9. §92-2.H. - Clear sight triangles shall be provided where driveways intersect streets. As previously noted, proposed vegetation to the west of the Lot 2 driveway appears to be in the 75' clear site triangle. Other trees appear to be in the minimum safe sight distance area (143 feet). Periodic trimming and or clearing of the vegetation along the Lot 2 frontage may be required to meet the minimum safe sight distance. *The applicant notes in the response letter they are requesting a wavier, however the waiver was not included in the wavier request letter nor on the plans.*

Subdivision and Land Development Ordinance (Chapter 205)

10. §205-22.A – Sidewalks shall be required at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience. *We note the applicant is requesting a waiver from the section.* We also note the Township has been actively advancing efforts to improve walkability within the community and has been requesting sidewalk on new and redeveloped properties.

ENGINEERING REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

11. §205-18.D(3)(f) – Stormwater management facilities must be designed for the greater of either the total impervious cover or the maximum impervious surface ratio permitted within the respective zoning district per the Township Zoning Ordinance. The maximum impervious cover ratio in the R-2 Zoning District is 30%. *The applicant is requesting a waiver from this requirement.* The existing impervious cover ratio is 24.11%. The applicant proposes to reduce the impervious cover ratio to 16.24% and 15.15% for Lots 1 and 2, respectively and to deed restrict the maximum allowable impervious cover ratio to 19.29% (4,854 sf maximum for each lot) for both lots in lieu of meeting the ordinance requirement. This would provide for 765 sf and 1,041 sf of future impervious area for Lots 1 & 2, respectively. The applicant's proposal to restrict the maximum allowable impervious cover to 19.29% is based upon the of the Stormwater Management Ordinance criteria to reduce the impervious cover by at least 20% (§206-22.A(1)(b) & §206-18.G(2)).

Stormwater Management Ordinance (Chapter 206)

12. §206-6.A (Table 206-6.1), §206-17, §206-18, & §206-20 – The applicant proposes land disturbance greater than 5,000 sf which requires storm water management controls for volume (§206-17), peak rate (§206-18), and stream bank erosion (§206-20). The applicant is proposing to deed restrict the maximum allowable impervious cover (proposed and future) to be at least 20% less than the currently existing impervious cover. Impervious cover reduction of at least 20% is considered a stormwater management BMP (PADEP BMP Manual Chapter 5 and Township Ordinance §206-18.G(2) & §206-22.A(1)(b)). *The applicant is requesting waivers from §206-6.A (Table 206-6.1), §206-17, §206-18, & §206-20 to allow deed restricting the maximum allowable impervious cover on these lots to 19.29% (4,854 sf maximum on each lot), which is a 20% reduction from the existing impervious cover.* These waiver requests are linked to the waiver request from §205-18.D(3)(f).
13. §206-6.A (Table 206-6.2) – The Applicant shall submit to MCCD for adequacy review for disturbance between 5,000 square feet and less than 1 acre. The applicant has requested a waiver to allow the E&S Plan to be reviewed by the Township Engineer.

General

14. 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.

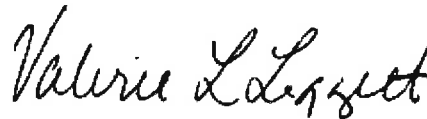
In order to help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please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

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

Sincerely,



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



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



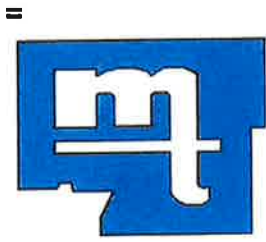
Damon A. Drummond, P.E., PTOE
Senior Transportation Engineer
Gilmore & Associates, Inc.



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

JSG/VLL/DAD/JPD/gja/sl

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
John Walko, Esq., Solicitor – Kilkenney Law
David J. Caracusa – Aston Enterprises, Inc.
Scott T. Camburn – Urwiler & Walter, 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
FIRE CHIEF
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR
FIRE MARSHALS OFFICE:
215-393-6936

May 15, 2024

Marianne J. McConnell

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

Re: 109 Holly Drive 2-Lot Subdivision

Dear Marianne:

Thank you for allowing the Fire Marshal's Office to comment on the proposed Land Development of: 109 Holly Drive 2-Lot Subdivision

The Fire Marshal's Office has no comments at this time.

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

Sincerely,

Reviewed by: John Scheiter
Assistant Chief / Deputy 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 *JSB*
Chief of Police

Date: May 15, 2024

Re: LD-24-004
109 Holly Drive

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.montgomerytp.org

DATE: May 24, 2024

APPLICANT: 109 Holly Drive
Aston Enterprises, LLC

PROJECT NAME: 109 Holly Drive / Minor Subdivision
Proposed Subdivision – Demo existing home and subdivide into 2 lots

TWP PROJECT #: LD-24-004

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

The subject parcel is an existing 50,329 square foot lot on Holly Drive. The applicant proposes to demolish the existing home and subdivide the property creating two 25,164 sq ft lots to construct a single family dwelling on each serviced by public sewer and water.

Comments:

1. One single family detached dwelling per lot is permitted use in R-2 Residential District. (Per Section 230-31A)
2. Proposed lots comply with the dimensional requirements of the R-2 provisions set forth in 230-32 and 33.
3. Must comply with provisions set forth in Chapter 92, Driveways, of the Code of Montgomery Township.
4. Sections 205-113 thru 205-116. Dedication of land / Alternatives to dedication of land. A fee in lieu of dedication of land shall be calculated at \$2,000 per dwelling unit.



Zoning Officer



date

Montgomery Township
Planning Commission Meeting Minutes
August 15, 2024

The regular meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, August 15, 2024. The members of the Planning Commission in attendance included: Alex Rigney, Steve Krumenacker, Jim Rall, and David Fetzter. Also present: Candyce Chimera, Board of Supervisors Chairwoman; Kailie Melchior, Township Solicitor; Marianne McConnell, Director of Planning & Zoning/Zoning Officer; and Mary Gambino, Project Development Coordinator.

The regular meeting was called to order at 7:00 p.m. by member Steve Krumenacker.

After The Pledge of Allegiance, a motion was made by Jim Rall, and seconded by Alex Rigney, to approve the minutes of the July 18, 2024, meeting as submitted.

109 Holly Drive Land Development Application LDS-24-004

David Caracausa, of Aston Enterprises, LLC, and Scott Camburn of Urwiler & Walter, Inc., addressed the commission to seek a recommendation for approval of a two-lot subdivision on Holly Drive. Mr. Caracausa explained that the proposed minor subdivision was originally part of a 1962 overall subdivision plan for Holly Drive Corporation, and the two lots were later combined into one lot which now contains a large ranch home. The proposal is to demolish the ranch home and revert to the original subdivision, dividing the one lot back to two lots. The two lots will be serviced by public water and sewer. The existing ranch home is connected to public sewer, so only one new connection will be necessary. However, the existing home is not serviced by public water and two new water connections will be necessary to serve the new lots. Mr. Caracausa has obtained "will serve" letters from Montgomery Township Municipal Sewer Authority and North Wales Water Authority. Mr. Caracausa also reported that the County Planning Commission generally supports the proposal and Pennsylvania DEP approved the planning module exemption. Mr. Caracausa and Mr. Camburn then addressed the requested waivers:

1. Sidewalks. There are currently no sidewalks within the neighborhood or along Holly Drive. The applicant is willing to agree to a fee in lieu of sidewalk installation if sidewalks are brought into the neighborhood in the future.
2. Landscape Architect. The applicant proposes to utilize a design engineer.
3. Street trees planted no closer than one foot outside right-of-way. The applicant proposes to plant four trees one foot inside the right-of-way to avoid an existing easement.
4. Replacement trees. The applicant proposes to provide a fee-in lieu of eleven trees. If there is adequate space after the homes are built, some of the eleven trees can be planted.
5. Provide features within 400 feet of the subject property. Since the neighborhood is already developed, the proposal is to show the features of the two lots only.
- 6-7. Stormwater Management. Mr. Caracausa stated that the features and dimensions of the two lots are not adequate for installation of required storm water management systems. Ms. McConnell stated that the township code requires facilities to manage 30% of lot area. The current proposal is to provide 19.29%, which the applicant would like have noted in a deed restriction. Mr. Caracausa stated that the current home on the site has 12,000 square feet of impervious coverage. The new proposal is for less total square footage, and will provide excess allowable impervious coverage of 800

square feet for lot 1 and 1000 square feet for lot 2. Ms. Chimera questioned the effectiveness of a deed restriction since most deed restrictions are not mentioned prior to settlement. She suggested a separate disclosure page and exhibit page for future buyers. All the commission members questioned the adequacy of the storm water management proposal and expressed concern for future use of the proposed excess allowable impervious coverage.

8. Erosion and Sediment Control. The applicant proposes that the earth disturbance be reviewed by the Township Engineer due to less than one acre of disturbance. Ms. McConnell stated that the township engineer did not object to this request.

Upon motion by David Fetzer, and second by Jim Rall, the Planning Commission recommended that the Board of Supervisors approve the application of Aston Enterprises, LLC, for 109 Holly Drive, as presented, subject to the recommendations of the township staff and consultants. They further recommended a seller disclosure and exhibit be added to the agreement of sale to highlight the requested waiver of storm water management facilities, and impervious coverage restrictions. The Commission also recommended a fee in lieu of required landscaping. All waiver requests to be determined by the Board of Supervisors at the time of consideration of land development approval. All in favor.

RE Airport Square LLC/Panera Bread 801 Bethlehem Pike LDS-23-009

Andrew Freimuth, of Wisler Pearlstine, LLP; Ron Klos, of Bohler Engineering; Kelli Burk, of RE Plus Airport Square, LLC; and Matt Hammond of Traffic Planning & Design addressed the commission seeking a recommendation for approval of a new Panera Bread Restaurant to be located in the existing Airport Square shopping center parking lot. Mr. Freimuth explained that the applicant had received Conditional Use approval in May, 2024. He discussed the proposed pedestrian connectivity to link the site to the crosswalk over Bethlehem Pike to Montgomery Mall, as well as to the main shopping center at Airport Square. Possible additional sidewalks were discussed as Option 1 – to provide sidewalks along the Bethlehem Pike frontage but there is no sidewalk to connect with at the northern part of the site; and Option 2 – to provide additional sidewalks to the site of the proposed Village at Windsor, behind the Airport Square shopping center. Mr. Freimuth stated that the applicant favored Option 2 since the sidewalk along Bethlehem Pike would not connect to another sidewalk and connectivity to Village at Windsor is currently shown on the Township's Pedestrian Connectivity Plan. Mr. Freimuth next address the requested waivers:

- 1-5. Landscaping. The applicant has worked with the township consultants to achieve a plan that provides adequate landscaping without compromising the visibility of the site which sits below grade at some points.
6. Depth of parking stalls. Instead of the required 20' depth, the applicant proposes 18' parking stalls to match existing parking spaces or where a 2' vehicle overhang adjacent to landscaped areas is provided.
7. One-way drive aisles width. The applicant proposes a 12' drive aisle, instead of the required 22' aisle, in order to better channel vehicles through the drive-through area for the drive-through lane and the run around lane.
8. Dedicated loading space. The applicant proposes to have box trucks make deliveries at off-peak hours when Panera is closed.
9. ADA parking space width. The applicant proposes an 8' striped area between the two proposed 8' wide ADA spaces. This overall width of 24' will meet the township requirement of two 12' wide ADA parking spaces.

10. Bollards along parking spaces adjacent and perpendicular to sidewalk. The applicant proposes two parking spaces placed near the south side of the site have curbing in between the parking spaces and the 6' wide sidewalk. 6" high vertical curb is proposed at parking spaces adjacent to sidewalks.
11. Conduit of 3.5 feet minimum velocity per second. The proposed storm pipes would need to be sloped significantly greater in order to meet the minimum velocity of 3.5 feet per second. The applicant asserts that the storm pipes, as designed given the small drainage areas, will function properly.
12. Features within 400' of the site. The applicant states that a detailed survey of the pad site is shown on the Existing Conditions Plan and Site Survey information of the entire shopping center is provided in lieu of all features within 400' of the site.
13. Simultaneous Preliminary & Final Plan Application. The applicant provided all information required in the plan set provided to the township.
14. Underground basin to dewater in greater than 72 hours. The proposed basin utilizes the PADEP Managed Release Concept to allow dewatering within 7 days after a 24-hour storm.

Steve Krumenacker questioned the turning radius at the exit intersection into the shopping center. Matt Hammond stated that Gilmore saw no issue with the alignment as it was designed to match the existing intersection near Cava. The deliveries were questioned. Ron Klos stated that deliveries would be similar to what was permitted for Shake Shack, for off-hour deliveries adjacent to the building. Ms. McConnell requested a rendering of sidewalk options 1 and 2, to be presented to the Board of Supervisors. Jim Rall questioned the ownership of the site, in relation to possible sidewalk and walkway installation. Mr. Freimuth stated that the shopping center has a single owner.

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 RE Airport Square LLC, for a Panera Bread restaurant as presented, subject to the recommendations of the township staff and consultants. Any waiver requests to be determined by the Board of Supervisors at the time of consideration for approval. All in favor.

There being no further business to come before the Commission, the meeting was adjourned at 8:24 p.m. The next meeting is scheduled to be held at 7:00 p.m. on September 19, 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

May 10, 2024

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

Re: MCPC #24-0101-001
Plan Name: 109 Holly Drive
(2 lots, approximately 1.16 acres)
Situate: 109 Holly Drive, near Rosewood Drive
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced subdivision and land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 2, 2024. We forward this letter as a report of our review.

BACKGROUND

David J. Caracausa has submitted a subdivision and land development application to demolish an existing residential structure at 109 Holly Drive and subdivide its parcel into 2 residential buildable lots. While the property was originally shown on the 1962 neighborhood subdivision plan as two individual lots (25 and 26), it was developed with one house straddling the anticipated property line; this proposal would restore the lots as originally anticipated. The existing parcel measures 50,329 square feet, which will be divided into two lots of 25,164 square feet, which is greater than the minimum 20,000 square feet lot size required by the R-2 Residential zoning district. Additional zoning requirements will all be met regarding setbacks, impervious coverage, and building heights. The existing driveway curb cut onto Holly Lane will be reused by Lot 2, although the macadam driveway area will be redesigned. Lot 1's driveway will be installed near the western edge of the property. Three waivers are being requested for this proposal: to not install sidewalk along Holly Drive, for the landscape plan to be prepared by the design engineer, and to limit the extent of displaying off-site existing features.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this parcel as part of the Suburban Residential Area on its future land use map, and supports infill development that respects the



character of existing residential communities while minimizing the impact of new development on neighboring developed properties. We believe that the land development application is compliant with *Montco 2040*.

Montgomery Township's 2022 Comprehensive Plan actually shows this property as two separate lots on its Future Land Use Map, in the Lower Density Residential area, which is characterized by 15,000 to 40,000 square foot lots containing single-family detached residential units. The housing implementation strategies section includes encouraging a variety of housing types at appropriate densities and scale through land use and adaptive re-use provisions. We believe that this proposal is compliant with the 2022 Comprehensive Plan.

RECOMMENDATION

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

REVIEW COMMENTS

SITE DESIGN

1. A waiver has been requested to not install sidewalk along the Holly Drive frontage. While it is true that this neighborhood does not currently contain sidewalks, with the nearest sidewalk segment located on Lansdale Avenue, Montgomery County maintains its commitment to improving walkability throughout all residential areas of the county. The buildout of a comprehensive network has to begin somewhere, and the curbing along Holly Drive has already been installed. We would therefore recommend against granting the waiver, or at the very least receiving a fee in lieu for future sidewalk installation.
2. The applicant has also asked for a waiver from using a landscape architect for the landscape plan. One of the reasons that it is important to utilize a landscape architect is to emphasize proper plant species selection and arrangement. While we are glad to see street trees proposed along Holly Drive, and while red maples and red oaks are both considered good street trees, certain cultivars can be specified in the plan that would be better for certain conditions; for example, if a sidewalk was to be installed with this proposal, the red oak should be avoided because its acorns can pose a tripping hazard. We would recommend that the tree species be grouped together in clusters of three or four instead of alternating one by one along Holly Drive. We would also recommend that the applicant consider additional vegetation along the rear property line as a buffer to the existing properties, since most of the existing vegetation will be removed as part of the construction process. The applicant should work to ensure that any additional comments from the township's landscape architecture and shade tree consultants are incorporated into the final plan.

CONCLUSION

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

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#24-0101-001) on any plans submitted for final recording.

Sincerely,

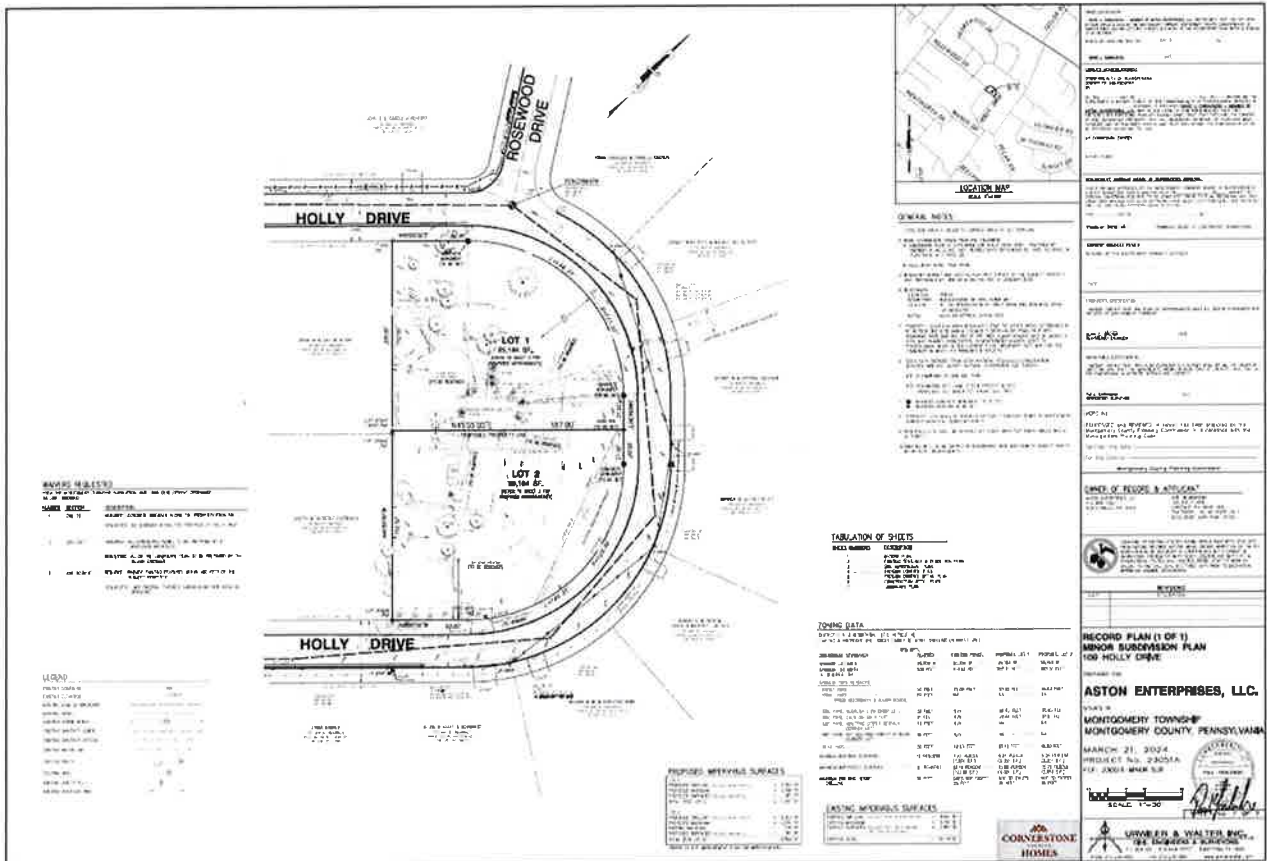


Matthew Popek, AICP
Transportation Planning Assistant Manager
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

Site Plan - 109 Holly Drive, Montgomery Township



Aerial – 109 Holly Drive, Montgomery Township



109 Holly Drive
MCPC#240101001

Montgomery
County
Planning
Commission

0 50 100 200 Feet

Montgomery County Planning Commission
2110 River Hill, Piquette, PA 19370
Phone: 610.261.3333
www.montgomerycountypa.gov

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #09

SUBJECT: Proposed Amendments to Covenants and Restrictions – Gwynedd Pointe HOA
MEETING DATE: September 23, 2024
BOARD LIAISON:
INITIATED BY: John Walko, Esq. – Township Solicitor

BACKGROUND:

The Township received correspondence dated August 27, 2024, from Stefan Richter, Esq., representing the Gwynedd Pointe HOA. He advised that the Township's governing body must approve any amendment to the Declaration of Covenants, Restrictions, Easements, Charges, and Liens.

The proposed amendment intends to stop short-term rentals and ensure that only a portion of the community would be leased.

The Township Solicitor has reviewed the documents.

MOTION/RESOLUTION:

Motion to approve the

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

LAW OFFICES



CLEMONS RICHTER & REISS

A Professional Corporation

TERRY W. CLEMONS
STEFAN RICHTER*
PETER L. REISS, LL.M.
SCOTT A. MACNAIR
DANIEL M. KEANE
JOSEPHINE LEE WOLF
VICKI L. KUSHTO
HAL A. BARROW, Of Counsel
*Fellow, College of Community
Association Lawyers

2003 S. EASTON ROAD
SUITE 300
DOYLESTOWN, PA 18901
Phone 215 348 1776
Fax 215 348 9450
www.clemonsrlaw.com
www.pacondolaw.com

August 27, 2024

Carolyn McCreary, Township Manager
Montgomery Township
1101 Stump Road
Montgomeryville, PA 18936

Re: Gwynedd Pointe Homeowners Association

Dear Ms. McCreary:

This office is counsel to Gwynedd Pointe Homeowners Association (hereinafter referred to as "Gwynedd Pointe" or "Association") located in Montgomery Township.

Gwynedd Pointe was created and is governed by a certain Declaration of Covenants, Restrictions, Easements, Charges and Liens ("Declaration"), recorded in the Office for the Recorder of Deeds for Montgomery County in Deed Book 4897 at page 1699 et seq (Instrument No. 1989098747), which governs the administration, maintenance, management, and affairs of the Association. Amendments are governed by Article IX, Section 1 of the Declaration (copy attached), which requires that any amendment be "approved by the governing body of Montgomery Township ...".

Pursuant to the foregoing requirement, I have enclosed a proposed amendment to the Declaration (governing the leasing of Units) for Township approval. This document has not yet been distributed to the Unit Owners for a formal vote. However, as the amendment is of no impact or consequence to the Township, I ask that the Board of Supervisors approve its adoption; conditioned, of course, upon compliance with the Declaration and applicable law.

Please contact me should you have any questions. Thank you in advance for your attention to this request.

Very truly yours,

Stefan Richter

SR/tfs
enclosure

PREPARED BY: Clemons Richter & Reiss, P.C.
RETURN TO: 2003 South Easton Road, Suite 300
Doylestown, PA 18901
(215) 348-1776

CPN #

**AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS,
CHARGES AND LIENS FOR
GWYNEDD POINTE HOMEOWNERS ASSOCIATION
IMPLEMENTING LEASING RESTRICTIONS**

THIS AMENDMENT TO DECLARATION is made this _____ day of _____, 2024, by Gwynedd Pointe Homeowners Association.

WHEREAS, Gwynedd Pointe Homeowners Association is formed and governed by a certain Declaration of Covenants, Restrictions, Easements, Charges and Liens, recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4897 at page 1699 et seq (Instrument No. 1989098747) as amended ("Declaration"), and By-Laws adopted pursuant thereto, to administer, maintain, repair and replace certain Common Elements and Units of a development situated in Lower Gwynedd Township, Montgomery County, known as "Gwynedd Pointe", and

WHEREAS, Gwynedd Pointe is a planned Community as defined in Section 5103 of the Pennsylvania Uniform Planned Community Act (68 PA.C.S.A. 5101) (the "Act"), and

WHEREAS, the Association is a residential development consisting of four hundred and eleven (411) Units, and

WHEREAS, the percentage of leased Units within the Association is currently approximately twenty-seven point seventy-four percent (27.74%) (114 of 411 Units), and

WHEREAS, neither the Declaration nor the By-Laws impose restrictions on the number of Units which may be leased, and

WHEREAS, for the purpose of preventing the unregulated leasing of Units from having a negative impact on the Association, and acting in the best interest of the Association, the Board of Directors desires to:

- Ensure that all members enjoy the full privileges of residing at the Association;
- Limit the administrative costs associated with non-owner occupied Units;
- Provide for a stable and harmonious residential living environment; and

WHEREAS, courts have held that restrictions on leasing for the purpose of limiting transiency and the disruption such transiency would cause to the character, harmony and stability of the association, are valid and proper, and

WHEREAS, courts have held that restrictions on leasing do not constitute unreasonable restraints on alienation.

NOW THEREFORE, pursuant to Article IX, the Declaration is hereby amended as follows:

1. The Declaration is hereby amended by adding the following new Section 2 to Article 5:

Section 2. Leasing:

(a) No Owner shall be permitted to lease their Unit unless such Owner has complied with the relevant provisions of this Declaration, the By-Laws and any applicable Rules and Regulations, as may be amended from time to time.

(b) All leases must be in writing, the form of which shall be approved by the Association ("Lease"). No Unit may be sublet or assigned without prior written approval from the Association as to form. Any Owner who desires to lease their Unit shall submit an Application for Rental Occupancy to the Association. Approval by the Association is subject to the terms, conditions and restrictions set forth in this Section, the Declaration, By-Laws and the Rules and Regulations. Approval shall further be subject to compliance with this Section and submission by the Owner of all required forms and fees. All Leases must contain a due on sale clause.

(c) All Leases shall be for a minimum term of at least one (1) year. No transient, short term or temporary tenants or lessees (such as, including but not limited to AirBnB, HomeAway, FlipKey, Trip Advisor, VRBO and/or other homesharing platforms/vacation type leases) may be accommodated in any Unit.

(d) No Lease shall be for less than a whole Unit (no room rentals).

(e) The Association shall be a third party beneficiary to any Lease and shall have the right to enforce such Lease.

(f) The leasing of a Unit shall not affect the liability of the Owner with respect to their obligations under this Declaration, By-Laws and any Rules and Regulations.

(g) For purposes of this Section, a leased Unit shall include any Unit which is not occupied by at least one record Owner of the Unit, or in the event of a trust or corporate ownership, by the beneficiary of the trust or the corporate designee.

(h) The total number of Units in the Association which may be leased out at any given time shall not exceed thirty percent (30%) or one hundred and twenty-four (124) Units. The Association shall maintain a minimum owner-occupancy ratio ("Owner Occupancy Ratio") of seventy percent (70%) (287 Units).

(i) All Units leased at the time this Amendment is recorded shall be permitted to continue as leased Units for so long as those Units are owned by the person or persons or entity holding title to the Unit at the time this Amendment is recorded. To qualify, the Owner must have provided to the Association a copy of the written Lease, lessee name and contact information, and any/all forms as may be required by the Board of Directors, and be otherwise in compliance with the Declaration, By-Laws and Rules and Regulations, in effect prior to the recordation of this Amendment. Non-conforming Owners must submit an Application for Rental Occupancy within sixty (60) calendar days of the date this Amendment is recorded.

(j) Any Owner who desires to lease their Unit following recordation of this Amendment shall submit an Application for Lease Occupancy to the Association. Approval by the Association is subject to maintaining the minimum Owner Occupancy Ratio. Approval shall be given on a first-come, first-served basis, subject to Rules and Regulations governing the application and wait list procedure as may be promulgated and amended by the Board of Directors.

(k) The Association shall maintain an up to date written record of leased Units to substantiate the Owner-Occupancy Ratio, and also a waiting list of Owners interested (in order of application) in leasing their Unit as necessary.

(l) Each Owner intending to lease their Unit, must submit a copy of the proposed form Lease to the Association, at least fifteen (15) calendar days prior to the effective date of the Lease, and prior to occupancy of the Unit by a lessee. The following restrictions shall apply:

- (1) In the event an Owner fails to submit a Lease for approval to the Association prior to the occupancy of the Unit by the lessee, the Owner and the lessee shall be subject to fines as may be determined by the Board of Directors, for each day the Unit is occupied by the lessee without Association approval. In addition, if the leasing of the unapproved Unit brings the Owner-

Occupancy Ratio below seventy percent (70%), the Association shall have the right to evict the lessee in accordance with the procedures set forth herein.

- (2) In the event a lessee is in violation of the Declaration, the By-Laws or the Rules and Regulations, as any of the same may be amended from time to time, then the lessee and the Owner shall be jointly and severally liable for any fines, late charges, attorney's fees and court costs assessed and incurred by the Association in enforcement of the Declaration, By-Laws and Rules and Regulations against the lessee and the Owner.
- (3) In addition to the right to institute violation procedures against the lessee and the Owner for violations of the Declaration, By-Laws and the Rules and Regulations, the Association, in its sole discretion, in addition to any and all other remedies, legal or equitable, may file an eviction action on behalf of the Owner against the lessee. Prior to the filing of an eviction action, the Association shall make demand on the Owner to evict the lessee. If the lessee is not evicted by the Owner within ninety (90) calendar days from the date of the Association's demand on the Owner, the Association shall be entitled to file such eviction action in the name of and on behalf of the Owner.
- (4) All fines, costs and expenses, including attorney's fees, incurred by the Association in enforcing this Section, including the filing of an eviction action, shall be the joint and several responsibility of the lessee and Owner, and shall constitute a lien on the Unit.
- (5) The inclusion of this Section in a form of Lease or addendum to a Lease for the lease of a Unit shall be a condition precedent to the approval of the form of Lease by the Board of Directors.

(m) The Association may charge a reasonable administrative fee for the receipt, review, and registration of Leases, as well as for the maintenance of Owner and lease files, and shall have the power to adopt Rules and Regulations and forms to implement this Section.

(n) The Board of Directors shall retain the power to grant waivers from the Owner-Occupancy Ratio and single entity ownership limitation for extraordinary circumstances.

2. This Amendment shall be effective upon recording.
3. The Declaration, and any previous amendments, shall remain in full force and effect to the extent not inconsistent with this Amendment.
4. If there is any inconsistency between the Declaration and this Amendment, the terms of this Amendment shall control.
5. In the event a Court of competent jurisdiction shall declare all or any part of this Amendment null and void, it shall have no effect on the validity of all remaining provisions of the Declaration or By-Laws, and all prior amendments thereto.

RESOLVED AND ADOPTED THIS _____ DAY OF _____, 2024.

CERTIFICATION OF APPROVAL

The undersigned, being the Officers of Gwynedd Pointe Homeowners Association, hereby certify that the Amendment to which this certification is attached has been duly approved as required by Article IX of the Declaration, on the date first above written.

GWYNEDD POINTE HOMEOWNERS ASSOCIATION

, President	Date
, Secretary	Date
, Treasurer	Date

COMMONWEALTH OF PENNSYLVANIA : **ss**
COUNTY OF MONTGOMERY :

On this _____ day of _____, 2024, before me, a Notary Public, the undersigned officer, personally appeared _____, who represents himself to be the President of Gwynedd Pointe Homeowners Association, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation as duly elected officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

COMMONWEALTH OF PENNSYLVANIA : **ss**
COUNTY OF MONTGOMERY :

On this _____ day of _____, 2024, before me, a Notary Public, the undersigned officer, personally appeared _____, who represents himself to be the Secretary of Gwynedd Pointe Homeowners Association, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation as duly elected officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

COMMONWEALTH OF PENNSYLVANIA : **ss**
COUNTY OF MONTGOMERY :

On this _____ day of _____, 2024, before me, a Notary Public, the undersigned officer, personally appeared _____, who represents himself to be the Treasurer of Gwynedd Pointe Homeowners Association, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation as duly elected officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

**RECORDER OF DEEDS
MONTGOMERY COUNTY**
Nancy J. Becker

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

**I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA**



Nancy J. Becker

Certification signature by montgomery_county.rod@propertyinfo.com. Validity Unknown



eCertified copy of recorded # 1988041998 (page cover of 23)
Montgomery County Recorder of Deeds
Only valid with epm-signature on cover page



5

RECORD & RETURN TO
SEIERS ABSTRACT COMPANY
2507 PHILMONT AVENUE
WARRINGTON VALLEY, PENNSYLVANIA 18981

41-926142

DS195
12/19/88

5 B

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
46-00-01813-00-4 MONTGOMERY
KNAPP RD
BSA MONTGOMERY JOINT VENTURE
B 009 U 003 L 2213 DATE: 12/23/88

REALTY TRANS. TAX PAID
STATE —
LOCAL —
PER <i>213</i>

DECLARATION OF CROSS EASEMENTS AND COVENANTS

THIS DECLARATION OF CROSS EASEMENTS AND COVENANTS ("Declaration") is made the 20th day of December, 1988, by and between BSA MONTGOMERY JOINT VENTURE, a Pennsylvania joint venture among BSA Montgomery Corporation, a Pennsylvania corporation, Strouse Greenberg & Co., Inc., a Pennsylvania corporation, and Altman Properties, Ltd., a Pennsylvania corporation (hereinafter collectively called "BSA"), and GWYNEDD POINTE CORPORATION, a Pennsylvania corporation (hereinafter called "Gwynedd") (each party hereto a "Declarant" and collectively the "Declarants").

*281.00
2.50
2.50*

BACKGROUND

A. BSA and Gwynedd own certain real estate situate in Montgomery Township, Montgomery County, Pennsylvania containing approximately 96.46 acres (the "Entire Tract"), which is labeled as "Areas A B C & D", "Areas E & F" and "Area G" on a Subdivision Plan of Welsh Village dated March 28, 1988, Drawing No. 3790, Sheet 3 of 8, prepared by D.S. Winokur Associates, Inc. (the "Subdivision Plan").

B. Gwynedd has purchased that portion of the Entire Tract, containing approximately 50.7 Acres, which is labeled as "Areas A B C & D" on the Subdivision Plan (the "Gwynedd Land").

C. That portion of the Entire Tract, containing approximately 30.45 acres, which is labeled as "Areas E & F" on the Subdivision Plan (the "Other Residential Land") is intended to be developed with multi-family units. That portion of the Entire Tract which is not the Gwynedd Land and is not the Other Residential Land, containing approximately 14.31 acres, is labeled as "Area G" on the Subdivision Plan, is intended to be developed for commercial purposes and is hereinafter called the "Commercial Land."

D. BSA and Gwynedd have agreed that it is mutually beneficial jointly to construct certain on and off site improvements for the common benefit of the Gwynedd Land, the Other Residential Land and the Commercial Land which improvements are shown and described in a plan entitled "Common/Off Site Improvements" at Welsh Village dated June 23, 1988, as revised July 11, 1988, Drawing No. 3791.01, Sheet 1 of 1 prepared by D.S. Winokur Associates, Inc. (the "Improvements Plan").

46-00-01814-00-3 (U) REGISTERED

TAX PARCEL NO. 46-00-01813004

BOOK 4897 P 1699

*JP TOTAL: 2.50
12-23-88*

023694

1988 DEC 23 AM 10:45



E. It is intended that the owners of the Gwynedd Land, the Other Residential Land and the Commercial Land will use and enjoy in common for the benefit of the owners of such parcels, pursuant to this Declaration, certain utility lines and facilities and private roads to be constructed on the Entire Premises.

F. The parties hereto wish to enter into this Declaration for the benefit of the Entire Tract.

NOW, THEREFORE, in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and intending legally to be bound, the Declarants hereby establish the following easements and covenants:

1. The Declarants hereto acknowledge and agree that the following utility facilities will be installed for the benefit of the Declarants as shown on a plan entitled "Cross Easements" for Welsh Village, last revised August 31, 1988, Drawing No. 3791.02, Sheet No. 1 of 1, prepared by D.S. Winokur Associates, Inc. (the "Easement Plan") attached hereto as Exhibit "A":

(a) Sanitary and storm water lines and related facilities (the "A Utility Lines") between the Other Residential Land and Bell Run Boulevard within the shaded easement area labeled "See A" on the Easement Plan (the "A Utility Easement Area");

(b) Sanitary and storm water sewer lines and related facilities (the "B Utility Lines") running across the Other Residential Land within the shaded easement areas labeled as "See B" on the Easement Plan (the "B Utility Easement Area");

(c) A detention basin on the Other Residential Land cross-hatched and labeled "Detention Basin" on the Easement Plan (the "Detention Basin"); and

(d) Water lines in locations as required by the North Wales Water Authority (the "Water Easement Area"), as set forth on plans attached hereto and made a part hereof as Exhibit "B."

2. BSA hereby grants, as an easement appurtenant to the Gwynedd Land, the perpetual right, liberty and privilege to use the B Utility Easement Area and the Detention Basin in common with the owners of the Other Residential Land to tie in with, connect to and use all utility lines, sewer lines, pipes, conduits and other utility equipment and facilities constructed or installed or to be constructed or installed upon the Declarant's respective parcel pursuant to the Improvements Plan

-2-

BOOK 489731700



for the Entire Tract, the foregoing easement being for the benefit of the Gwynedd Land and the owners thereof and the others entitled thereto pursuant to Paragraph 14 hereof, in common with the owners of the Other Residential Land and the others entitled thereto pursuant to Paragraph 14.

3. Gwynedd hereby grants, as an easement appurtenant to the Other Residential Land, the perpetual right, liberty and privilege to use the A Utility Easement Area in common with the owners of the Gwynedd Land to tie in with, connect to and use all utility lines, sewer lines, pipes, conduits and other utility equipment and facilities constructed or installed upon the Declarant's respective parcel pursuant to the Improvements Plan for the Entire Tract, the foregoing easement being for the benefit of the Other Residential Land, and the owners thereof and the others entitled thereto pursuant to Paragraph 14 hereof, in common with the owners of the Gwynedd Land and the others entitled thereto pursuant to Paragraph 14.

4. Each Declarant hereby grants, as an easement appurtenant to the Entire Tract, the perpetual right, liberty and privilege to maintain and use Bell Run Boulevard and Freedom Drive, identified on the Improvements Plan, in such locations as they are actually constructed, as a means of ingress, egress and regress to and from the Entire Tract for the passage of motor vehicles and pedestrians and for the installation, maintenance and use of water, storm and sanitary sewer facilities. Each Declarant further grants, as an easement appurtenant to the entire tract, the perpetual right, for all pedestrians the privilege to use the sidewalks and walkways as a means of ingress, egress and regress. The easement described herein to maintain and use Bell Run Boulevard shall automatically terminate as provided for under Paragraph 11.

5. BSA and Gwynedd hereby declare and grant to BSA, as owner of the Commercial Land, as an easement appurtenant to the Commercial Land, the perpetual right, liberty and privilege to use the A Utility Easement Area, the B Utility Easement Area and the Detention Basin in common with the owners of the Gwynedd Land and the owners of the Other Residential Land, for the purposes set forth in Paragraphs 2 and 3 above, provided, however, that such use may not be commenced until such time as the following conditions:

(a) At the time the owner(s) of the Commercial Land desire to commence such use, Daniel S. Winokur or another professional engineer, selected by Gwynedd (or if Gwynedd shall no longer be in existence, by Roger D. Friedman) and approved by the then owner(s) of the Commercial Land (such parties shall not unreasonably withhold or delay the granting of such approval), shall opine that the B Utility Lines and the Detention Basin are of sufficient size adequately to serve the

BOOK 4897 1701



714 dwelling units proposed to be constructed on the Gwynedd Land and the Other Residential Land and the improvements proposed to be constructed on the Commercial Land, and

(b) The owner(s) of the Commercial Land have obtained, from the appropriate sewer authority, an allocation of sanitary sewer capacity sufficient to serve the Commercial Land without diminution of the sanitary sewer capacity allocated to the Gwynedd Land and the Other Residential Land.

6. Gwynedd hereby grants, as an easement appurtenant to the Other Residential Land, and BSA, the owner of the Other Residential Land, hereby grants, as an easement appurtenant to the Gwynedd Land, the perpetual right, liberty and privilege to tie in with, connect to and use all utility lines, pipes, conduits and other utility equipment and facilities constructed or installed or to be constructed or installed upon the Declarant's respective parcel pursuant to the Improvements Plan for the Entire Tract, including but not limited to those facilities relating to the Water Easement Area. If, from time to time, it shall become necessary to enter into another easement agreement, Declarants herein agree to enter into such new easement agreements that will be sufficient to create any other additional easements necessary to create common rights over, under and through the Water Easement Area in order to provide water service to the various portions of the Gwynedd Land and Other Residential Land.

7. Each Declarant covenants and agrees that if it shall become necessary to effectuate the purposes and intentions of the Improvements Plan, upon a request of Gwynedd, each Declarant shall grant easements in its respective parcel, to governmental or public authorities or any public or private utility companies serving the Entire Tract, in form acceptable to the granting Declarant, for the installation and/or maintenance and operation of the utility lines. Such easements shall be perpetual so long as such authority or companies use the same to provide utility services to any part of the Entire Tract.

(a) Each Declarant hereby grants, as an easement appurtenant to the Entire Tract subject to provisions of Paragraph 11, the right, liberty and privilege of Montgomery Township, the Montgomery Township Municipal Sewer Authority and the North Wales Water Authority or any of its agents to enter those portions of the Entire Tract as shall become necessary from time to time to maintain, repair and otherwise make use of the Detention Basin.

8. In contemplation of the possibility that in the future, utility lines and facilities not now contemplated by the Declarants may be required in addition to the A Utility

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BOOK 4897:1702



Lines and B Utility Lines, each Declarant agrees that it will not unreasonably refuse to grant, nor will it unreasonably delay the grant of, easements on its respective parcel for the installation, maintenance and operation of additional utility lines serving the parcels of the other Declarant, provided that such additional utility lines:

(i) shall be shown on plans submitted to and approved by the granting Declarant;

(ii) shall not interfere with the granting Declarant's use and enjoyment of its respective parcel; and

(iii) shall not increase the cost of maintenance and operation of facilities borne by the granting Declarant.

9. The Declarants agree to operate and maintain the A Utility Lines, B Utility Lines and Detention Basin in accordance with the following provisions:

(a) The owners of the Gwynedd Land shall operate and maintain all of the A Utility Lines and repair and replace the same in a timely fashion as necessary to maintain such utility lines in good order and repair, the expense of which shall be shared one half by the owners of the Gwynedd Land and one half by the owners of the Other Residential Land.

(b) The owners of the Other Residential Land shall operate and maintain the B Utility Lines and the Detention Basin and repair and replace the same in a timely fashion as necessary to maintain these utility lines and keep the basin in good order and repair, the expense of which shall be shared one half by the owners of the Gwynedd Land and one half by the owners of the Other Residential Land until such time as the B Utility Lines are first used by the owners of the Commercial Land, from and after which date the owners of the Gwynedd Land, the other Residential land and the Commercial Land shall each bear one third of such costs.

(c) Each of the Declarants shall operate and maintain that portion of Bell Run Boulevard and Freedom Drive located on its respective land and repair and replace the same in a timely fashion as necessary to maintain these roads in good order and repair, the expense thereof shall be shared as follows: (i) the owners of the Gwynedd Land shall contribute 56% of any accrued expense; the owners of the Other Residential Land shall contribute 30% of any accrued expense; and (iii) the owners of Commercial Land shall contribute 14% of any accrued expense. The parties hereto shall continue to make their respective contributions as described herein with respect to Bell Run Boulevard until such time as Bell Run Boulevard is dedicated for public use and has been accepted by the

BOOK 4897:1703



appropriate authority under Paragraph 11. The parties shall continue to make their respective contributions as described herein for the operation and maintenance of Freedom Drive.

(d) Each person incurring expenses in the performance of its obligations pursuant to this Paragraph shall deliver to each other person or entity who is obligated to bear a portion of such expenses an invoice for such other person's or entities' share of such expenses, together with copies of supporting bills detailing the nature of such expenses and the providers of the labor and materials for which such expenses were incurred. Invoices so delivered shall be payable within 30 days after receipt.

10. In the event that a Declarant (the "Defaulting Owner") shall fail or refuse to maintain, observe or perform any covenant of such owner under this Declaration and if such failure or refusal shall continue for more than ten (10) days following receipt from either of the owners (a "Non-Defaulting Owner") to the Defaulting Owner, (provided that if a failure has occurred which is not reasonably susceptible of cure within ten (10) days and the Defaulting Owner commences to cure such failure within ten (10) days following receipt of such notice and proceeds thereafter to diligently and in good faith pursue such cure, then such period shall be extended for the reasonable time necessary to consummate such cure) then the Non-Defaulting Owner shall have the right to enter upon the land of the Defaulting Owner and to cause such covenants and obligations to be observed and performed, and the Defaulting Owner shall pay upon demand all of the reasonable costs and expenses incurred by the Non-Defaulting Owner in connection with such cure, together with interest thereon at a variable rate per annum at all times equal to three percent in excess of the publicly-announced prime rate at Bell Savings Bank, PaSA, in effect from time to time. In order to effectuate the purposes of this Paragraph each Declarant hereby grants to the other Declarant, as an easement appurtenant to the parcel(s) owned by the other Declarant, the perpetual right, liberty and privilege to enter upon its portion of the Entire Tract for the installation, maintenance and repair of water, storm and sanitary sewer utility facilities and related utility facilities.

11. Notwithstanding anything herein to the contrary contained herein, the Declarants agree to join in the dedication of Bell Run Boulevard, any utility lines therein, and any other utility lines installed on the Entire Tract for public use at such time as Montgomery Township or any other appropriate authority agrees to accept the dedication thereof, at which time of such dedication and acceptance, the easements and obligations to maintain and contribute to the maintenance of the easements, as described under Paragraph 9 hereto, granted in this Declaration shall be automatically extinguished



with respect only to the facilities so dedicated and accepted, without the execution of any further document, but the Declarants agree to execute, acknowledge and deliver all such documents as may be required by Montgomery Township or such other authority in order to effect such dedication and acceptance.

12. The covenants and easements provided for in this Declaration are intended to run with the land and to bind the Declarants, their respective successors and assigns in title to the Gwynedd Land, the Other Residential Land and the Commercial Land, and each mortgagee in possession claiming title through any of the Declarants.

13. This Declaration and the easements and covenants contained in the Declaration are intended solely for the benefit, use and enjoyment of the owners and mortgagees in possession of the Entire Tract and the respective tenants and occupants of an owner to which from time to time that owner grants the right to the benefit, use and enjoyment of the easements and covenants hereunder, and their respective invitees and others having the right to visit the Entire Tract, and no right is granted by this Declaration to the public or to any person other than those specifically intended to benefit from this Declaration; it being understood that the easements granted herein are exclusive to the owners of the fee interests in the parcels and that any and all rights of any tenants, licensees or invitees of such owners to the use and benefit of the easements granted herein shall be derived only by grant or permission of such fee owner on such terms as such fee owner may determine, from time to time. The owners of the respective parcels shall take such action from time to time as any of them may reasonably deem necessary or appropriate to confirm that the benefit, use and enjoyment of the easements and covenants contained in this Declaration are limited as provided in this paragraph.

14. The liability under this Declaration of each respective owner, mortgagee or other person having obligations hereunder shall be limited to his, her or its respective property interest in the Entire Tract, and no such owner, mortgagee or other person having obligations hereunder shall have any personal liability under this Declaration provided however, that if any portion of the Entire Tract has been subjected to a condominium regime or is governed by a homeowners' association, such liability shall be the responsibility of the applicable condominium association or homeowners' association.

15. The provisions of this Declaration may be abrogated, modified, rescinded or amended in whole or in part by a declaration filed of record executed by all of the owners of record (but, if any portion of any of the parcels is from

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BOOK: 489761705



time to time subject to a declaration of condominium or homeowners' association, the condominium association or homeowners' association, the execution of such a mandatory declaration by such condominium association or homeowners' association shall be required in lieu of, and shall be binding upon, the members of such association), and all of the holders of the mortgages secured upon, the portions of the Entire Tract as to which the easements operated herein are effective. The consent of the tenants and occupants of the Entire Tract shall not be required to abrogate, modify, rescind or amend this Declaration.

16. The Declarants hereto acknowledge that a certain Declaration of Covenants (the "Covenant"), which is recorded in Montgomery County in Deed Book 4809, page 882, provides that there can be no more than 8.8 dwelling units per acre. BSA and Gwynedd each agree that the construction of dwelling units upon its respective tract will not exceed the maximum stated in the Covenant or, alternatively, in any final plan approved by the Township, if such final plan permits a greater number of units per acre than the Covenant and if the final plan constitutes the legal and binding agreement of the Township to supersede the terms of the Covenant with regard to the number of dwelling units allowable per acre.

17. It is the intention of the parties hereto that this Declaration be recorded in and among the land records of Montgomery Township, Montgomery County and Pennsylvania.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration on the day and year first above written.

BSA MONTGOMERY JOINT VENTURE, a
Pennsylvania joint venture, by all
of its Joint Venturers:

By: BSB MONTGOMERY CORPORATION
Joint Venturer

By: Michael A. Boyd
Vice President

Attest: [Signature]
(Corporate Seal) A.S.

By: STROUSE GREENBERG & CO.,
INC., Joint Venturer

By: [Signature]
President



Attest: Steven J. Kessler
(Corporate Seal)

By: ALTMAN PROPERTIES, LTD.,
Joint Venturer

By: Stan He
Vice President

Attest: [Signature]
(Corporate Seal) A.S.

Gwynedd Pointe Corporation
a Pennsylvania corporation

By: [Signature]
President

Attest: [Signature]
(Corporate Seal)

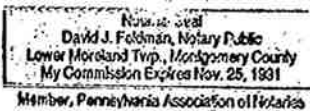


COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

On this, the 20th day of December, 1988, before me, the undersigned authority, a Notary Public in and for the Commonwealth and County aforesaid, personally appeared Samuel Switzenbaum, President of Strouse, Greenberg & Co., Inc., A Pa. Corp. and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public



BOOK 4897:1708

eCertified copy of recorded # 1988041998 (page 10 of 23)
Montgomery County Recorder of Deeds

Only valid with epm-signature on cover page

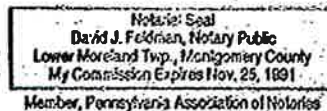


COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

On this, the 20th day of December, 1988, before me, the undersigned authority, a Notary Public in and for the Commonwealth and County aforesaid, personally appeared Roger D. Friedman, President of Gwynedd Pointe Corporation, A Pa. Corp. and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

On this, the 20th day of December, 1988, before me, the undersigned authority, a Notary Public in and for the Commonwealth and County aforesaid, personally appeared Michael A. Bayuk, Vice President of BSB Montgomery Corporation, A Pa. Corp. and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public


Notarial Seal
David J. Feldman, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires Nov. 25, 1991
Member, Pennsylvania Association of Notaries

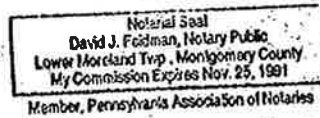


COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

On this, the 20th day of December, 1988, before me, the undersigned authority, a Notary Public in and for the Commonwealth and County aforesaid, personally appeared Steve Altman, President of Altman Properties, LTD., A Pa. Corp. and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

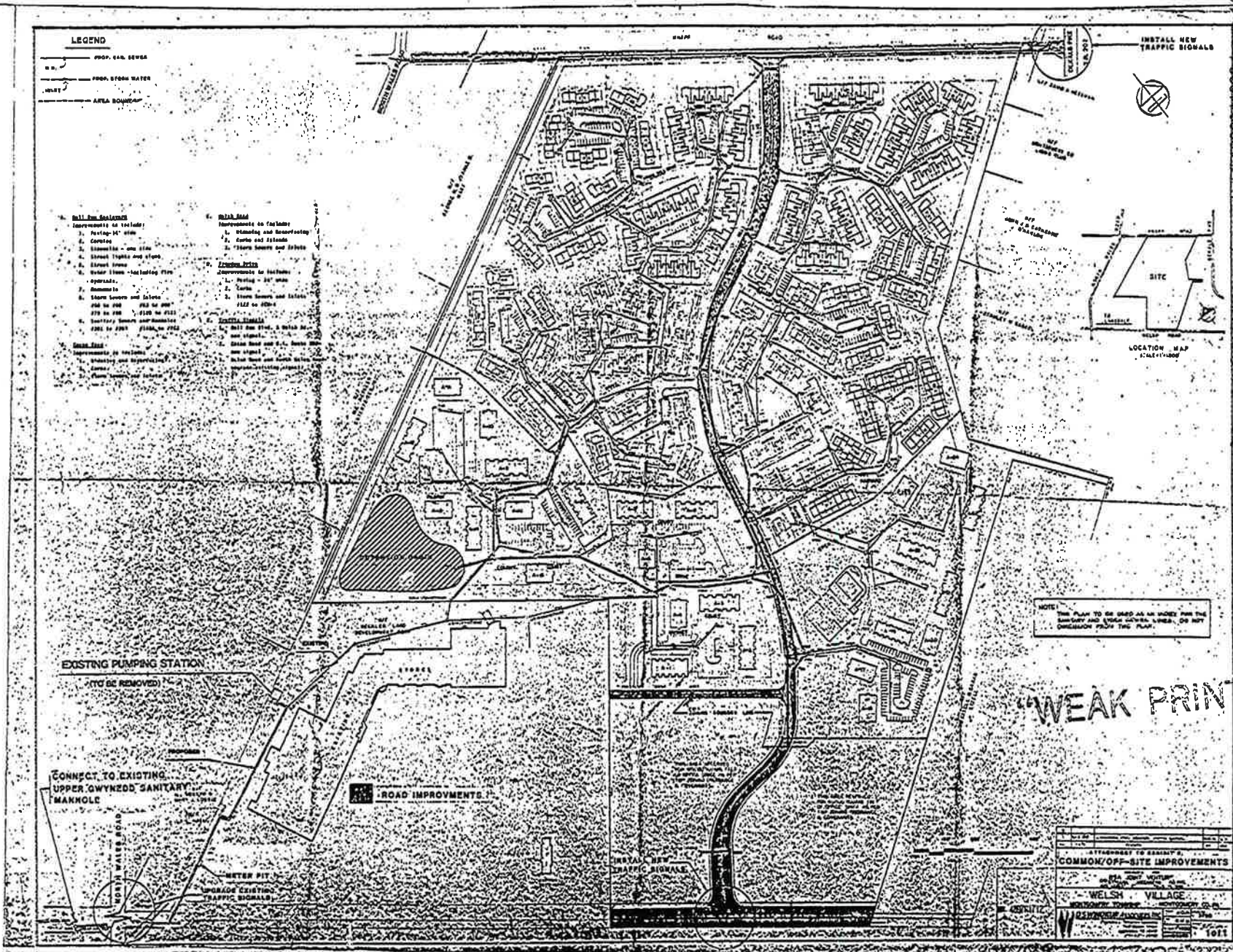
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public



BOOK 4897161711





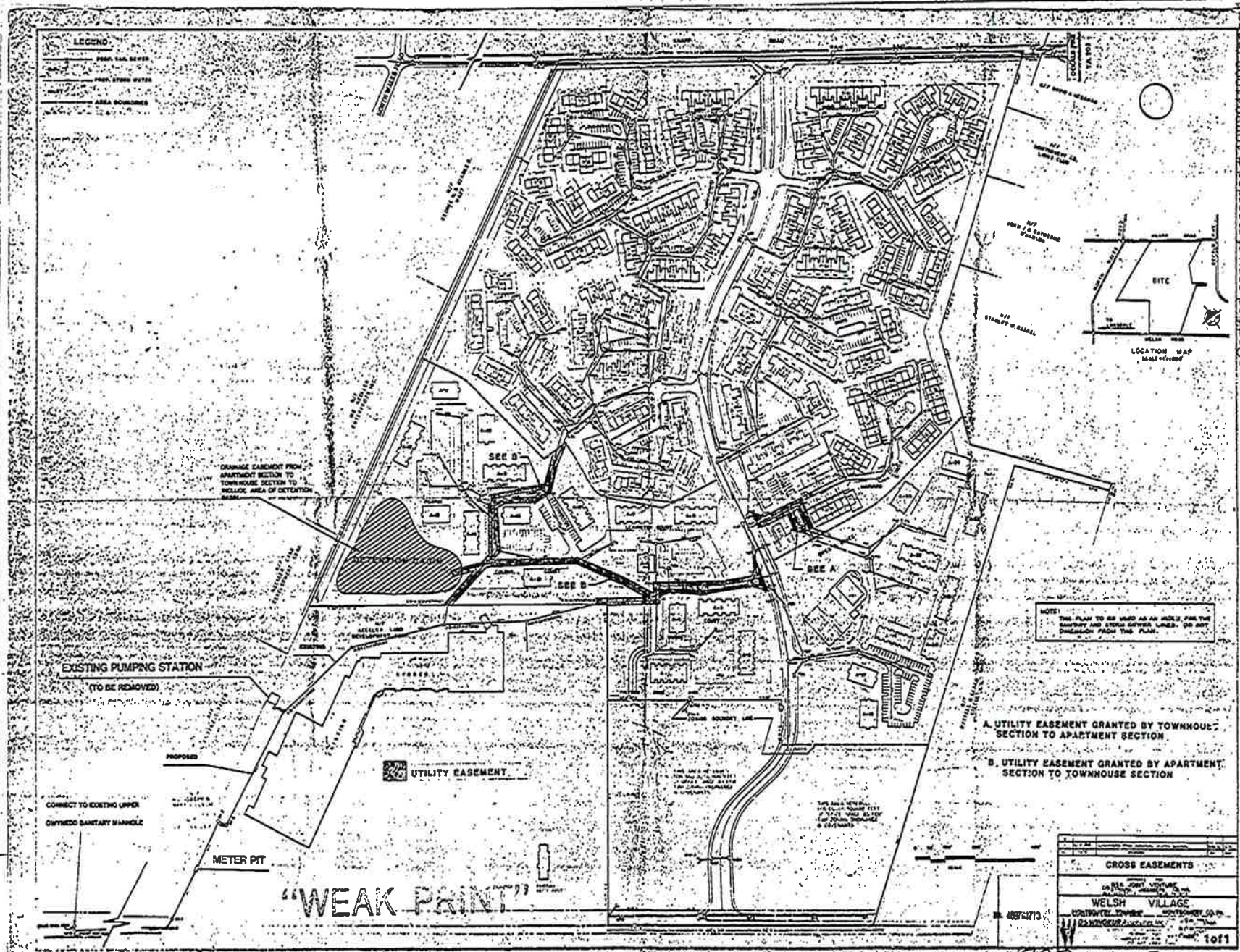
LEGEND
PROP. SAN. SEWER
PROP. WATER
AREA BOUNDARY

- Well and Sewer**
 - Improvements to include:
 1. Paving 14' dia
 2. Corrobor
 3. Stormwater - one line
 4. Street lights and stop
 5. Street trees
 6. Water lines - including fire hydrants
 7. Manholes
 8. Storm sewers and laterals
 9. 12" to 18" 12" to 18"
 10. 24" to 30" 24" to 30"
 11. Sanitary sewers and laterals
 12. 12" to 18" 12" to 18"
 13. 24" to 30" 24" to 30"
- Other**
 - Improvements to include:
 1. Grading and surfacing
 2. Curb
 3. Storm sewers and laterals
 4. 12" to 18" 12" to 18"
 5. 24" to 30" 24" to 30"
 6. Sanitary sewers and laterals
 7. 12" to 18" 12" to 18"
 8. 24" to 30" 24" to 30"

NOTE: THIS PLAN TO BE USED AS AN INDEX FOR THE SANITARY AND WATER UTILITY LINES, OR ANY DIMENSION FROM THE PLAN.

"WEAK PRINT"

ATTACHED TO EXHIBIT B	
COMMON/OFF-SITE IMPROVEMENTS	
WELSH VILLAGE	
MONTGOMERY COUNTY, MD	
1998	



LEGEND

—●— PROP. SAN. SEWER

—●— PROP. STORM WATER

—●— AREA RESERVED



EXISTING PUMPING STATION
(TO BE REMOVED)

“WEAK POINT”

NOTE:
THIS PLAN TO BE USED AS AN INDEX FOR THE BOUNDARY AND EASEL GRANTER LINES. DO NOT DIMENSION FROM THIS PLAN.

A. UTILITY EASEMENT GRANTED BY TOWNHOUSE SECTION TO APARTMENT SECTION

B. UTILITY EASEMENT GRANTED BY APARTMENT SECTION TO TOWNHOUSE SECTION

CROSS EASEMENTS	
BY	
FOR	
WELSH VILLAGE	
CONTRACT NO.	
DATE	
BY	
FOR	

1011



GENERAL NOTES
THE FOLLOWING NOTES APPLY TO ALL DRAWINGS ON THESE APPLICABLE:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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13. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

DRAWING INDEX

- COVER SHEET
- SITE PLAN AND MATERIAL LIST
- PERMIT SHEET
- TRENCH DETAIL AND ROAD SECTION
- THRUST BLOCKING AND MISC. DETAILS

BSA JOINT VENTURE
SITE LOCATION
WELSH VILLAGE
PHASE 1
KNAPP ROAD &
WELSH ROAD (C.R. 0083)
MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY

"WEAK PRINT"

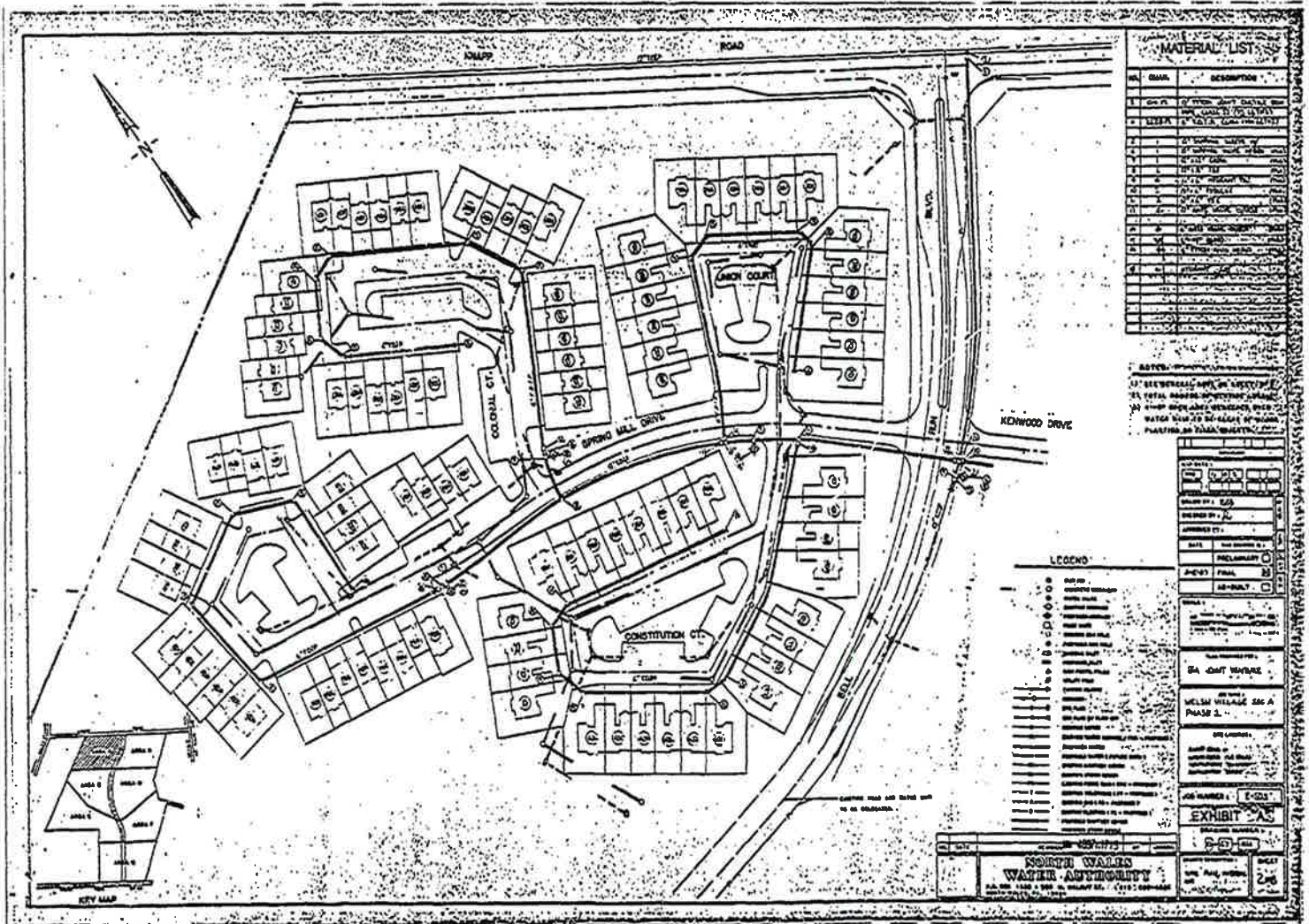
DATE: 04/14/98
SCALE: 1" = 40'-0"

PROJECT NO.	00000000
DATE	04/14/98
DESIGNED BY	WELSH VILLAGE
CHECKED BY	WELSH VILLAGE
APPROVED BY	WELSH VILLAGE
DATE	04/14/98
PROJECT NO.	00000000
DATE	04/14/98
DESIGNED BY	WELSH VILLAGE
CHECKED BY	WELSH VILLAGE
APPROVED BY	WELSH VILLAGE
DATE	04/14/98

EXHIBIT "A"

WELSH VILLAGE WATER AUTHORITY

4897 1714



NO.	QUANTITY	DESCRIPTION
1	100 YD	GRAVEL FOR DRIVE AND
2	100 YD	GRAVEL FOR DRIVE
3	100 YD	GRAVEL FOR DRIVE
4	100 YD	GRAVEL FOR DRIVE
5	100 YD	GRAVEL FOR DRIVE
6	100 YD	GRAVEL FOR DRIVE
7	100 YD	GRAVEL FOR DRIVE
8	100 YD	GRAVEL FOR DRIVE
9	100 YD	GRAVEL FOR DRIVE
10	100 YD	GRAVEL FOR DRIVE
11	100 YD	GRAVEL FOR DRIVE
12	100 YD	GRAVEL FOR DRIVE
13	100 YD	GRAVEL FOR DRIVE
14	100 YD	GRAVEL FOR DRIVE
15	100 YD	GRAVEL FOR DRIVE
16	100 YD	GRAVEL FOR DRIVE
17	100 YD	GRAVEL FOR DRIVE
18	100 YD	GRAVEL FOR DRIVE
19	100 YD	GRAVEL FOR DRIVE
20	100 YD	GRAVEL FOR DRIVE
21	100 YD	GRAVEL FOR DRIVE
22	100 YD	GRAVEL FOR DRIVE
23	100 YD	GRAVEL FOR DRIVE
24	100 YD	GRAVEL FOR DRIVE
25	100 YD	GRAVEL FOR DRIVE
26	100 YD	GRAVEL FOR DRIVE
27	100 YD	GRAVEL FOR DRIVE
28	100 YD	GRAVEL FOR DRIVE
29	100 YD	GRAVEL FOR DRIVE
30	100 YD	GRAVEL FOR DRIVE

LEGEND

- Blank lot
- Lot
- Street
- Driveway
- Walkway
- ... (other symbols and descriptions)

DATE	1988	
DRAWN BY	J.P.	
CHECKED BY	J.P.	
DATE	1988	
REVISIONS		
NO.	DATE	DESCRIPTION
NORTH WALKER WATER AUTHORITY		
PROJECT NO. 4897 1715		
EXHIBIT AS		
SHEET NO. 17 OF 23		

4897 1715



LOCATION MAP

MATERIAL LIST

QTY	DUAL	DESCRIPTION
1		SEE GENERAL NOTE ON SHEET # 18
1		TOTAL NUMBER OF BEVERS/VENTS
1		WOOD DECK AREA BEVERED WITH WATER MAIN TO BE CLEAR OF MAINT PLANTING OR PAVED SURFACES

NOTES:

- SEE GENERAL NOTE ON SHEET # 18
- TOTAL NUMBER OF BEVERS/VENTS
- WOOD DECK AREA BEVERED WITH WATER MAIN TO BE CLEAR OF MAINT PLANTING OR PAVED SURFACES

LEGEND

DESCRIPTIONS

1. BEVERS/VENTS

2. BEVERED AREAS

3. BEVERED AREAS WITH WATER MAIN

4. BEVERED AREAS WITH WATER MAIN AND GAS

5. BEVERED AREAS WITH WATER MAIN, GAS AND SEWER

6. BEVERED AREAS WITH WATER MAIN, GAS, SEWER AND 4" DRAIN

7. BEVERED AREAS WITH WATER MAIN, GAS, SEWER AND 4" DRAIN AND 6" WASTE

8. BEVERED AREAS WITH WATER MAIN, GAS, SEWER, 4" DRAIN AND 6" WASTE

9. BEVERED AREAS WITH WATER MAIN, GAS, SEWER, 4" DRAIN, 6" WASTE AND 12" WATER MAIN

10. BEVERED AREAS WITH WATER MAIN, GAS, SEWER, 4" DRAIN, 6" WASTE AND 12" WATER MAIN AND 6" WASTE

11. BEVERED AREAS WITH WATER MAIN, GAS, SEWER, 4" DRAIN, 6" WASTE AND 12" WATER MAIN AND 6" WASTE AND 12" WATER MAIN

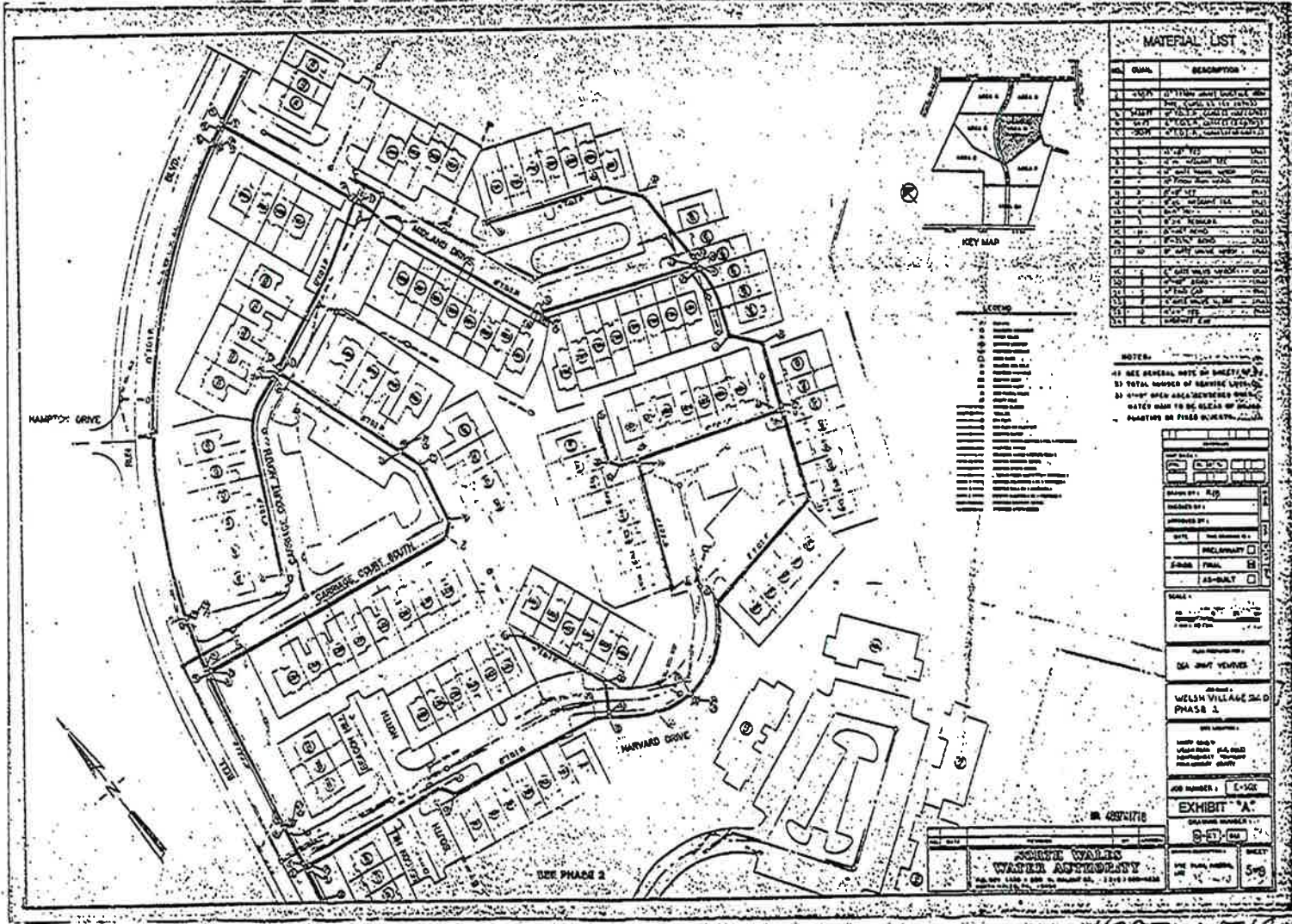
48871716

EXHIBIT A

4897 1716

NORTH WALLS WATER AUTHORITY
11000 W. PINE BLVD. SUITE 100
 GREENSBORO, NC 27409

DATE: 11/11/16
 SCALE: 1" = 20'



LEGEND

[Symbol]	Proposed Driveway
[Symbol]	Proposed Walkway
[Symbol]	Proposed Fencing
[Symbol]	Proposed Retaining Wall
[Symbol]	Proposed Utility Line
[Symbol]	Proposed Easement
[Symbol]	Proposed Setback
[Symbol]	Proposed Lot Line
[Symbol]	Proposed Boundary
[Symbol]	Proposed Right-of-Way
[Symbol]	Proposed Street
[Symbol]	Proposed Road
[Symbol]	Proposed Alley
[Symbol]	Proposed Parking
[Symbol]	Proposed Driveway
[Symbol]	Proposed Walkway
[Symbol]	Proposed Fencing
[Symbol]	Proposed Retaining Wall
[Symbol]	Proposed Utility Line
[Symbol]	Proposed Easement
[Symbol]	Proposed Setback
[Symbol]	Proposed Lot Line
[Symbol]	Proposed Boundary
[Symbol]	Proposed Right-of-Way
[Symbol]	Proposed Street
[Symbol]	Proposed Road
[Symbol]	Proposed Alley
[Symbol]	Proposed Parking

MATERIAL LIST

NO.	QUANTITY	DESCRIPTION	UNIT
1	1	CONCRETE	YARD
2	1	CEMENT	YARD
3	1	SAND	YARD
4	1	GRAVEL	YARD
5	1	BRICK	YARD
6	1	TILE	YARD
7	1	ROOFING	SQ. YD.
8	1	PAINT	GAL.
9	1	INSULATION	SQ. YD.
10	1	PLASTER	SQ. YD.
11	1	DRY WALL	SQ. YD.
12	1	CEILING	SQ. YD.
13	1	FLOORING	SQ. YD.
14	1	WALLBOARD	SQ. YD.
15	1	TRIM	LIN. FT.
16	1	DOOR	NO.
17	1	WINDOW	NO.
18	1	ROOFING	SQ. YD.
19	1	PAINT	GAL.
20	1	INSULATION	SQ. YD.
21	1	PLASTER	SQ. YD.
22	1	DRY WALL	SQ. YD.
23	1	CEILING	SQ. YD.
24	1	FLOORING	SQ. YD.
25	1	WALLBOARD	SQ. YD.
26	1	TRIM	LIN. FT.
27	1	DOOR	NO.
28	1	WINDOW	NO.
29	1	ROOFING	SQ. YD.
30	1	PAINT	GAL.
31	1	INSULATION	SQ. YD.
32	1	PLASTER	SQ. YD.
33	1	DRY WALL	SQ. YD.
34	1	CEILING	SQ. YD.
35	1	FLOORING	SQ. YD.
36	1	WALLBOARD	SQ. YD.
37	1	TRIM	LIN. FT.
38	1	DOOR	NO.
39	1	WINDOW	NO.
40	1	ROOFING	SQ. YD.
41	1	PAINT	GAL.
42	1	INSULATION	SQ. YD.
43	1	PLASTER	SQ. YD.
44	1	DRY WALL	SQ. YD.
45	1	CEILING	SQ. YD.
46	1	FLOORING	SQ. YD.
47	1	WALLBOARD	SQ. YD.
48	1	TRIM	LIN. FT.
49	1	DOOR	NO.
50	1	WINDOW	NO.

NOTES:
 1. SEE GENERAL NOTES ON SHEET NO. 1.
 2. TOTAL NUMBER OF SQUARE FEET OF WORK SHALL BE AS SHOWN ON THIS PLAN.
 3. QUANTITIES SHALL BE AS SHOWN ON THIS PLAN.

PRELIMINARY
 FINAL
 AS-BUILT

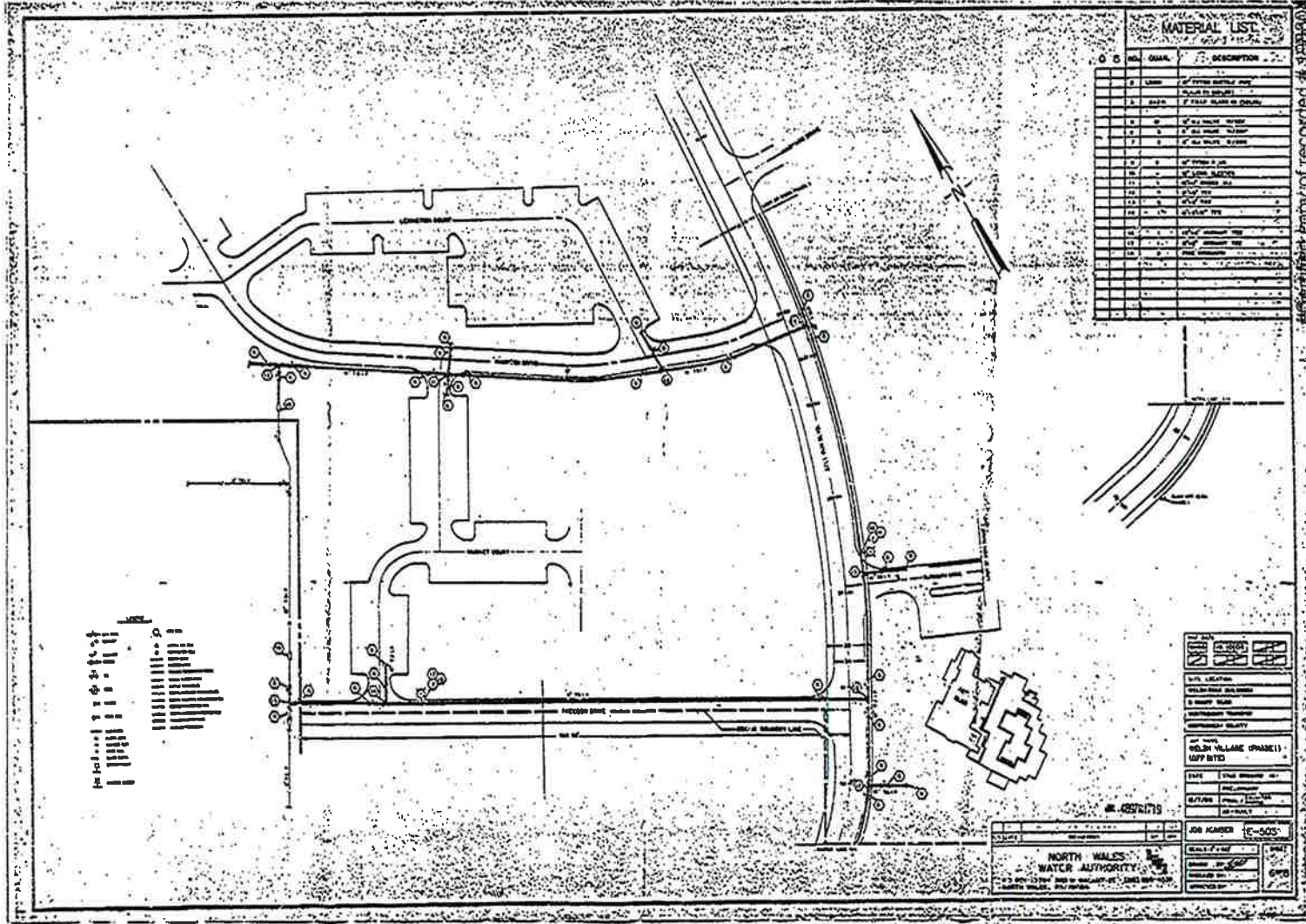
SCALE: 1" = 20'-0"
 DATE: 10/1/00
 SHEET NO. 2 OF 2

PROJECT: WILSON VILLAGE PHASE 2
 JOB NUMBER: 4897

ARCHITECT: JOHN WALKER WATER ASSOCIATES
 1000 W. 10TH ST., SUITE 100, DENVER, CO 80202
 (303) 733-1111

4897 1718





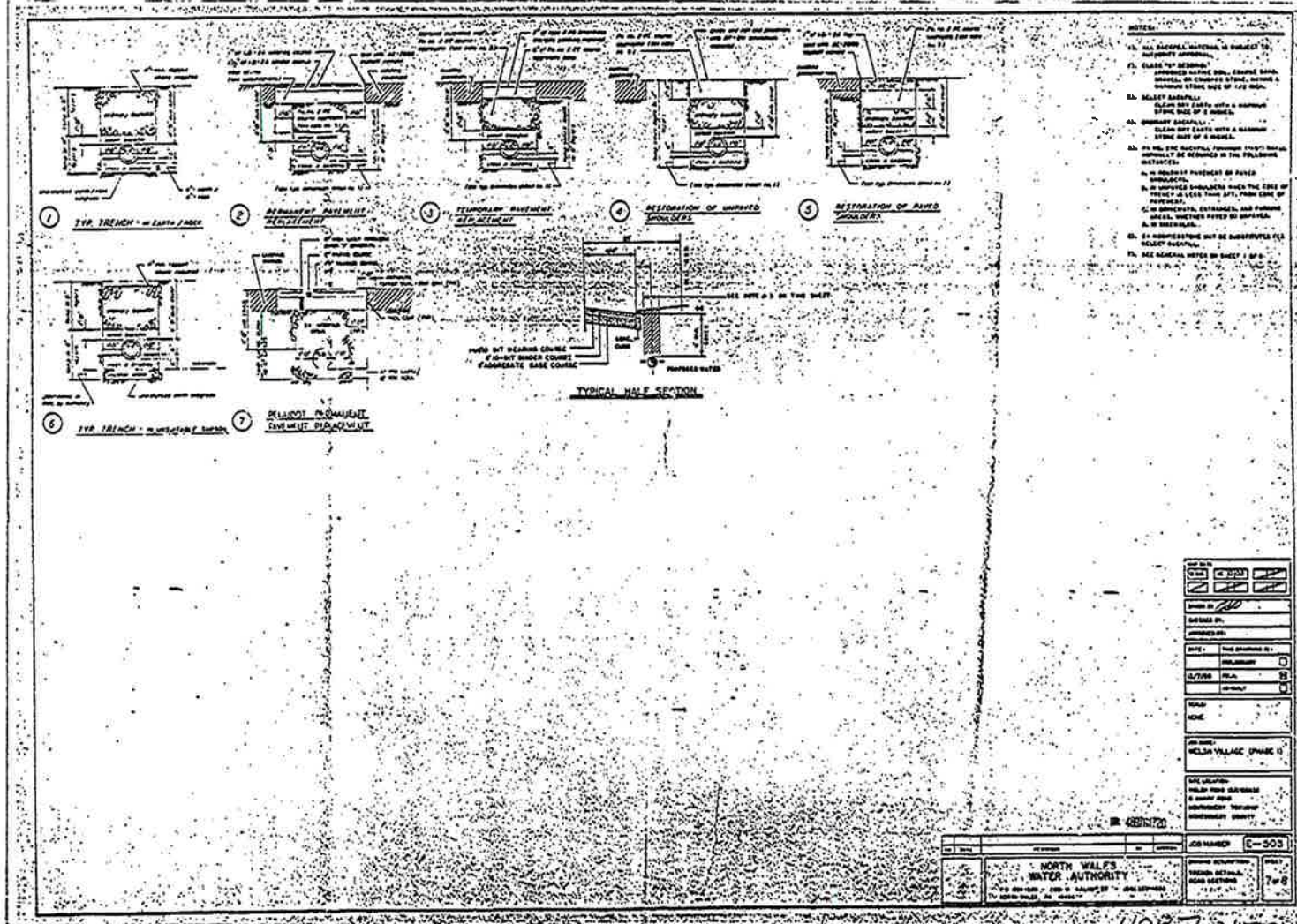
MATERIAL LIST		
NO.	QTY.	DESCRIPTION
1		1/2" dia. pipe
2		1/4" dia. pipe
3		1/8" dia. pipe
4		1/2" dia. pipe
5		1/4" dia. pipe
6		1/8" dia. pipe
7		1/2" dia. pipe
8		1/4" dia. pipe
9		1/8" dia. pipe
10		1/2" dia. pipe
11		1/4" dia. pipe
12		1/8" dia. pipe
13		1/2" dia. pipe
14		1/4" dia. pipe
15		1/8" dia. pipe
16		1/2" dia. pipe
17		1/4" dia. pipe
18		1/8" dia. pipe
19		1/2" dia. pipe
20		1/4" dia. pipe
21		1/8" dia. pipe
22		1/2" dia. pipe
23		1/4" dia. pipe
24		1/8" dia. pipe
25		1/2" dia. pipe
26		1/4" dia. pipe
27		1/8" dia. pipe
28		1/2" dia. pipe
29		1/4" dia. pipe
30		1/8" dia. pipe

DATE	10/15/98
BY	W. J. ...
CHECKED BY	...
SCALE	AS SHOWN
PROJECT	...
JOB NUMBER	4897-1719
DATE	10/15/98
BY	W. J. ...
CHECKED BY	...
SCALE	AS SHOWN
PROJECT	...

NORTH WILKS
 WATER AUTHORITY
 1000 W. ...
 NORTH WILKS, ...

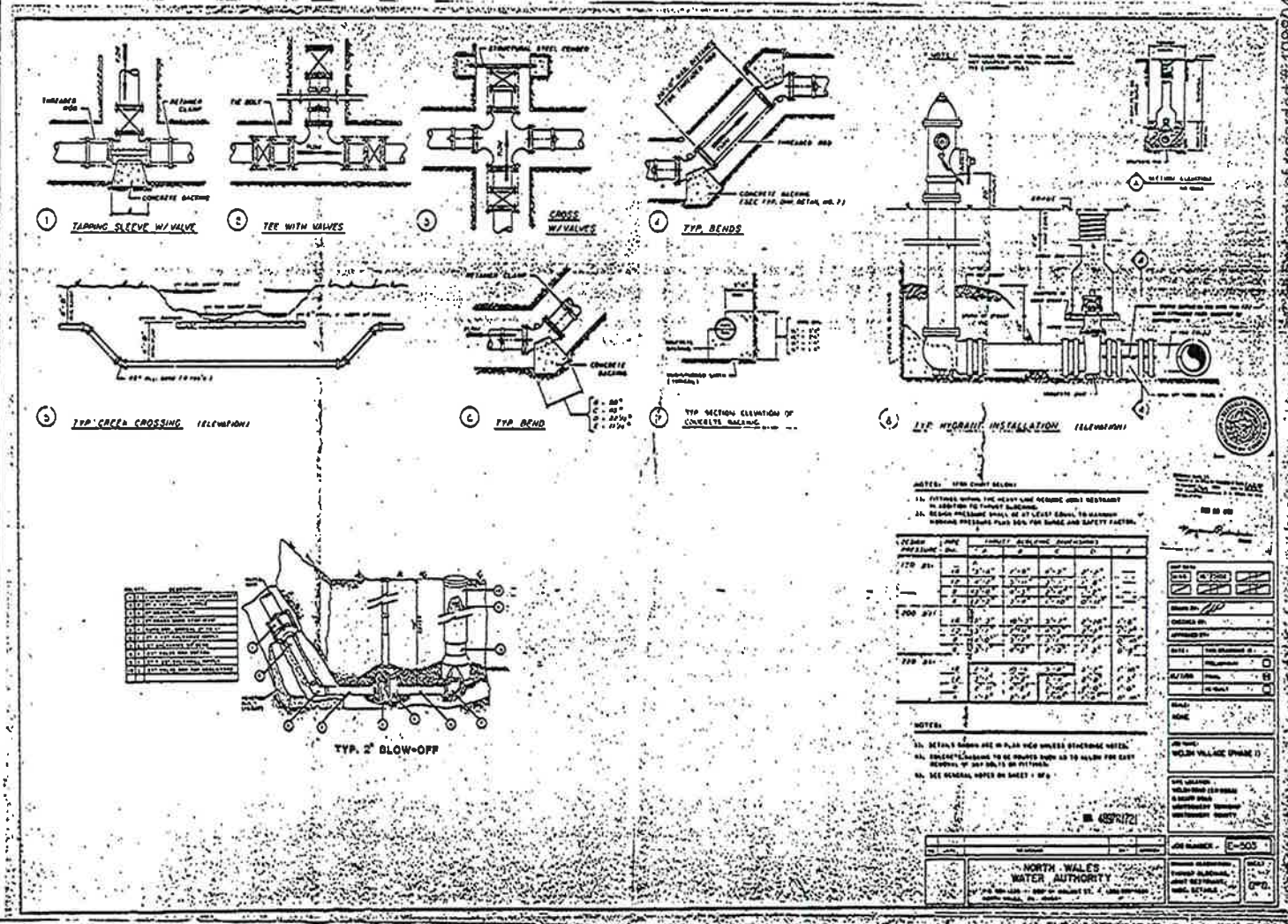
4897 1719





DATE	10/20/00
SCALE	AS SHOWN
PROJECT NO.	48977-1720
DATE	10/20/00
SCALE	AS SHOWN
PROJECT NO.	48977-1720
DATE	10/20/00
SCALE	AS SHOWN
PROJECT NO.	48977-1720

48977-1720



NOTES: 1. SEE SHEET 4388204-1 FOR GENERAL NOTES.
 2. FITTINGS SHALL BE THE HEAVY LINE DESIGN AND BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 A. FITTINGS SHALL BE INSTALLED AT LEAST 8 FEET FROM THE END OF THE PIPE.
 B. FITTINGS SHALL BE INSTALLED AT LEAST 8 FEET FROM THE END OF THE PIPE.
 C. FITTINGS SHALL BE INSTALLED AT LEAST 8 FEET FROM THE END OF THE PIPE.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	2" TAPPING SLEEVE	1	EA	10.00	10.00
2	2" VALVE	1	EA	15.00	15.00
3	2" TAPPING SLEEVE	1	EA	10.00	10.00
4	2" VALVE	1	EA	15.00	15.00
5	2" TAPPING SLEEVE	1	EA	10.00	10.00
6	2" VALVE	1	EA	15.00	15.00
7	2" TAPPING SLEEVE	1	EA	10.00	10.00
8	2" VALVE	1	EA	15.00	15.00
9	2" TAPPING SLEEVE	1	EA	10.00	10.00
10	2" VALVE	1	EA	15.00	15.00
11	2" TAPPING SLEEVE	1	EA	10.00	10.00
12	2" VALVE	1	EA	15.00	15.00
13	2" TAPPING SLEEVE	1	EA	10.00	10.00
14	2" VALVE	1	EA	15.00	15.00
15	2" TAPPING SLEEVE	1	EA	10.00	10.00
16	2" VALVE	1	EA	15.00	15.00
17	2" TAPPING SLEEVE	1	EA	10.00	10.00
18	2" VALVE	1	EA	15.00	15.00
19	2" TAPPING SLEEVE	1	EA	10.00	10.00
20	2" VALVE	1	EA	15.00	15.00

NOTES:
 1. DETAILS SHOWN ARE IN PLAN UNLESS OTHERWISE NOTED.
 2. FITTINGS SHALL BE THE HEAVY LINE DESIGN AND BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 A. FITTINGS SHALL BE INSTALLED AT LEAST 8 FEET FROM THE END OF THE PIPE.
 B. FITTINGS SHALL BE INSTALLED AT LEAST 8 FEET FROM THE END OF THE PIPE.
 C. FITTINGS SHALL BE INSTALLED AT LEAST 8 FEET FROM THE END OF THE PIPE.

4388204-2

NORTH WALES WATER AUTHORITY

DATE: 10/1/98

JOB NUMBER: 4388204-2

SCALE: 1" = 10'

PROJECT: 4388204-2

DESIGNER: [Signature]

CHECKED: [Signature]

DATE: 10/1/98

4877-1121

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD INFORMATION SUMMARY

Item #10

SUBJECT: Discussion - Proposed Refurbishment of the Windlestrae Farmhouse
MEETING DATE: September 23, 2024
BOARD LIAISON: Tanya C. Bamford
INITIATED BY: Floyd Shaffer, Director of Community and Recreation Center

BACKGROUND:

Members of the Township's Parks and Recreation Advisory Board are here this evening joined by Joe Phillips, AIA with Phillips & Donovan Architects, LLC. who was hired to evaluate and conduct a feasibility study of the potential uses of the vacant farmhouse located in Windlestrae Park.

BUDGET IMPACT:

Before this project can be advanced a solid budget needs to be developed and alternative funding sources need to be identified including grants. Additionally, the Board may want to consider a "capital campaign" to raise money for the project.

In reviewing the Township's five-year capital plan and accounting for ongoing projects, the Finance Director has provided the following analysis of the Capital Projects Reserves fund balance.

Balance as of 12/31/23	\$9.8 million
Projected balance as of 12/31/24	\$5.8 million
Projected balance as of 12/31/25	\$2.3 million
Projected balance as of 12/31/26	\$1.0 million (includes a \$1 million transfer from Gen. Fund)

The Township has expended/committed the proceeds from the \$15 million bond from 2021.

The Board previously authorized a transfer of \$3.3 million to the Capital Reserves Fund from the General Fund while ensuring the General Fund has an appropriate fund balance as recommended by GFOA as a best practice.

The most recent tax increase is estimated to transfer \$850,000 per year into the Capital Reserves.

OTHER CONSIDERATIONS:

Staff would like the opportunity to review and evaluate the details of this proposal further and provide their thoughts at a future Board of Supervisors public meeting.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #11

SUBJECT: National Preparedness Month & Promulgate Updates to Emergency Operations Plan
MEETING DATE: September 23, 2024
BOARD LIAISON: Annette M. Long
INITIATED BY: William Wiegman, Fire Chief

BACKGROUND:

National Preparedness Month is an observance each September to raise awareness about the importance of preparing for disasters and emergencies that could happen at any time. This year's theme is "Start a Conversation," and focuses on discussing steps to get ready and stay safe during an emergency. The steps include setting aside time when everyone is calm and relaxed, holding discussions over set periods, and discussing preparedness actions.

Montgomery Township Emergency Management Staff conducts various trainings and exercises to prepare for, respond to, mitigate, and recover from disasters. The Staff also obtain certifications through PEMA, including Local Municipal Basic, Advanced, and Professional certifications, which PEMA requires for the Emergency Management Staff.

Pennsylvania legislation requires that political subdivisions of the Commonwealth establish a local emergency management organization. The organization is tasked with preparing, maintaining, and keeping current emergency operations plans, among other things.

The Pennsylvania Emergency Management Agency suggests that the Emergency Operations Plan (EOP) be updated at least every two years or when most of the governing body changes. While the EOP is continually updated as personnel and contact information changes, it was last updated in September 2022.

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

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

RECOMMENDATION:

Staff recommends that the Board of Supervisors recognize September as National Preparedness Month, promulgate the Emergency Operations Plan, and direct the Emergency Management Coordinator to distribute the updated materials as required.

MOTION/RESOLUTION:

Motion to recognize September as National Preparedness Month and to promulgate the Emergency Operations Plan, directing the Emergency Management Coordinator to distribute the updated materials as required.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #12

SUBJECT: Windlestrae Park – Proposed Rose Twig Restroom
MEETING DATE: September 23, 2024
BOARD LIAISON: Tanya C. Bamford, Supervisor
INITIATED BY: Tanya C. Bamford, Supervisor

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.

UPDATE: The MTMSA Board met on Wednesday, September 18, 2024. Supervisor Bamford has requested that this matter be placed on the agenda for the Board’s consideration. Attached is a memo from the MTMSA Executive Director Shannon Drosnock, outlining the MTMSA’s position.

MOTION/RESOLUTION:

Motion to

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

Carolyn McCreary

From: Shannon Q. Drosnock <sdrosnock@mtmsa.org>
Sent: Thursday, September 19, 2024 9:15 AM
To: Carolyn McCreary; Candyce F. Chimera; Tanya C. Bamford
Cc: Rick Getts
Subject: Rose Twig Restroom Update

Good Morning All,

I wanted to provide you an update on the above captioned project, from our Board's meeting last night.

Two members of the public came out representing residents in general, the Twp Park and Rec Board, as well as the MTBSA association. They spoke in public comment to offer their support for the project, to thank the MTMSA board for their very generous donation and to provide some insight as to the struggles the community has with the lack of a permanent restroom at the park.

Ms. Bamford relayed that the Twp BOS instructed her to ask the MTMSA Board to give \$100,000 in addition to the \$500,000 gift already pledged, as the Twp BOS was not comfortable committing to approximately \$150K plus an undefined amount for site improvements to make the park ADA accessible to the restroom.

The accessibility was discussed including:

The three options that were reviewed with Township staff in late July to make the site ADA accessible to the restroom - striping, parking space next to restroom or a separate path to the restroom

It was questioned if the existing park facilities (porta-johns, fields, courts) are currently ADA accessible – it was determined they are not

It was discussed that the parking spot next to the restroom was the option presented to Twp staff in late July as potentially the best solution – based on logistics and cost

The MTMSA Board was not comfortable with an additional \$100,000 contribution to their already generous gift of \$500,000 as this is not a project for the benefit of the sewer system or sewer authority. At that point, they were inclined to reject the bids and cancel the project.

In an effort to work with the Township to achieve the goal for the public showing great support of the project, Ms. Bamford asked if the MTMSA Board would consider absorbing the cost of CKS engineers (the MTMSA engineer) preparing a formal accessibility review of adding the parking spot next to the restroom. The MTMSA Board agreed to absorb that cost of the engineer study and authorized CKS to do so.

CKS will not have the full review done in that short time period but intends to have a draft outline and rough cost estimate to the Twp for Monday evening's public board meeting.

In addition to absorbing the cost of the study, the MTMSA Board graciously agreed to hold a special meeting to revisit the acceptance or rejection of the bids for the restroom.

It was stated that the Township will put this matter back on their agenda for the September 23rd board meeting and that the public should discuss the matter with their elected officials at that meeting where the Township can decide if they want to move forward with the project assuming all costs over \$500,000 (not including the one specific engineer ADA parking spot review).

MTMSA will advertise for a special meeting on October 1st where it will accept or reject the bids for the project.

To summarize:

If the Township does not approve funding the overage, the MTMSA Board will *reject* the bids at the special meeting on October 1st and will remove the project in total from its schedule.

If the Township approves the funding for the overage, the MTMSA Board will accept the bids at the special meeting on October 1st and will fund the first \$500,000 in costs for the project. After that amount is exhausted, MTMSA will submit payment requests to the Township for the remaining costs as they are incurred.

Please let me know if you have any questions.

Shannon Q. Drosnock
MTMSA, Executive Director
215-393-6930
www.mtmsa.org



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #13

SUBJECT: New Business – Department Reports
MEETING DATE: September 23, 2024
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

BACKGROUND:

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

Additionally, this is an opportunity for staff to bring items or issues to the Board of Supervisors of interest or for which they need input or direction.

ADMINISTRATION REPORT August 2024

Administrative Matters (Township Manager)

- Met Department Heads and direct reports individually to discuss operations and outstanding issues.
- Participated in Township podcast about the North Wales Area Library with Supervisor Tanya Bamford and Jennifer Koch, Library Director.
- Met with Public Information Coordinator and HR Administrator to discuss social media policy.
- Met with PennDOT representatives and the contractor for Five Points project to discuss traffic signal maintenance during construction.
- Attended virtual Consortium Executive Committee meetings.
- Moderated the Township's Emergency Services podcast with Chief Bendig, Chief Wiegman, and Shane Wheeler, CEO of VMSC EMS.
- Attended meeting with Police and red-light camera vendor to discuss program implementation.
- Attended Chamber of Commerce Executive Committee meeting virtually (vacation).
- Participated in APMM Conference Planning Committee virtual meeting.
- Met with representatives of Wissahickon Trails to discuss Township stormwater projects within the Wissahickon watershed.
- Attended Partnership TMA board meeting.
- Attended court regarding the Mirabella v. Township matter.
- Participated in virtual meetings of the Wissahickon Stormwater Management and Technical Subcommittees, serving as Co-Chair.
- Held individual preliminary capital and operational budget meetings with Dept. Heads.
- Met with County representatives and Township staff to prepare for County Commissioners meeting being held in the Township building on October 10.
- Met with Fire Department and Code Enforcement staff to discuss proposed ordinance pertaining to electric charging stations in various environments.
- Attended VMSC Board meeting.
- Held an agenda preparation meeting with Department Heads.
- Held separate meetings with the Engineer, Traffic Engineer, and Solicitor to discuss ongoing matters.
- Attended National Night Out.
- Webinar: *Secure 2.0 Provision Overview and Key Adoption Considerations (Employee Retirement Plans)*

Public Information

- Welcomed new Public Information Intern, Ava Komasz!
- Ongoing communication with Township residents, businesses, and staff utilizing the various communication channels.
- Promotion of Recreation & Community events and programs.
- Conducted interviews for Public Information Intern
- Recorded a podcast about the challenges facing emergency services.
- Met with GIS Analyst about sharing Land Development updates.

- Worked on social media plans and a new resident guide.
- Attended the following trainings and webinars:
 - How AI Can Cause Reputation Headaches for Government Communicators (3CMA)
- Met with Montgomery County representatives to work on logistics for October 10th's "Board on the Road" Montco Commissioner Meeting
- Attended Autumn Festival Staff Meeting

Human Resources

- Worked with Public Information Coordinator on the Social Media Use Policy
- Participated in 6 interviews for PW Laborer
- Worked on an AI Use guideline for employees
- Conducted 5 in-person interviews for the PW Laborer position.
- Met with PW Director to review the ACA rules for PT Office Assistant position.
- Conducted onboarding for PT Admin assistant in PW
- Met with PW Director and Payroll Specialist to discuss ACA rules and parameters for new PT Adin Asst – PW
- Met with the Communication Specialist Supervisor for a discussion on time off for Communication Specialists
- Conducted onboarding for Public Information Intern
- Conducted onboarding for two new police officers
- Attended webinar on AI and the potential issues for government communicators
- Staffed the Township table at National Night Out – take two
- Conducted onboarding for the PW Laborer position
- Conducted survey of HR Consortium for Finance Director salary and job description
- Updated Director of Finance job description in preparation for posting.

Community and Recreation Center Report August 2024

The Montgomery Township Community Recreation Center (Mont CRC) has completed its 9th Summer season.

Below is a review of programming activity and facility usage for August 2024:

- Kids University concluded its summer 2024 season on Friday August 9th. The eight-week operation ran smoothly and safely throughout the summer.
- The spray pad dropped the curtain on summer water fun on Friday August 30th. The accessible playground stays open year-round, weather permitting.
- The Montgomery Township Concert series concluded summer concerts on Wednesday August 7th.
- Several *Summer Specialty Camps* were offered in August. The following programs took place during August:
 - 1) Chess Camp – August 1st through 3rd – 13 participants
 - 2) Olympic Camp – August 5 through 8th -8 participants
 - 3) Flag Football - August 19th to August 25th – 21 attendees.
 - 4) Art Camp – August 26th and 27th – 19 artists
- The monthly Red Cross CPR class attracted 6 students.
- The Red Cross held a Blood Drive on Wednesday August 28th.
- The Montgomery County Down Syndrome Organization held a get-together at our splashpad/accessible playground on Sunday August 25th. Smiling faces were seen throughout the play area.
- Facility rentals were highlighted by a *Teambuilding Day* conducted by Lakeside Services as well as a *lunch and Learn Event* conducted by AES Clean Technology.

The Fall recreation program and activity schedule was completed and publicized in August. Classes, Programs, and Community Special Events will begin the week of September 9th. Our lineup of opportunities continues to increase with each upcoming season.

Planning and preparation for the Annual Autumn Festival was in full swing during August. The Community wide event will be held Saturday October 19th within Windlestrae Park. Hopefully, the weather will cooperate for the 2024 edition.

Our fall/winter 2024- 2025 facility hours of operation will begin on Tuesday September 6th:

Monday through Friday - 5:30 am to 9:00 pm

Saturday and Sunday – 8:00 am to 5:00 pm

Floyd S. Shaffer, Community Recreation Center Director



Montgomery Township Inter-Office Memo

To: Carolyn McCreary, Township Manager
From: Brian Shapiro, Director of Finance
Date: 09/23/2024
Subject: August Finance Committee Report

Attached is a revenue and expenditure report as of 08/31/24 for the Montgomery Township 2024 budget.

2024 Budget Summary – as of 08/31/24:

The General Fund's total revenues are \$12,562,002, or 79.36% of the total budget. Primary revenue sources (Act 511 Taxes) comprise \$8,547,475 (68.04%) of total revenues.

Total Earned Income Taxes collected are \$4,934,447 (76.50%) of the budgeted \$6,450,000.

Total General Fund expenditures are \$9,175,628 or 58.18% of the total budget.

Real Estate Tax Collections

Total Real Estate Tax Collections is \$5,487,886, or 98.70% of the total \$5,560,000 budget.

Kids U Revenue (Page 24)

Kids U budgeted \$285,000 for 2024 program fees. The Township has received \$346,033 in revenue as of 08/31/24.

Department Expenditures

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

01-403—Tax Collection (page 5)—As of 08/31/24, total expenditures are 78.02%. This is due to the one-time payment to the tax collector in March and the commission paid to Berkheimer (Contracted Services). With Mercantile and Business Privilege due in March, most revenue is collected during this period, reflected in commission paid. This is normal for this line item at this point in the year.

01-409—Buildings and Grounds (page 6)—The total department expenditures are \$251,713 or 75.36% of the budget. The annual payment (\$113,814.00) to North Wales Water Authority for the hydrant capacity fee was made in February.

01-415 – Emergency Management (page 7) – The Township budgeted a \$100,000 contribution to the VMSC in 2024. The payment was made in February, plus a \$500 volunteer retention payment, which makes the line-item budget 100.50%.

01-432 – Snow and Ice Removal (page 8) – As of 08/31/24, total expenditures are \$46,118 of the \$52,875 budget (87.22%). The Township experienced several snow events earlier in the year, contributing to the year-to-date expenditures. Staff will monitor this category later in the year to see if any adjustments are warranted.

01-483—Employer Paid Benefits (page 9)—The annual MMO for the Police Pension Fund was made in January. This department is 76.51% of the budget.

01-486-350 – Property and Liability (Page 9) – Delaware Valley Property and Liability Trust payments are made quarterly. The Township has made 3 out of 4 payments, reflected in the 74.82% year-to-date number.

03-483 – Employer Paid Benefits (page 16) – Budgeted (\$30,000) in 2024 was health screening for FDMT members. This occurred in February, causing this category to be 68.10% of the budget.

2023 Audit

The 2023 audit is complete and is on the Township’s website. [Microsoft Word - {A73DDB9C-CDBA-489A-B545-DE9D622471AC} \(montgomerytp.org\)](#)

2023 PAFR

The 2023 PAFR is complete and is on the Township’s website. [2023 Pafr \(montgomerytp.org\)](#)

DEPARTMENT of FIRE SERVICES

September 2024

MONTHLY ACTIVITY REPORT

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

SIGNIFICANT FIRE INCIDENTS

- 08/02/2024, Building Fire, English Villages Apartments, Horsham
- 08/09/2024, Building Fire, Elm Terrace Gardens, Lansdale
- 08/25/2024, Building Fire, Grand View Hospital, Sellersville

ADMINISTRATIVE

Meetings attended during August:

- DFS Staff Meetings & Individual Meetings with Staff
- Department Heads Meetings with Township Manager
- Township Staff and Departments
- Township Board of Supervisors
- Officers and Members of FDMT & FDMT Relief
- FDMT & DFS Officers
- Emergency Services Podcast with Township Staff
- Hindu Service Society Meeting
- Montgomery County Youthful Fire Prevention and Intervention Program
- Vendors, including Glick, Servpro
- FDMT Family Picnic
- MMR School Principal
- Bridal Path Elementary School Leadership Team
- Montgomery County EMA
- FDMT RA Bylaws Committee
- FDMT, FDMT RA, and DFS Budget Planning Meeting
- Regional Fire Marshals
- EV Ordinance Discussion with PD & Codes

COMMUNITY EVENTS & CRR

- 08/03/2024 Funeral Services for Chief Jeffery Tomczak, LODD
- 08/15/2024 Junior Firefighter Academy at Spring Valley Park
- 08/20/2024 National Night Out at Windlestrae Park
- 08/24/2024 Lansdale Founders' Day
- 08/25/2024 Birthday Party Drive by Celebration
- 08/29/2024 CPR, First Aid, and AED Training at MMR School Teachers and Staff

FIRE MARSHAL'S OFFICE

Inspections:

- Life Safety Fire Inspections/Re-inspections - 112
- Closed Out Life Safety Inspections- 47
- Smoke Detectors Installations- 04
- Knox Box Updates/Installs- 02
- Certificate of Occupancy Inspections- 02
- Building Inspection- 01

Plans Review Update:

- Penn Medicine Building
- Raising's Cane Chicken
- Chase Bank
- Taco Bell
- Village of Windsor
- Costco
- Village Tavern Apartment Project
- Montgomeryville Mitsubishi
- Lloyd Industries Expansion
- Quick Lube of Carolina
- Panera Bread at Airport Square
- Worldwide Stereo Parking Expansion
- Holly Road Subdivision
- Keystone Fellowship Church Expansion
- McKee Group Apartment Building
- 1819 North Line Street

DEPARTMENTAL TRAINING

The following training occurred during August for the Department:

There were 8 classes (102 staff attended) and 17 training hours (200 staff training hours).

Department Hosted Training

- Driver Training
- Fire Police
- Firefighter Skill Stations
- Rope Refresher
- Low Angle Rescue

Department Attended Training

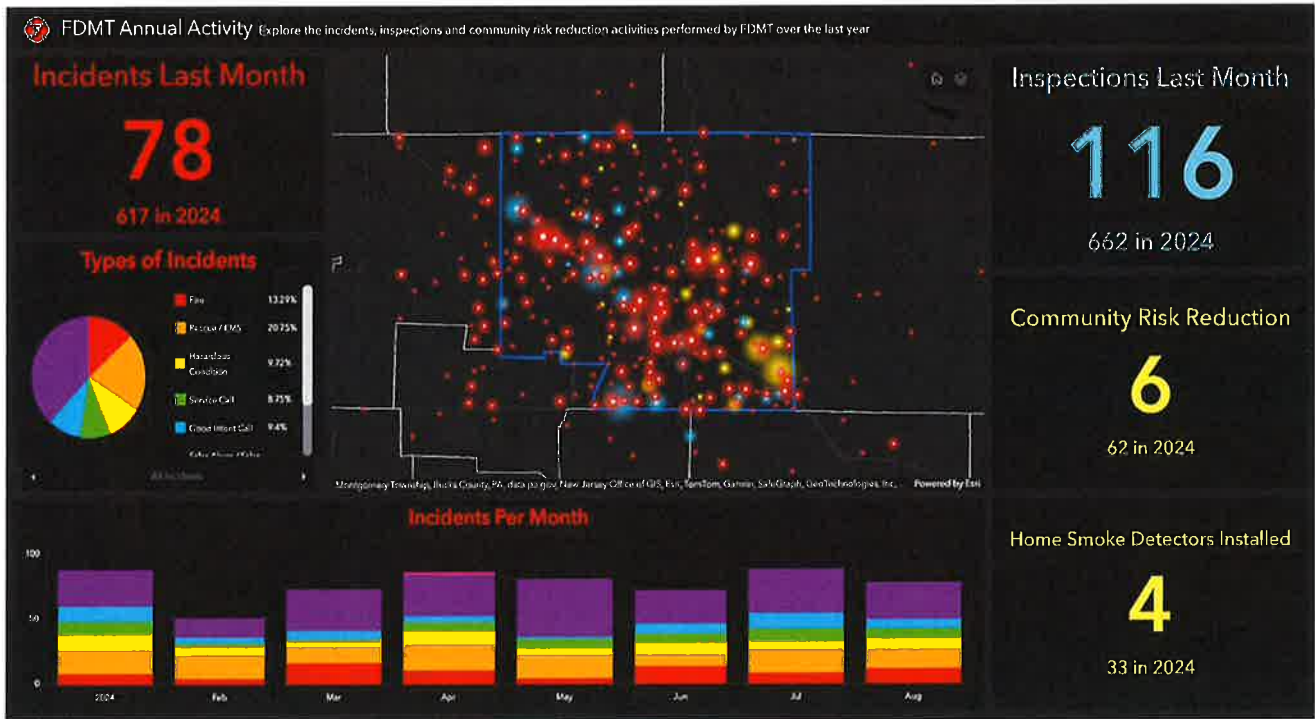
- Montgomery County Emergency Management

DEPARTMENTAL OPERATIONS

- The department hosted the Montgomery Elementary School Special Lunch Contest Winner and his family for lunch with police and fire at Battalion 1.
- The department held a member and family picnic at Battalion 1.
- The department hosted its annual Junior Firefighter Academy at Spring Valley Park. 30 cadets attended.
- The department installed the HAAS alerting and crash avoidance system into its apparatus and vehicles. The equipment and cloud-based service were purchased through a DVIT grant.
- The department met with the leadership of MMR and Bridal Path Schools to discuss Emergency Operations planning.
- The department received active shooter response equipment from Montgomery County for staff members who completed the training.
- The annual hose and ladder testing was completed, and all equipment was recertified.
- Members of the DFS and FDMT met to begin 2025 budget planning.
- Township staff met to discuss an EV Ordinance for the Township to prevent EV fires.

OFFICE OF EMERGENCY MANAGEMENT & COMMUNITY RISK REDUCTION

- Staff is continuing to develop the Township’s Continuity of Operations Plan. Staff are working to refine the Township’s Communication Plan and EOC Operations.
- The department is working with GIS to create Internal Dashboards for Emergency Management.
- The department is in the process of updating the Township’s Emergency Operations Plan.
- Township leadership will participate in upcoming Emergency Management and NIMS/ICS training.





Custom ▾ Aug 1, 2024 - Aug 31, 2024 ▾

82%

FIRE
Percentage of Total Incidents

18%

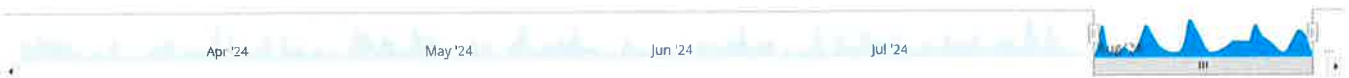
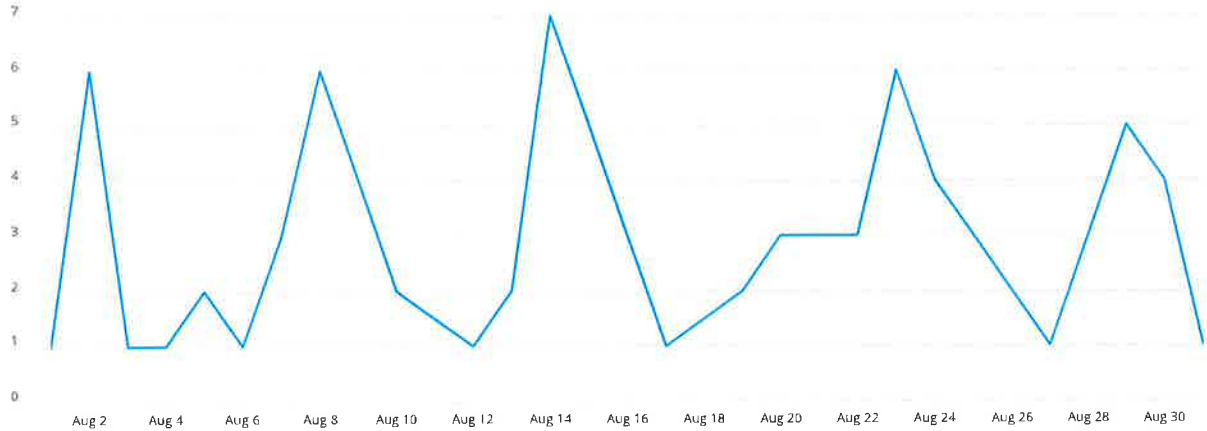
EMS
Percentage of Total Incidents

78

INCIDENTS
In Selected Time Slice

31

DAYS
In Selected Time Slice



Week Ending	8/4/24	8/11/24	8/18/24	8/25/24	9/1/24	9/8/24	9/15/24	9/22/24	9/29/24	10/6/24	10/13/24	10/20/24	10/27/24	Total
(11) Structure Fire	2	1	2	3										8
(14) Natural vegetation fire				2	2									4
(31) Medical assist	2	3		4	3									12
(32) Emergency medical service (EMS) incident					2									2
(35) Extrication, rescue		1												1
(41) Combustible/f... spills & leaks		2	2											4
(44) Electrical wiring/equipm. problem		1		2										3
(46) Accident, potential accident			1											1
(50) Service call, other					1									1
(53) Smoke, odor problem		1												1
(55) Public service assistance		1		5										6
(61) Dispatched and canceled en route	1	2	2	1	1									7
(70) False alarm and false call, other		3	4	1	3									11
(73) System or detector malfunction	2	1	1											4
(74) Unintentional system/detect... operation (no fire)	2	2	4	3	2									13

Week Ending	8/4/24	8/11/24	8/18/24	8/25/24	9/1/24	9/8/24	9/15/24	9/22/24	9/29/24	10/6/24	10/13/24	10/20/24	10/27/24	Total
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Total	9	18	16	21	14									78
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File statement

Filters: Days in Alarm DateTime: 8/1/24 to 8/31/24 Is Locked: Off

Incident Type

Incident Type	# of Incidents			Grand Total
	Combination	Suspend	volunteer	
Alarm system activation, no fire - unintentional	3		1	4
Assist police or other governmental agency	2		4	6
Brush or brush-and-glass mixture fire	2		2	4
Building fire	2	2	2	6
CO detector activation due to malfunction		1	1	2
Carbon monoxide detector activation, no CO			1	1
Cooling fire, confined to container	1		1	2
Dispatched & canceled en route	5		2	7
Electrical wiring/equipment problem, other	1		2	3
Extrication of victim(s) from vehicle	1			1
False alarm or false call, other	11			11
Gas leak (natural gas or LPG)	4			4
Medical assist, assist EMS crew	10		2	12
Motor vehicle accident with injuries	2			2
Service Call, other	1			1
Smoke detector activation, no fire - unintentional	3			3
Smoke or odor removal			1	1
Sprinkler activation, no fire - unintentional	2			2
System malfunction, other		1	1	2
Unintentional transmission of alarm, other	2	1		3
Vehicle accident, general cleanup	1			1
Grand Total	52	5	20	78

Average Response Time

Unit Name	Average Response Time Alarm To Arrival		
	Combination	Suspend	Volunteer
AC18	04m:09s	02m:25s	04m:56s
AC18-1		06m:06s	05m:52s
BC18	05m:57s	06m:48s	08m:17s
CH18	02m:25s		
CT18	01m:11s		
DC18	03m:47s	02m:26s	06m:25s
E18	06m:45s		05m:26s
FM47-7	06m:56s		
FM47-8	05m:00s		
LT18-1			00m:02s
POV	03m:22s	06m:06s	05m:19s
SD18	04m:46s	07m:42s	05m:19s
SD18-1	03m:21s	08m:41s	06m:28s
SS18	03m:24s		
SS18-1			08m:54s
STA18A	05m:02s	05m:51s	06m:27s
STA18B	05m:12s	04m:16s	06m:30s
TR18	04m:24s	07m:45s	03m:10s
TW18			08m:21s

Average Personnel Response

Combination	Average Personnel Response		
	Suspend	volunteer	Grand Total
5.74	1.2	3.4	7.51

Automatic & Mutual Aid

Aid Given Or Received	# of unique Incident Number
Automatic aid given	22
Automatic aid received	6
Mutual aid given	13
None	37
# of unique Incident Number	78

Filter Statement:

Filters: Days in Alarm DateTime: 8/1/2016 8:01:24 Is Locked: true

Department Overall Response Times

Average Response Time Alarm To Arrival

Count	Skipped	Filtered
00h:04m:36s	00h:05m:58s	00h:05m:38s

Department Average Response Time

Average Response Time Alarm To Arrival

0h:4m:60s

00h:04m:36s 00h:05m:58s 00h:05m:38s

DEPARTMENT OF PLANNING & ZONING
August 2024

Permits Submitted – 84	<i>(August 2023 – 89)</i>
YTD Permits Submitted – 817	<i>(2023 YTD – 800)</i>
Permit Fees Collected - \$ 58,309	<i>(August 2023 – \$156,172)</i>
2024 YTD Permit Fees - \$ 506,354	<i>(2023 YTD – \$517,673)</i>
Permits Issued – 67	

Violations / Complaints Investigated – 32

Non-Residential Building Permits Submitted / Under Review:

Sprouts Farmers Market – 751 Horsham Road – Tenant FitOut
Bob's Discount Furniture – 751 Horsham Road – Tenant FitOut
Costco – 740 Upper State Road – Interior Renovations
Schwartz & Co. – 595 Bethlehem Pike Bldg 200 - Interior Renovations
Costco – 740 Upper State Road – Interior Renovations
213 Keystone Drive – Interior office space renovations
Chick-Fil-A – 794 Bethlehem Pike - Second Drive-thru lane and interior alterations – awaiting information requested
ESW Group – 103 Park Drive - Install two ADA compliant restrooms in existing space
Kibitz Room (Higher Rock Retail) - 1004 Bethlehem Pike – New Construction, 5983 sq ft Deli – Resubmittal received 7/26/24. Awaiting information requested

Non-Residential Building Permits Issued / Under Construction:

Vacant Space – 1251 Knapp Road – Interior Demolition and Shell work (former Gabe's)
Raising Cane's – 860 Bethlehem Pike – New Restaurant with Drive-thru, outdoor seating
213 Keystone Drive – Interior office space renovations
Bharatiya Temple – 1612 County Line Road – New Learning Center building
Mitzvah Circle Foundation – 435 Doylestown Rd - Tenant Fit-out / interior alterations
Paris Baguette – 1222 Welsh Road (former Karate space) – new restaurant with outdoor seating.
Tous les Jours Bakery – 981 N. Wales Rd – Tenant Fit-out
Lakeside Educational - 1350 Welsh Rd – Interior Alterations
DVM Manufacturing - 295 Dekalb Pike – Interior Alterations (issued 4/24)
Top Pot Korean BBQ and Hot Pot . Nanxiang Express – Interior Alterations – new restaurant in former Grub Burger Bar & Zoe's Kitchen spaces (Montgomery Mall)
Hot Pot Noodles – 110 Garden Golf Blvd – Tenant Fit-out

New Residential Building Permits Submitted / Under Review:

60 Longwood Place – Manufactured Home replacement
107 Winding Brook Run – Manufactured Home replacement

Non-Residential Certificates of Occupancy Issued:

NovaCare – 1210 Bethlehem Pike – Outpatient Physical Therapy
Westrum / Luxor Montgomeryville – 415 Stump Road - 225 Unit Apt. Building

Zoning Hearing Board Applications heard: 1

Application #24070001 – Madden / 103 Terwood Lane - The applicants propose to construct an in-ground swimming pool with associated equipment 10 feet from the side property line where a minimum of 15 feet is required and exceeding the maximum impervious coverage allowed.

The following relief is requested from the provisions of the Code of Montgomery Township:

1. Variance from Section 230-33.H(1) which limits the impervious surface ratio for properties within the R-2 zoning district to 30%, whereas the Applicants are requesting relief to cover 36% with impervious surfaces. *Granted*
2. Variance from Section 230-149.B(1)(c), which requires swimming pools in the R-2 District to be located 15 feet from the side property line whereas the Applicants are proposing to construct the pool 10 feet from the side property line. *Granted*

Other Planning Department Projects:

Scanning (Scantek / Laserfiche) – All property files upstairs have been scanned and formatted into individual property folders. Basement property files have been picked up for scanning. Currently scanning in-house all new documents, forms, permits to link to the electronic property file. The department continues to clean out files and Land Development files prepping for scanning (removing duplicates and unnecessary paperwork). ZHB files have been scanned. Land Development files in the basement need to be labeled properly for scanning in 2024. The department has leased a large plan scanner for in-house future scans, copies, and right to know requests.

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

2024 Community Forestry Workshop – This year's workshop has been scheduled for Friday, November 1, 2024. The agenda is finalized applications and credit approvals for attendees for ISA, PCH, and PA Pesticide have been obtained.

LAND DEVELOPMENT

PROJECT NAME	#	LOCATION	APP. DATE	MTPC	STATUS	
Higher Rock – Phase 1 & 2	694	Bethlehem Pike	12/18/17		Phase 1 Completed Phase 2 Under Construction	Design Center completed. Awaiting revised plans for Office Bldg
Village at Windsor	704	Horsham and North Wales – Vacant Lot	3/22/19		Under Review	Preliminary Approved July 2022
Bharatiya Temple – phase 2	707	County Line Road	8/14/19		Approved with conditions Jan 2022	Under Construction
Westrum Lifestyle Apartments	717	13-17 Bethlehem Pk behind Roadway Inn	12/28/21	3/17/22	BOS Approval 3.28.22	Under Construction
Higher Rock Townhouses	721	Bethlehem Pike	3/30/22	9/15/22	BOS 10/24 agenda	Under Construction
Antonucci 2 lot Subdivision	715	311 Stump Road				Finalizing DEP Sewer Module
Rita's Water Ice	LD-23-002W	752 Horsham Road		X	Reviews completed, Awaiting response	Staff Meeting held 6/1/23. Awaiting Resubmittal
JP Morgan Chase Bank	LD-23-003	773 Bethlehem Pike	4/24/23	3/21/24	Reviews completed 12/27/23, forwarded to applicant	BOS 7/8
Taco Bell	LD-23-004	North Wales Road	4/28/23		PC 6/20/24	BOS Approved 7/8/24
Penn Medicine	LD-23-005 (C-79)	Dekalb Pike	5/4/23		Under Review (resubmittal) due 3/8/24	CU Approval 4/10/23, LD BOS Approval 8/28/23
Atlas Broadband	LD-23-006 C-80	1011 Lansdale Ave	5/5/23 7/28/23		BOS Approved CU 9/26, LD 11/13/23	Under Construction
Raising Canes	LD-23-007	860 Bethlehem Pike	7/21/23	10/23	BOS Approved 10/23/23	Under Construction
Lloyd Industries	LD-23-008	231 Commerce Drive	9/1/2023		Staff Meeting held 1/29/24	Awaiting Resubmittal
Panera Bread	LD-23-009	801 Bethlehem Pike	11/6/23	7/18/24	PC 8/15/24	BOS 9/23/24
Panera Bread	C-24-001	801 Bethlehem Pike	2/29/24	4/18/24		BOS 4/25/24
Chick-Fil-A Drive Thru	LD-23-010	794 Bethlehem Pike	11/10/23		PC 4/18/24	BOS 4/25/24, Building permit ready, finalizing LD documents
309 Autovest Properties, LP / Mitsubishi	C-81	1011 Bethlehem Pike	10/3/23		BOS Approved 11/27/23	PC 11/16/23 BOS 11/27/23
309 Autovest Properties, LP / Mitsubishi	LD-23-011	1011 Bethlehem Pike	12/27/23	6/20/24	PC 6/20/24	BOS Approved 7/8/24
Quick Lube of Carolina	LDS-24-001	737 Bethlehem Pike	2/7/24	4/18/24	PC 4/18/24	BOS 4/25/24
Harry Hassan / Village Shopping Center	C-82	511 Stump Road	10/17/23	done	BOS Approved 12/11/23 Awaiting Written Decision	PC 11/16/23 BOS 12/11/23
Harry Hassan / Village Shopping Center	LDS-24-002	511-521 Stump Rd		6/20/24	Awaiting DEP Sewer Approval	BOS 7/8/24
Mitzvah Circle Foundation	LDS-24-003	435 Doylestown Rd	3/13/2024	n/a	n/a	Submitted escrow to complete improvements
109 Holly Drive	LDS-24-004	Holly Drive	4/25/24	7/18/24		BOS 9/23/24
Line Street	LDS-24-008	1819 N Line Street	6/10/24			Submitted Amended LD Plan. Reviews due 7/8
Dunleavy Text Amendment	LDS-24-009	1008 Upper State Rd	9/9/24			Reviews Due 10/9/24

MONTGOMERY TOWNSHIP POLICE DEPARTMENT



MONTHLY ACTIVITY REPORT
AUGUST 2024



MONTGOMERY TOWNSHIP POLICE DEPARTMENT



Activity Report for August 2024

Crime Data:	Total Calls for Service:	3,002
	Total Part I Crimes:	31
	Total Part II Crimes:	102
	Total Criminal Arrests:	60
Crash Data:	Total Crashes:	85
	Reportable Crashes:	25
	Non Reportable Crashes:	60
	Injuries:	13
Traffic Enforcement Activities:	Traffic Stops:	981
	Traffic Citations:	400
	Warning Notices:	10
	Field Contact Cards:	778
	Traffic Complaints Received	29
	Selective Enforcements:	198
Other Police Activities:	Assist Fire Department:	34
	Building Alarms:	70
	Direct Patrols:	412
	Lockouts:	21
	Medical Assistance:	145
	School Walk-Through:	5
	Vacant Home Checks:	12
	Training Hours:	688.38
Specialty Unit Usage:	Canine Unit:	31
	Mobile Incident Response Team:	0
	Montgomery County SWAT-CR:	0
Personnel Overtime:	Court Overtime:	0
	Highway Grant Overtime:	23.5
	Regular Overtime:	40
	Special Duty Overtime	9
	Non-Sworn Overtime:	29
	Sworn Comp Time:	24.5
	Non-Sworn Comp Time:	4.5

Montgomery Township Police Department
Monthly Activity Report
August 2024

COMMENDATIONS:

On August 6, 2024, a letter was received from Chief David Duffy of the Upper Gwynedd Police Department, thanking the department for their assistance during funeral services for one of their fire marshals.

On August 11, 2024, a letter was received from the Executive Director of North Penn School Districts Educational Foundation, Christine Liberaski, thanking the department for all the donations that were collected for their Build-A-Bag Backpack and School Supply Drive.

On August 22, 2024, an email was received from Brian Meck on behalf of Senator Collett's Office thanking the department for hosting our annual National Night Out for our community members.

On August 23, 2024, a letter was received from Kids Are First thanking Officer English for conducting a presentation for the kids who attend there.

EDUCATION:

On August 7, 2024, and August 8, 2024, Sergeant Rushin and Officer Seydel attended SWAT-CR training at the Montgomery County Public Safety Training Campus.

On August 7, 2024, Officer Woch, Officer Haber, and Officer Eufrazio attended Canine In-Service training in Montgomery Township.

On August 9, 2024, Officer Poekert, Officer Millevoi, and Officer Giordano attended Active Shooter training in Royersford, PA.

On August 12, 2024, Officers Mason Strauss and Louis Ricci were sworn in as members of this department. They started their administrative training on August 13, 2024, and have since received training in department policies and procedures, firearms & taser, less lethal, and defensive tactics. Patrol duties commenced on August 30, 2024.

On August 21, 2024, Lieutenant Dougherty, Detective Sergeant Benner, Sergeant Davis, Sergeant Rushin and Officer Beebe attended Firearms In-Service training in Montgomery Township.

On August 29, 2024, Officer Woch, and Officer Haber attended Canine In-Service training in Montgomery Township.

Montgomery Township Police Department
Monthly Activity Report
August 2024

NOTED INCIDENTS:

On August 5, 2024, officers responded to a residence on Aqueduct Drive for a report of a missing suicidal subject. Upon arrival, officers met with the complainants, who stated their grandson, who is diagnosed bipolar and possibly has Schizophrenia, resides with them and has not returned with their vehicle after going to the store. The complainant advised officers that for several days, their grandson has not acted like himself and has been hearing voices and lashing out at them. Additionally, he has recently had thoughts about stopping his medication and starting a more holistic approach. They are afraid he may be having a manic episode and are concerned for his safety and well-being. The missing subject was entered into the National Database for Missing & Endangered Persons. Records showed that prior to the Montgomery Township Police Department being contacted, the missing subject tried to cross the Canadian Border but was denied entry. Police in Virginia saw the missing person's entry and were in contact with the subject. The complainants were provided information for the Montgomery County Emergency Services to have the subject evaluated.

On August 5, 2024, a canine officer and his canine partner assisted the Montgomery County Detective Division in Horsham Township. The Detectives were looking for assistance with searching a residence for narcotics and contraband. The officer deployed his canine throughout the residence. In the garage, the canine gave a positive alert for the presence of narcotics on a backpack and two duffle bags. A search of the bags revealed a large amount of counterfeit currency. The currency was seized by the Montgomery County Detectives.

On August 6, 2024, Officers were advised by the Towamencin Township Police Department of a wanted subject who works in our jurisdiction. Towamencin advised that they have two arrest warrants for the subject. The first warrant was for unauthorized use of a motor vehicle and fleeing and eluding police. The second warrant was for retail theft. At 0957 hours, Officers spotted the wanted subject arriving at work. The Officers were able to make contact with the subject and take him into custody without incident. The subject was then turned over to Towamencin Township Police.

On August 6, 2024, The Council of Southeast Pennsylvania, which is an approved contractor by the Department of Health, conducted compliance checks of local businesses that sell tobacco products. Throughout the day, six local businesses in Montgomery Township sold tobacco to a subject under the age of 21 without requesting the proper identification. Citations were issued in accordance with Pennsylvania Law.

On August 8, 2024, officers conducted a traffic stop on a white Ford in the area of Bethlehem Pike and Broad Street for a motor vehicle violation. Officers approached the vehicle and made

Montgomery Township Police Department
Monthly Activity Report
August 2024

contact with the driver and front-seat passenger. During the interaction, the officers observed drug paraphernalia in plain view and noted the occupants were extremely nervous and provided inconsistent statements. Based on the aforementioned information, officers believed there were illegal controlled substances inside the vehicle. A canine drug sweep was conducted on the exterior of the vehicle, which alerted to the presence of controlled substances. The vehicle was towed pending a search warrant. After the search warrant was signed, officers searched the vehicle and found 150 bags of heroin in addition to paraphernalia. Both suspects were subsequently charged with violations of the Drug Act.

On August 8, 2024, officers conducted a traffic stop on a maroon Ford in the area of DeKalb Pike and Welsh Road for a motor vehicle violation. Officers approached the vehicle and made contact with the driver and sole operator. While speaking with the driver, officers noted an odor of burnt marijuana emanating from the vehicle. Officers asked if there was any marijuana within the vehicle, and the suspect pointed to the ashtray near the shifter. A consent search of the vehicle was conducted, which revealed a small bag of marijuana recovered from the center console. Additionally, in the trunk, officers located a black backpack that contained a 9mm Taurus Firearm with a loaded magazine and a round in the chamber. There were also three additional loaded magazines located in the black backpack. A total of 50 rounds were recovered from all magazines. During the investigation, it was discovered the suspect had a revoked concealed carry permit from Philadelphia County Sheriff's Office. While on scene, the suspect acknowledged that his permit was revoked and was unable to file an appeal based on his work schedule. The suspect was taken into custody and charged with firearms-related offenses.

On August 8, 2024, officers responded to a reported head-on crash on North Wales Road in front of the Montgomery Mall. The investigation revealed that the offending driver exited the Mall by turning left onto North Wales Road. When entering the roadway, the driver accelerated aggressively and immediately veered into the opposing traffic lane causing the crash and injury to a passenger in the struck vehicle. While on scene, officers spoke to the offending driver after he was evaluated by emergency medical personnel. His explanation of why he lost control of his truck did not make any sense, prompting officers to investigate further. Once he was escorted away from the crashed vehicles, where there was a strong odor of airbag gases, it became evident that he was under the influence of alcohol. At the conclusion of the officer's investigation, the driver was taken into custody for DUI. A blood toxicology report later revealed that the driver had a blood alcohol concentration of 0.19% (more than two times the legal limit). Criminal charges are pending.

On August 14, 2024, Officers responded to the KOP Mart, which is a stand-alone kiosk in the Montgomery Mall Food Court area, for the report of a burglary. Upon arrival, officers learned that on Tuesday, August 13, 2024, at 2155 hours, a tall, thin, black male wearing all black with a hood over his head entered the food court, walked to the kiosk, manipulated the lock, and gained

Montgomery Township Police Department
Monthly Activity Report
August 2024

entry to the business. The subject stole Vapes, Newport Cigarettes, and cash from the Pennsylvania Skill machines. The subject stole \$718.00 in merchandise and \$1,986 in cash from the skill machines. This case is actively being investigated.

On August 14, 2024, officers were on routine patrol on Route 202 Parkway when they noticed a black Ford traveling northbound, swerving from lane to lane, occasionally crossing over into the opposing traffic lane. A traffic stop was conducted, and upon approaching the vehicle and speaking with the driver, officers could smell the odor of alcohol emanating from the vehicle. The driver admitted to drinking and stated that he was drunk and should not be driving. Standardized field sobriety tests were administered, which showed obvious signs of impairment. The suspect was taken into custody for suspicion of DUI. During the arrest, the suspect pleaded with officers for leniency due to having three prior DUI arrests. A blood draw was requested for chemical testing, but the suspect refused. A search warrant application was completed and approved by an on-call judge. The suspect then submitted to the blood draw, and the evidence was sent to NMS for testing. The blood test results found that the suspect's blood alcohol concentration was 0.16% (two times the legal limit). As a result, charges were filed for felony DUI, as this is his 4th offense.

On August 28, 2024, officers conducted a traffic stop on a silver Honda vehicle in the area of Knapp Road and Bethlehem Pike for a motor vehicle violation. Officers approached the vehicle and made contact with the driver and front-seat passenger. While conversing with the occupants, officers immediately noted an age disparity and that the two occupants did not know each other's names. A routine records check provided no results for the female occupant, which was suspicious. Officers feared the female was a juvenile and possibly being trafficked, so they conducted a further investigation into the identity of the female passenger. The female was asked for a form of identification; however, she advised she had none. An officer was able to have her divulge she had a cash app account and requested to see it. Upon review of the account, the officer learned of her real name, and when searching through NCIC, it was found that she was 20 years old and had multiple warrants for her arrest. She was taken into custody for the warrants and was turned over to Bucks County.

Updates:

On February 1, 2024, the Dunkin on Bethlehem Pike was robbed. The actor was identified, and a warrant was issued. The actor was arrested in Philadelphia on August 31. He was brought to the Montgomery Township Police Department, where he was processed and sent to pre-trial services. His bail was set for \$25,000.00 cash and his preliminary hearing is scheduled for September.

**Montgomery Township Police Department
Monthly Activity Report
August 2024**

ITEMS OF INTEREST:

On August 20, 2024, the department hosted our annual National Night Out Event. It was a successful event with an incredible turnout.

Montgomery Township Public Works Department

Monthly Report – August 2024

PARKS/OPEN SPACE:

- Routine maintenance & repairs, mowing & trimming, trash removal, playground inspection and equipment maintenance.
- The following tree work was done throughout the Township:
 - Josh, Dale & Larry removed dead trees from Autumn Woods.
 - Scott D., Josh, Larry & Dale removed a fallen tree from a resident's yard at Hourglass Park.
- Scott D., Scott Y., Josh, Larry & Dale deployed the water wheel for the soccer fields at William F. Maule Park at Windlestrae.
- Scott Y. finished curb spraying throughout the Township.
- Larry finished mowing the open space with the brush hog mower and the roadside mowing with the arm mower.
- Scott D., Dale & Josh installed new hockey nets at Spring Valley Park (lower).
- Josh, Dale & Larry began building new park benches.
- Scott D., Scott Y., Josh, Larry & Dale spread stone on the trail system between William F. Maule Park at Windlestrae, Windlestrae Park - Rose Twig & Windlestrae Park - Zehr Tract.
- Scott D., Scott Y., Josh, Larry & Dale prepared William F. Maule Park at Windlestrae.
- Josh assisted with the leaf collection that took place on August 17th at William F. Maule Park at Windlestrae.

ROADS:

- Bill assisted Jack with CDL Training throughout the month.
- Bill spread topsoil and grass seed at the Administration building.
- Scott S., Bill & Bryan repaired various sinkholes throughout the Township.
- Scott S. handled several resident complaints throughout the Township.
- Bill inspected several road occupancy permits for completion throughout the Township.
- Jack passed his class "A" CDL driver's test.
- Scott S., Bryan, Chris, Josh & Jack finished curb sealing the newly paved roads from the 2024 Road Projects.
- Joe continued sweeping Township roads as part of the MS4 Stormwater requirements.
- Joe, Bill, Bryan & Chris hauled fill material to be recycled at Edison Quarry.
- Scott S., Chris, Bryan, Joe & Jack continued painting several traffic signal intersections throughout the Township.
- Scott S. participated in the interviews for the open Laborer position available in Public Works.
- Bill trimmed various shrubs/bushes in Township owned parks.
- Bryan volunteered for the Public Works Department at "National Night Out".
- Scott S. & Bill inspected curbing for the 2025 Annual Concrete Replacement Program.
- Chris & Bill cleaned various drainage locations throughout the Township as part of the MS4 Stormwater requirements.
- Scott S. monitored ongoing projects being done by contractors for Montgomery Township.
- Jack performed the annual services and routine maintenance on several Township vehicles.
- Jack performed the annual inspections on several Township vehicles and trailers.

FACILITIES:

- Jeff cleaned the Administration & Police Department complex.
- Todd assisted Guidemark with the annual line striping of Township roads.

- Contracted Armour & Sons Electric and Signal Control Products for the emergency replacement of the controller cabinet at Route 309 and Knapp Road.
- Dave & Greg responded to the light not cycling at Route 309 and Knapp Rd. Shut down the Rhythm processor until the controller cabinet is replaced and processor is repaired.
- Dave & Larry tested the new preemption equipment along the Route 463 corridor and along the County Line Road corridor that was changed from audible to optical preemption system.
- Todd & Don pressure washed the splash pad at CRC.
- Moyer Indoor/Outdoor was contracted for bees inside the restrooms at William F. Maule Park at Windlestrae.
- Todd & Don pressure washed the bathroom sidewalk, pavilion concrete and picnic tables at William F. Maule Park at Windlestrae.
- Dave & Todd volunteered for the Public Works Department at "National Night Out".
- Per the request of the Highway Safety Unit the Facilities & Park crews trimmed branches WB Route 63 for better visibility of signal at Stump Road.
- Don & Larry pressure washed concrete at Gazebo Park.
- Larry & Dave installed a sample LED sports light provided by Keystone Technologies at Whistlestop Park.
- Dave & Larry N. pressure washed the bathroom canopy, bathroom sidewalk, pavilion concrete and picnic table at Spring Valley Park.
- Dave & Larry N. replaced a light on the baseball garage with an LED fixture at William F. Maule Park at Windlestrae.
- Todd, Don, Dave & Larry N. made minor building repairs and improvements to the Administration & Police Department Complex, CRC, both firehouses, and the park restrooms.
- Dave, Don, Todd & Larry N. responded to a total of 126 PA One Calls throughout the month.
- Dave worked with Gilmore, Rhythm Engineering, Signal Control and Tony Still to address ongoing traffic signal issues.



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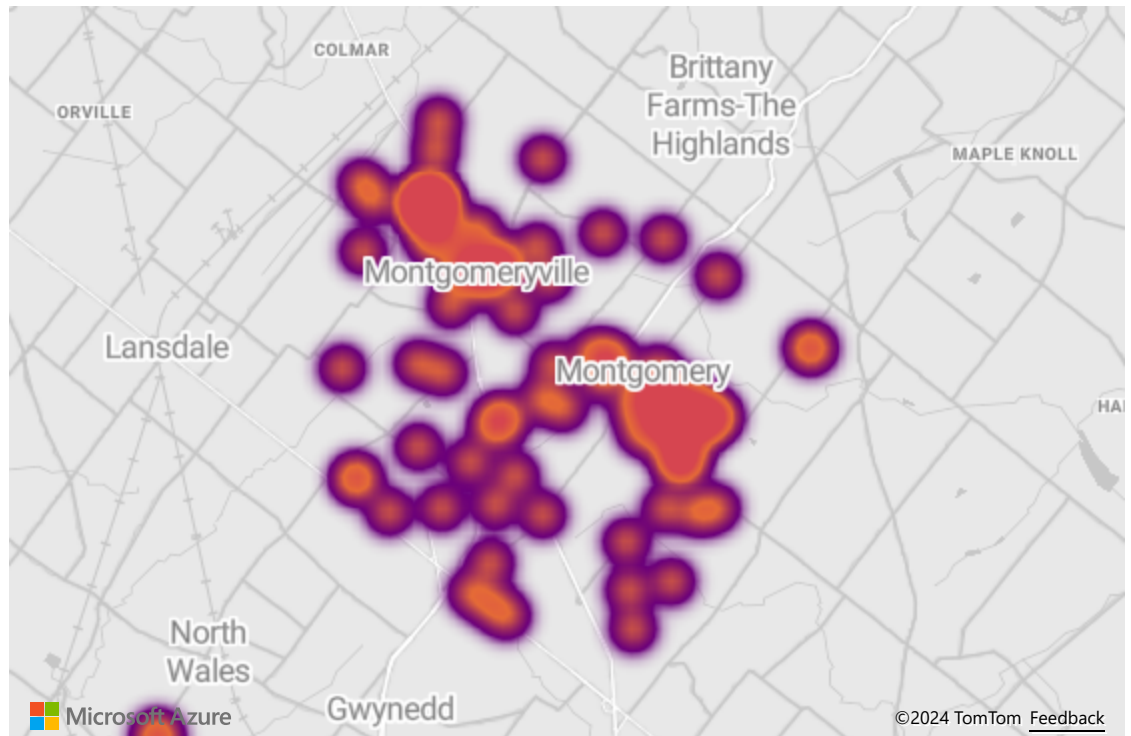
Calls within Zone

0 min 42 sec

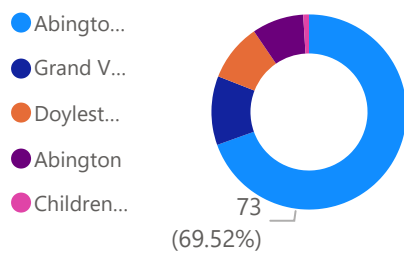
Chute Time

6 min 59 sec

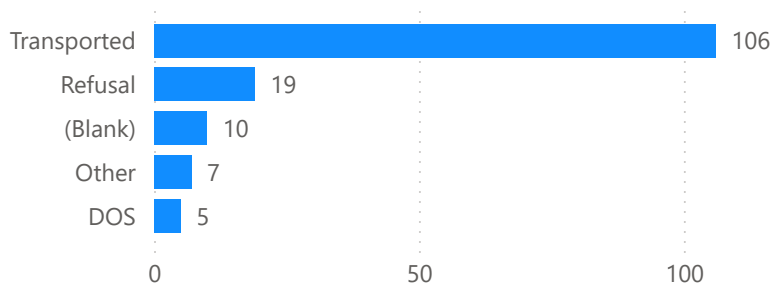
Response Time



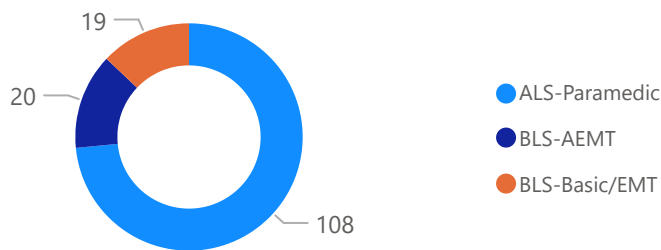
Hospital Destination



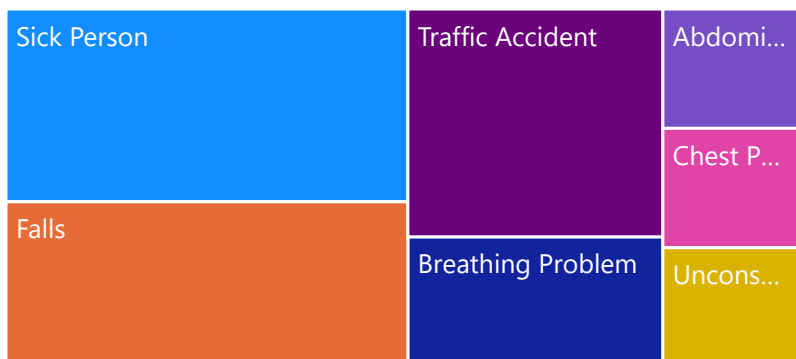
Transport Disposition



VMSC's Level of Service

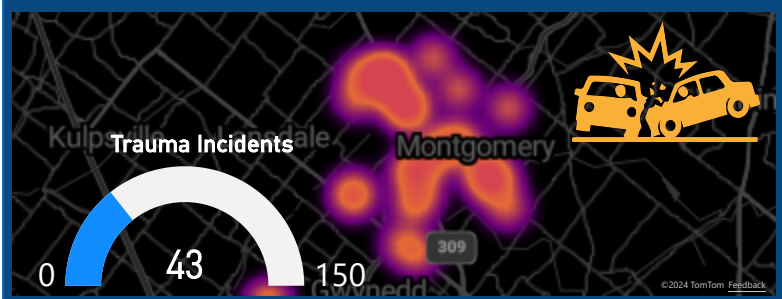
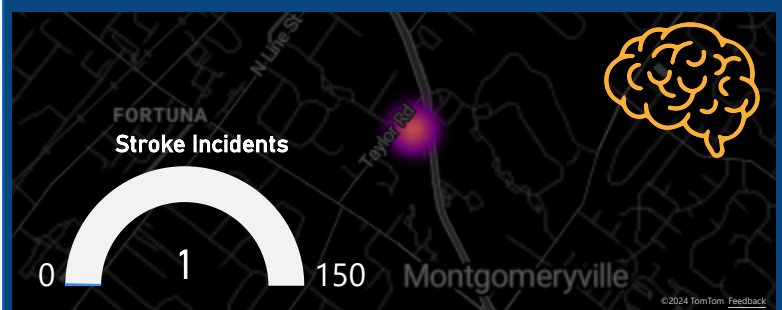
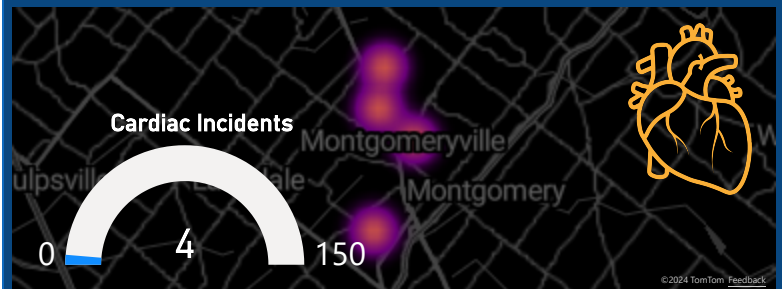


Top 5 Call Types



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 #14

SUBJECT: New Business – Committee Board Liaison Reports
MEETING DATE: September 23, 2024
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

BACKGROUND:

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