



AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
DECEMBER 16, 2024
7:00 P.M.

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

Carolyn McCreary
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Public Comment
4. Announcement of Executive Session
5. Consent Agenda:
 - Minutes of November 25, 2024 Meeting
 - Payment of the December 16, 2024 Bills
 - Escrow Release #11 and Start of Maintenance – Westrum Luxor Montgomeryville

Planning and Zoning:

6. Approval of Amended Land Development - 1819 N. Line Street

Administration and Finance:

7. Adoption of Resolution 2024-25, Setting the Volunteer Firefighter Stipend for 2024
8. Establish Real Estate Tax Millage for 2025 (Resolution 2024-26)
9. Adoption of the 2025 Budget
10. Approval of Montgomery Township Municipal Sewer Authority (MTMSA) 2025 Budget
11. Approval of MTMSA 2024 Tapping Fee Agreements
12. Approval of Tax Collection Certification Fees and Duplicate Bill Fees for 2025

Public Works:

13. Approval of Purchase of Server for Public Works Department

Recreation:

14. Approval of the 2025 Winter Recreation Programs
15. Update on the Gymnasium Floor Replacement Project at the Community & Recreation Center

Old Business:

New Business:

16. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #03

SUBJECT: Public Comment
MEETING DATE: December 16, 2024
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

BACKGROUND:

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

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #04

SUBJECT: Announcement of Executive Session
MEETING DATE: December 16, 2024
BOARD LIAISON:
INITIATED BY: Township Solicitor

BACKGROUND:

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

The Board of Supervisors met in Executive Session earlier this evening at 6:30 p.m. to discuss one litigation matter and personnel matters.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #05

SUBJECT: Consent Agenda
MEETING DATE: December 16, 2024
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the November 25, 2024 Board meeting
- Payment of Bills for December 16, 2024
- Escrow Release #11 and Start of Maintenance – Westrum Luxor Montgomeryville

- 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
NOVEMBER 25, 2024**

1. Call to Order: The November 25, 2024 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Candyce Fluehr Chimera called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

Chair Candyce Fluehr Chimera
Supervisor Tanya C. Bamford
Supervisor Annette M. Long
Supervisor Beth A. Staab
Vice-Chair Audrey R. Ware-Jones
Township Solicitor John Walko, Esq.
Carolyn McCreary, Township Manager

ALSO IN ATTENDANCE:

Police Chief William R. Peoples
Fire Chief William Wiegman
Director of Planning & Zoning Marianne McConnell
Director of IT Richard Grier
Public Information Coordinator Derek Muller
Recording Secretary Deborah Rivas

2. & 3. Pledge of Allegiance and Announcement: Following the Pledge of Allegiance, Ms. McCreary made the following announcement: Montgomery Township is honored to have been selected to host The Wall That Heals from July 10-13th, 2025. This 375-foot replica of the Vietnam Veterans Memorial and mobile Education Center, presented by the Vietnam Veterans Memorial Fund (VVMF), provides a powerful opportunity to honor the 58,281 service members who made the ultimate sacrifice and educate visitors on the Vietnam War's legacy. We anticipate that this will be an unforgettable experience for all involved.

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

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

6. Consent Agenda:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (5-0), the minutes of the November 11, 2024 Board meeting, the Payment of Bills for November 25, 2024 in the amount of \$293,482.98, Escrow Release #4 for Bharatiya Temple Cultural and Learning Center, Escrow Release #14 for Higher Rock Partners, LP Higher Rock Phase 2 and Escrow Release #4 for Walnut Knoll 2-Lot Subdivision were approved as submitted.

Recognition:

7. Promotion of Sergeant Glenn Davis to Lieutenant: Chief Peoples reported that Chief Bendig retired in September of 2024 and he was promoted to Chief of Police leaving the position of Administrative Lieutenant vacant. This evening, we will be promoting Sgt. Glenn Davis to the rank of Administrative Lieutenant. Glenn Davis started his career with the Montgomery Township Police Department in 1993 when he was hired as a Police Dispatcher. He was then hired as a Cadet Police Officer in 1997 where he attended the PA State Police Academy. He worked in the Patrol Division from 1997 to 2017, where he served in several positions including the Highway Safety Unit and the Canine Unit. He was assigned as the Sergeant of the Detective Division in 2017 and then assigned as the Sergeant of Professional Standards in 2023. Sgt. Davis has had several extra duties throughout his police career, including being a firearms instructor, Taser Instructor, Field Training Officer, Accreditation Manager, and Training Coordinator. He also supervised specialty units to include the Highway Safety Unit, Community Policing Unit, Canine Unit and Field Training Unit. He brings a wealth of knowledge, management skills, abilities, and vision to the Police Department that will well serve the department, the Township, and the residents of Montgomery Township.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the Board approved the promotion of Glenn A. Davis, Jr. to the rank of Administrative Lieutenant, effective November 26, 2024.

Presentations:

8. Annual Donation Presentations: Ms. Chimera presented the following donations:

- North Wales Public Library - \$10,000. Jennifer Koch, Executive Director, Robin Frazier, Assistant Director, and Erin Thompson, Associate Director, were present to accept the donation.
- Montgomery County-Norristown Public Library - \$10,000. Karen DeAngelo, Executive Director and District Administrator, was present to accept the donation.
- Montgomery Township Historical Society - \$6,000. Sue Gordon, Board Member, was present to accept the donation.
- MontCo Anti-Hunger Network—\$5,000. Shannon Isaacs, Executive Director, was present to accept the donation.
- The PEAK Center - \$3,000. Elizabeth Beil, Executive Director, was present to accept the donation.

Public Safety:

9. Purchase of New HVAC System for Battalion 1: Chief Wiegman reported that the HVAC system at Battalion 1 was found to be aging and requiring replacement during the annual preventative

maintenance service and inspection by Scatton's Heating and Cooling, Inc. The equipment services the office, dining, and living areas and showed signs of cracks and failures that could lead to a hazardous condition by allowing CO to leak from the units. Three quotes were obtained, with the lowest responsible quote coming from Scatton's Heating and Cooling, Inc., for \$16,730.00.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the Board approved the purchase and installation of the replacement HVAC equipment by Scatton's Heating and Cooling, Inc. for \$16,730.00.

Planning and Zoning:

10. Sanitary Sewer Easement Agreement – Horsham Road: Ms. McConnell reported that as part of the Village of Windsor project adjacent to Horsham Road, the developer agreed to run a sewer line down Horsham Road adjacent to the group of remaining homes. These homes have onsite sewage, and many want to connect to public sewer. Easements have been prepared for the seven homeowners along Horsham Road. The 8th sanitary sewer easement sits along the edge of Montgomery Township Open Space along Horsham Road. The Board needs to approve the execution of the easement agreement for the Township's open space.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (5-0), the Board authorized the execution of the Deed of Easement of Public Sanitary Sewer with the Montgomery Township Municipal Sewer Authority for Montgomery Township Open Space (Horsham Road) as part of the Village of Windsor project.

Administration and Finance:

11. Purchase of Audio-Visual Upgrades for the Police Department's Emergency Operations Room: Mr. Grier reported that \$25,000 was budgeted in 2024 to upgrade and enhance the AV capabilities of the Police Department's EOC room (Bailey Conference – Teams Room AV). A quote was obtained from New Era Technology for the new AV hardware and installation totaling \$23,811.24.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the Board awarded the contract for the purchase and installation of the Bailey Conference – Teams Room AV from New Era Technology under the Co-Stars Cooperative Purchase Program at a total cost of \$23,811.24, per their quote.

12. Resolution in Support of Grant Application to the Local Share Account Program: Ms. McCreary reported that the current round of submissions for this grant program expires on November 30, 2024. This program is funded by the PA Racehorse Development and Gaming Act which provides for the distribution of gaming revenue through the Commonwealth Financing Authority to support projects in the public interest within the Commonwealth. The Whistlestop Park improvement project includes the removal and replacement of outdated play equipment

with a new accessible, inclusive playground with sensory components located adjacent to the pavilion. When completed this project will enable children and others of all abilities to play and recreate in a safe and inclusive place. The Township has also received grants from DCNR and DCED in the amounts of \$250,000 and \$125,000, respectively. We will request \$1 million, the maximum allowed under this program.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab, and unanimously carried (5-0), the Board adopted Resolution No. 2024-24 supporting the grant application to the Commonwealth Financing Authority for the Whistlestop Park Improvement project.

13. Ratification of the Memorandum of Understanding for Lt. Glenn Davis:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the Board ratified the Memorandum of Understanding between Montgomery Township and Glenn Davis.

Old Business: None

New Business:

14. Department Reports - Monthly reports were submitted by each department for activity in the month of October.

15. Committee Liaison Reports – Ms. Long reported that the CRC will be hosting the upcoming Holiday Craft Fair on December 7th and Breakfast with Santa on December 14th. The Public Safety Committee reviewed the School Bus Patrol Camera program which had 276 violations in October, of which 187 were verified. The FDMT implemented the burn ban for 30 days on November 16th. Ms. Chimera reported that the Planning Commission met to discuss the BP text amendment relating to the Dunleavy property at 1008 Upper State Road. Ms. Bamford reported that the Park Board was enthusiastic while reviewing the Traffic Garden created in Spring Valley Park by the Public Works Department. The Sewer Authority has been reviewing the maintenance and planned upgrades to the plant. The Shade Tree Commission held its annual Forestry Workshop and ordered the trees for the Arbor Day Tree Giveaway to be held in April 2025. Ms. Ware reported that the Senior Committee continued to discuss and plan their seminars for 2025, which have become more popular and are well attended.

14. Adjournment: Upon motion by Ms. Chimera and seconded by Ms. Long, the meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



Montgomery Township, PA

Check Report

By Check Number

Date Range: 11/22/2024 - 12/16/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT004483	Cedar Run Landscapes	11/22/2024	Regular	0.00	138.75	100199
MT000786	COMCAST	11/22/2024	Regular	0.00	269.39	100200
MT000787	Comcast Business	11/22/2024	Regular	0.00	1,552.65	100201
MT001030	DJB Specialties, Inc.	11/22/2024	Regular	0.00	5,293.35	100202
MT001338	Fulton Cardmember Services	11/22/2024	Regular	0.00	73.34	100203
MT004329	Roger T. Perry	11/22/2024	Regular	0.00	240.00	100204
MT003456	Safeguard Business Systems	11/22/2024	Regular	0.00	223.86	100205
MT004467	Sunshine Innovators LLC	11/22/2024	Regular	0.00	1,200.00	100206
MT000342	B Safe LLC	11/27/2024	Regular	0.00	431.00	100207
MT001379	George Allen Portable Toilets, Inc.	11/27/2024	Regular	0.00	2,315.00	100208
MT004485	Vietnam Veterans Memorial Fund	11/27/2024	Regular	0.00	6,000.00	100209
MT001398	Gilmore and Associates Inc.	12/02/2024	Regular	0.00	69,430.93	100210
	Void	12/02/2024	Regular	0.00	0.00	100211
MT002098	Kilkenny Law, LLC	12/02/2024	Regular	0.00	5,582.58	100212
MT004051	Verizon	12/02/2024	Regular	0.00	372.12	100213
MT004056	Verizon Wireless Services, LLC	12/02/2024	Regular	0.00	3,101.98	100214
MT004056	Verizon Wireless Services, LLC	12/02/2024	Regular	0.00	603.04	100215
MT004056	Verizon Wireless Services, LLC	12/02/2024	Regular	0.00	491.77	100216
MT000046	Adam J. Morrow	12/10/2024	Regular	0.00	550.00	100217
MT000050	Adam Zwislewski	12/10/2024	Regular	0.00	680.00	100218
MT000233	Angel G. Mejias	12/10/2024	Regular	0.00	750.00	100219
MT000320	AT&T	12/10/2024	Regular	0.00	123.66	100220
MT000424	Bill Medvic	12/10/2024	Regular	0.00	150.00	100221
MT000467	Brandi Blusiewicz	12/10/2024	Regular	0.00	500.00	100222
MT000469	Brandon Uzdzienski	12/10/2024	Regular	0.00	150.00	100223
MT000526	Bryan Waryga	12/10/2024	Regular	0.00	150.00	100224
MT000580	Carl F. Herr	12/10/2024	Regular	0.00	300.00	100225
MT000585	Carlos A. Gonzalez Jr	12/10/2024	Regular	0.00	150.00	100226
MT004490	Carol Wildmann	12/10/2024	Regular	0.00	170.00	100227
MT000632	CDW Government, Inc.	12/10/2024	Regular	0.00	192.65	100228
MT000635	Celebration Fireworks, Inc.	12/10/2024	Regular	0.00	11,450.00	100229
MT000786	COMCAST	12/10/2024	Regular	0.00	10.52	100230
MT001043	Don Johnson	12/10/2024	Regular	0.00	150.00	100231
MT001076	DVHT Delaware Valley Health Trust	12/10/2024	Regular	0.00	207,579.70	100232
MT001409	Glenn A. Davis	12/10/2024	Regular	0.00	20.99	100233
MT001412	Glick Fire Equipment Company Inc	12/10/2024	Regular	0.00	187.50	100234
MT001605	International Bronze, Ltd	12/10/2024	Regular	0.00	189.00	100235
MT001643	Jacob Millevoi	12/10/2024	Regular	0.00	200.00	100236
MT001702	Jason English	12/10/2024	Regular	0.00	21.05	100237
MT004263	John A. Otte	12/10/2024	Regular	0.00	250.00	100238
MT001856	John Bereschak	12/10/2024	Regular	0.00	350.00	100239
MT001868	John H. Mogensen	12/10/2024	Regular	0.00	250.00	100240
MT004308	Justin Tohanczyn	12/10/2024	Regular	0.00	570.00	100241
MT002038	Keith Grierson	12/10/2024	Regular	0.00	150.00	100242
MT002098	Kilkenny Law, LLC	12/10/2024	Regular	0.00	4,900.50	100243
MT002170	Kyle W. Stump	12/10/2024	Regular	0.00	550.00	100244
MT002199	Larry Knechel	12/10/2024	Regular	0.00	150.00	100245
MT002609	Michael Bean	12/10/2024	Regular	0.00	350.00	100246
MT002624	Michael J. Kunzig	12/10/2024	Regular	0.00	200.00	100247
MT002636	Michael Shearer	12/10/2024	Regular	0.00	250.00	100248
MT002733	Montgomery County Conservation District	12/10/2024	Regular	0.00	2,500.00	100249
PAYR-IAFF	Montgomery Township Professional	12/10/2024	Regular	0.00	232.14	100250
MT002796	Moyer Indoor / Outdoor	12/10/2024	Regular	0.00	147.75	100251
MT003044	Patrick Kerr	12/10/2024	Regular	0.00	150.00	100252

Check Report

Date Range: 11/22/2024 - 12/16/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT003077	PECO Energy	12/10/2024	Regular	0.00	17,408.16	100253
	Void	12/10/2024	Regular	0.00	0.00	100254
	Void	12/10/2024	Regular	0.00	0.00	100255
MT003108	Pennsylvania Municipal League (PML)	12/10/2024	Regular	0.00	6,206.88	100256
MT003227	Rachel Brick	12/10/2024	Regular	0.00	600.00	100257
MT003299	Republic Services No. 320	12/10/2024	Regular	0.00	14,801.60	100258
MT003436	Ryan Allison	12/10/2024	Regular	0.00	50.00	100259
MT003444	Ryan W. Irvin	12/10/2024	Regular	0.00	400.00	100260
MT003516	Scott Stutzman	12/10/2024	Regular	0.00	150.00	100261
MT003517	Scott Young	12/10/2024	Regular	0.00	150.00	100262
MT003555	Shapiro Fire Protection Company	12/10/2024	Regular	0.00	345.70	100263
MT003790	TD Card Services	12/10/2024	Regular	0.00	8,138.47	100264
	Void	12/10/2024	Regular	0.00	0.00	100265
MT003911	Todd Jasuta	12/10/2024	Regular	0.00	150.00	100266
MT004458	Trevor J, Bradley	12/10/2024	Regular	0.00	100.00	100267
MT003982	Tyler Technologies, Inc	12/10/2024	Regular	0.00	5,249.75	100268
MT004044	Vault Health	12/10/2024	Regular	0.00	155.54	100269
MT004051	Verizon	12/10/2024	Regular	0.00	279.00	100270
MT004051	Verizon	12/10/2024	Regular	0.00	612.89	100271
MT004080	Vinay P. Setty	12/10/2024	Regular	0.00	940.00	100272
MT004189	William Tuttle	12/10/2024	Regular	0.00	250.00	100273
MT002987	Our Towne Catering	12/12/2024	Regular	0.00	1,878.75	100274
MT000006	21st Century Media Newspapers LLC	12/12/2024	Regular	0.00	2,138.46	100275
MT000009	309 Office Furniture	12/12/2024	Regular	0.00	198.00	100276
MT000040	Acme Uniforms For Industry	12/12/2024	Regular	0.00	895.72	100277
MT004487	Adrienne Arduino	12/12/2024	Regular	0.00	60.00	100278
MT000075	Airgas, Inc.	12/12/2024	Regular	0.00	337.20	100279
MT004494	Alissa Smith	12/12/2024	Regular	0.00	50.00	100280
MT000167	Amazon.com Services, Inc	12/12/2024	Regular	0.00	2,765.63	100281
MT000250	Anna O'Keefe	12/12/2024	Regular	0.00	85.00	100282
MT000279	AramSCO, Inc.	12/12/2024	Regular	0.00	522.57	100283
MT000293	Armour & Sons Electric, Inc.	12/12/2024	Regular	0.00	127,972.50	100284
MT000319	Associated Truck Parts	12/12/2024	Regular	0.00	187.13	100285
MT000342	B Safe LLC	12/12/2024	Regular	0.00	159.70	100286
MT000388	Bergey's	12/12/2024	Regular	0.00	932.94	100287
MT000394	Bergey's, Inc.	12/12/2024	Regular	0.00	125.55	100288
MT004418	Bharatiya Temple Inc.	12/12/2024	Regular	0.00	47,390.00	100289
MT004489	Bonnie Heil	12/12/2024	Regular	0.00	85.00	100290
MT000552	C.E.S.	12/12/2024	Regular	0.00	689.96	100291
MT000573	Caracausa Acquisitions LP	12/12/2024	Regular	0.00	5,310.69	100292
MT004333	CHA Consulting, Inc.	12/12/2024	Regular	0.00	8,750.00	100293
MT000653	Charlotte Becker	12/12/2024	Regular	0.00	37.95	100294
MT000787	Comcast Business	12/12/2024	Regular	0.00	1,049.03	100295
MT000795	Commonwealth of PA USTIF	12/12/2024	Regular	0.00	165.00	100296
MT004495	Creamery Tire Inc	12/12/2024	Regular	0.00	180.00	100297
MT000923	David H. Lightkep, Inc.	12/12/2024	Regular	0.00	2,924.97	100298
MT000956	Deborah A Rivas	12/12/2024	Regular	0.00	350.00	100299
MT000971	Dejana Truck and Utility LLC	12/12/2024	Regular	0.00	129.94	100300
MT001030	DJB Specialties, Inc.	12/12/2024	Regular	0.00	1,770.25	100301
MT006706	Dr. Neil Hendrickson	12/12/2024	Regular	0.00	500.00	100302
MT001153	Electronic Security Solutions LLC	12/12/2024	Regular	0.00	440.00	100303
MT004476	Elite Pickleball	12/12/2024	Regular	0.00	240.00	100304
MT001193	EMS Educational Services Inc.	12/12/2024	Regular	0.00	125.00	100305
MT001220	Established Traffic Control	12/12/2024	Regular	0.00	1,953.80	100306
MT001259	FBI Leeda	12/12/2024	Regular	0.00	795.00	100307
MT004452	FearlessFunPickleball	12/12/2024	Regular	0.00	600.00	100308
MT001379	George Allen Portable Toilets, Inc.	12/12/2024	Regular	0.00	1,104.00	100309
MT001414	Global Industrial	12/12/2024	Regular	0.00	332.39	100310
MT001426	Google Inc.	12/12/2024	Regular	0.00	13.59	100311
MT001427	Goose Squad L.L.C.	12/12/2024	Regular	0.00	900.00	100312
MT001439	Granturk Equipment Co., Inc.	12/12/2024	Regular	0.00	168.28	100313

Check Report

Date Range: 11/22/2024 - 12/16/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT001495	Havis, Inc.	12/12/2024	Regular	0.00	19,663.35	100314
MT004488	Heroes for Hire	12/12/2024	Regular	0.00	395.00	100315
MT001548	Home Depot Credit Services	12/12/2024	Regular	0.00	902.62	100316
MT001554	Horsham Car Wash	12/12/2024	Regular	0.00	204.00	100317
MT001610	Interstate Battery Systems	12/12/2024	Regular	0.00	124.95	100318
MT001635	J.P. Mascaro and Sons	12/12/2024	Regular	0.00	19,215.00	100319
MT004486	JAR Entertainment, LLC	12/12/2024	Regular	0.00	1,020.00	100320
MT001866	John Garis Homes, Inc	12/12/2024	Regular	0.00	3,395.03	100321
MT001902	Jonathan S. Beer	12/12/2024	Regular	0.00	2,800.00	100322
MT004492	JP Morgan Chase Bank	12/12/2024	Regular	0.00	1,200.00	100323
MT001952	Julius Mack	12/12/2024	Regular	0.00	160.00	100324
MT002062	Kenco Hydraulics	12/12/2024	Regular	0.00	695.00	100325
MT002089	Keystone Municipal Services, Inc.	12/12/2024	Regular	0.00	8,587.50	100326
MT002341	Lowe's Companies Inc.	12/12/2024	Regular	0.00	72.16	100327
MT004491	Lustgarten Pancreatic Cancer	12/12/2024	Regular	0.00	100.00	100328
MT002450	Marquis Barefield	12/12/2024	Regular	0.00	180.00	100329
MT002470	Mary Kay Kelm, Esquire	12/12/2024	Regular	0.00	243.75	100330
MT002496	Mastertech Auto Service, LLC.	12/12/2024	Regular	0.00	1,303.93	100331
MT004138	Napa Auto Parts	12/12/2024	Regular	0.00	1,130.89	100332
MT002876	New Era Technology	12/12/2024	Regular	0.00	19,771.05	100333
MT002937	North Wales Water Authority	12/12/2024	Regular	0.00	90.52	100334
MT002951	Nyce Crete and Landis Concrete	12/12/2024	Regular	0.00	911.95	100335
MT002952	NYCO Corporation	12/12/2024	Regular	0.00	93.50	100336
MT002961	ODP Business Solutions, LLC	12/12/2024	Regular	0.00	581.61	100337
MT002974	Omega Systems Consultants, Inc.	12/12/2024	Regular	0.00	4,486.25	100338
MT002986	Otto A. Gaylord	12/12/2024	Regular	0.00	140.00	100339
MT003009	PA Turnpike Toll By Plate	12/12/2024	Regular	0.00	78.60	100340
MT003046	Patriot Workwear	12/12/2024	Regular	0.00	4,348.50	100341
MT003063	Paula Meszaros	12/12/2024	Regular	0.00	420.50	100342
MT003077	PECO Energy	12/12/2024	Regular	0.00	2,685.70	100343
MT003099	PennHolo Sales and Services	12/12/2024	Regular	0.00	1,442.49	100344
MT003137	Petty Cash Police	12/12/2024	Regular	0.00	235.50	100345
MT004415	Pilot Thomas Logistics, LLC	12/12/2024	Regular	0.00	8,081.20	100346
MT003159	Pipersville Garden Center, Inc.	12/12/2024	Regular	0.00	1,173.39	100347
ZZ001862	Pure Cleaners	12/12/2024	Regular	0.00	1,488.00	100348
MT003291	Rem-Ark Alloys, Inc.	12/12/2024	Regular	0.00	309.55	100349
MT003359	Robert E. Little, Inc.	12/12/2024	Regular	0.00	2,510.09	100350
MT004329	Roger T. Perry	12/12/2024	Regular	0.00	80.00	100351
MT003456	Safeguard Business Systems	12/12/2024	Regular	0.00	568.45	100352
MT003555	Shapiro Fire Protection Company	12/12/2024	Regular	0.00	247.40	100353
MT003568	Sherwin Williams Company	12/12/2024	Regular	0.00	130.78	100354
MT003583	Signal Control Products, LLC	12/12/2024	Regular	0.00	5,355.00	100355
MT003600	SnapOn Industrial	12/12/2024	Regular	0.00	368.55	100356
MT003613	Sosmetal Products Inc.	12/12/2024	Regular	0.00	36.53	100357
MT003624	Spencer D. Borine	12/12/2024	Regular	0.00	40.00	100358
MT003657	Staples Business Credit	12/12/2024	Regular	0.00	275.93	100359
MT003729	Sunbelt Rentals, Inc.	12/12/2024	Regular	0.00	1,986.34	100360
MT003764	SWIF	12/12/2024	Regular	0.00	36,940.00	100361
MT003790	TD Card Services	12/12/2024	Regular	0.00	1,923.06	100362
MT003880	Thomson Reuters	12/12/2024	Regular	0.00	317.67	100363
MT003894	Timac Agro USA	12/12/2024	Regular	0.00	2,660.00	100364
MT003964	Triad Truck Equipment	12/12/2024	Regular	0.00	250.00	100365
MT003995	Unifirst	12/12/2024	Regular	0.00	58.42	100366
MT003998	United Rentals (North America) Inc	12/12/2024	Regular	0.00	1,488.74	100367
MT003999	United States Police Canine	12/12/2024	Regular	0.00	200.00	100368
MT004044	Vault Health	12/12/2024	Regular	0.00	193.55	100369
MT004051	Verizon	12/12/2024	Regular	0.00	339.00	100370
MT004094	Visiting Nurse Association	12/12/2024	Regular	0.00	1,500.00	100371
MT004187	William R. Peoples	12/12/2024	Regular	0.00	294.60	100372
MT004198	Witmer Public Safety Group Inc.	12/12/2024	Regular	0.00	2,146.67	100373
PAYR-PBA	Police Benevolent Association	12/05/2024	Bank Draft	0.00	1,439.00	DFT0000410

Check Report

Date Range: 11/22/2024 - 12/16/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PAYR-POL PEN	U.S. Bank	12/05/2024	Bank Draft	0.00	19,555.35	DFT0000411
PAYR-PA SCDU	PA SCDU	12/05/2024	Bank Draft	0.00	530.77	DFT0000412
PAYR-401	Empower Retirement	12/05/2024	Bank Draft	0.00	22,072.98	DFT0000413
PAYR-457	Empower Retirement	12/05/2024	Bank Draft	0.00	17,649.03	DFT0000414
PAYR-PHILA	City of Philadelphia	12/05/2024	Bank Draft	0.00	550.77	DFT0000415
PAYR-SITW	State of Pennsylvania	12/05/2024	Bank Draft	0.00	19,641.06	DFT0000416
PAYR-SITW	State of Pennsylvania	12/05/2024	Bank Draft	0.00	174.81	DFT0000418
PAYR-SITW	State of Pennsylvania	12/09/2024	Bank Draft	0.00	92.41	DFT0000420

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	510	171	0.00	769,939.48
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	0.00
Bank Drafts	9	9	0.00	81,706.18
EFT's	0	0	0.00	0.00
	519	184	0.00	851,645.66

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	510	171	0.00	769,939.48
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	0.00
Bank Drafts	9	9	0.00	81,706.18
EFT's	0	0	0.00	0.00
	519	184	0.00	851,645.66

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	11/2024	17,737.34
99	Claim on Pooled Cash	12/2024	833,908.32
			851,645.66

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

SUBJECT: Escrow Release #11 and Start of Maintenance
Westrum Montgomeryville 415 Stump Road LDS717
MEETING DATE: December 16, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Attached is a construction escrow release, and start of maintenance, requested by Westrum Montgomeryville, for 415 Stump Road, as recommended by the Township Engineer.

The original amount of escrow was \$4,163,396.33 held as a Tri-Party Agreement with Mid Penn Bank. This is the eleventh release for this project and is in the amount of \$557,757.20. The new balance will be \$10,000.00, to be retained for post-construction traffic study funds, until the development is more fully occupied, as recommended by the Township Engineer. This release is contingent upon delivery of maintenance security in the amount of \$567,735.86 to be held throughout the 18-month maintenance period.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 11, 2024

File No. 2015-04049-02

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

Reference: Westrum Montgomeryville – 425 Stump Road – LDS#717
Escrow Release 11 – Start of Maintenance Period

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the project referenced above. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of \$557,757.20 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use. Please note that we recommend that the post-construction traffic study funds in the amount of \$10,000 be held by the Township until the development is more fully occupied as was the intent of this line item.

We recommend the start of the 18-month maintenance period contingent upon Township receipt of maintenance security in an amount of \$567,735.86.

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

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

Sincerely,

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

JPD/sl

Enclosure: Release of Escrow Form (12/11/24), Summary of Improvement Escrow Account (12/11/24)

cc: Marianne McConnell, Director of Planning and Zoning – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Michael Maier – Commerce Pursuit Capital, L.P. – Applicant
Jon Herzog – Commerce Pursuit Capital, L.P. – Applicant
Carrie B. Nase-Poust, Esq. – Fox Rothschild. LLP
Anthony Caponigro, P.E. – Kimley-Horn and Associates, Inc.

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

RELEASE OF ESCROW FORM

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

Date: 11/25/2024

Development: Westrum Montgomeryville - 415 Stump Road - LDS-717
Release #: 11

G&A Project #: 2015-04049-02

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$557,757.20. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 12/11/2024

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$557,757.20 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 12/11/2024
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from CSW Luxor VII Montgomeryville, L.P. for Westrum Montgomeryville - 415 Stump Road - LDS-717, in the amount of \$557,757.20, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$557,757.20; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$557,757.20; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Tri-Party Agreement with Montgomery Township in total sum of \$4,163,396.33 pursuant to a signed Land Development Agreement and that \$3,595,639.13 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$10,000.00 in escrow.

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

VOTE: _____



PROJECT NAME	Westrum Montgomeryville - 415 Stump Road	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	\$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER:	CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW):	\$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT:	Mid Penn Bank			G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY:	Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%):	\$ 567,735.86	AGREEMENT DATE: 12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$3,784,905.75	\$ 268,350.00	\$ 3,506,555.75	\$ 3,774,905.75	\$ 10,000.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 378,490.58	\$ 289,407.20	\$ 89,083.38	\$ 378,490.58	\$ -
TOTAL	\$ 4,163,396.33	\$ 557,757.20	\$ 3,595,639.13	\$ 4,153,396.33	\$ 10,000.00

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. SOIL EROSION AND SEDIMENT CONTROL												
1. 12" Silt Sock	LF	3,068	\$ 8.00	\$ 24,544.00		\$ -	3,068.00	\$ 24,544.00	3,068.00	\$ 24,544.00		\$ -
2. 18" Silt Sock	LF	209	\$ 8.50	\$ 1,776.50		\$ -	209.00	\$ 1,776.50	209.00	\$ 1,776.50		\$ -
3. 24" Silt Sock	LF	296	\$ 9.00	\$ 2,664.00		\$ -	296.00	\$ 2,664.00	296.00	\$ 2,664.00		\$ -
4. CFS Sediment Trap	LF	363	\$ 45.00	\$ 16,335.00		\$ -	363.00	\$ 16,335.00	363.00	\$ 16,335.00		\$ -
5. Rock Construction Entrance	EA	1	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -
6. Concrete Washout	EA	1	\$ 850.00	\$ 850.00		\$ -	1.00	\$ 850.00	1.00	\$ 850.00		\$ -
7. Erosion Control Blankets	SY	2,778	\$ 2.25	\$ 6,250.50	2,778.00	\$ 6,250.50		\$ -	2,778.00	\$ 6,250.50		\$ -
8. Inlet Protection	EA	13	\$ 150.00	\$ 1,950.00	13.00	\$ 1,950.00		\$ -	13.00	\$ 1,950.00		\$ -
B. EARTHWORK												
1. Strip Topsoil and Stockpile/Remove	SY	27,500	\$ 3.00	\$ 82,500.00		\$ -	27,500.00	\$ 82,500.00	27,500.00	\$ 82,500.00		\$ -
2. Cut Fill & Compact/Remove	CY	25,000	\$ 2.50	\$ 62,500.00		\$ -	25,000.00	\$ 62,500.00	25,000.00	\$ 62,500.00		\$ -
3. Rough Grade Site	SF	225,000	\$ 0.75	\$ 168,750.00		\$ -	225,000.00	\$ 168,750.00	225,000.00	\$ 168,750.00		\$ -
4. Respread Topsoil	LS	1	\$ 7,500.00	\$ 7,500.00		\$ -	1.00	\$ 7,500.00	1.00	\$ 7,500.00		\$ -
C. UTILITIES												
1. 6" PVC (With Backfill)	LF	38	\$ 50.00	\$ 1,900.00		\$ -	38.00	\$ 1,900.00	38.00	\$ 1,900.00		\$ -
2. 8" PVC (With Backfill)	LF	1,267	\$ 75.00	\$ 95,025.00		\$ -	1,267.00	\$ 95,025.00	1,267.00	\$ 95,025.00		\$ -
3. Sewer Manhole	EA	9	\$ 5,000.00	\$ 45,000.00		\$ -	9.00	\$ 45,000.00	9.00	\$ 45,000.00		\$ -
4. Sewer Testing/Televise	LS	1	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -
5. 4" DIP Water Line	LF	232	\$ 40.00	\$ 9,280.00		\$ -	232.00	\$ 9,280.00	232.00	\$ 9,280.00		\$ -
6. 6" DIP Water Line	LF	1,169	\$ 60.00	\$ 70,140.00		\$ -	1,169.00	\$ 70,140.00	1,169.00	\$ 70,140.00		\$ -
7. 8" DIP Water	LF	300	\$ 75.00	\$ 22,500.00		\$ -	300.00	\$ 22,500.00	300.00	\$ 22,500.00		\$ -
8. Fire Hydrant	EA	1	\$ 4,500.00	\$ 4,500.00		\$ -	1.00	\$ 4,500.00	1.00	\$ 4,500.00		\$ -
9. Water Misc.	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -	1.00	\$ 10,000.00	1.00	\$ 10,000.00		\$ -
D. STORMWATER												
1. 4" PVC	LF	548	\$ 25.00	\$ 13,700.00		\$ -	548.00	\$ 13,700.00	548.00	\$ 13,700.00		\$ -
2. 15" HDPE Pipe	LF	304	\$ 40.00	\$ 12,160.00		\$ -	304.00	\$ 12,160.00	304.00	\$ 12,160.00		\$ -
3. 18" HDPE Pipe	LF	219	\$ 45.00	\$ 9,855.00		\$ -	219.00	\$ 9,855.00	219.00	\$ 9,855.00		\$ -
4. 24" HDPE Pipe	LF	352	\$ 55.00	\$ 19,360.00		\$ -	352.00	\$ 19,360.00	352.00	\$ 19,360.00		\$ -
5. 36" HDPE Pipe	LF	79	\$ 65.00	\$ 5,135.00		\$ -	79.00	\$ 5,135.00	79.00	\$ 5,135.00		\$ -
6. Storm Drain Structure- Onsite Type "C" Inlet	EA	13	\$ 2,500.00	\$ 32,500.00		\$ -	13.00	\$ 32,500.00	13.00	\$ 32,500.00		\$ -
7. Storm Drain Structure- Manhole	EA	11	\$ 4,500.00	\$ 49,500.00		\$ -	11.00	\$ 49,500.00	11.00	\$ 49,500.00		\$ -
8. Flared End Sections	EA	1	\$ 5,500.00	\$ 5,500.00		\$ -	1.00	\$ 5,500.00	1.00	\$ 5,500.00		\$ -
9. Outlet Structure	EA	3	\$ 12,000.00	\$ 36,000.00		\$ -	3.00	\$ 36,000.00	3.00	\$ 36,000.00		\$ -
10. BMP #1 MRC Bioretention Basin	LS	1	\$ 65,000.00	\$ 65,000.00	0.20	\$ 13,000.00	0.80	\$ 52,000.00	1.00	\$ 65,000.00		\$ -
11. BMP #2 Dry Extended Detention Basin (36" HDPE & Stone)	LS	1	\$ 381,000.00	\$ 381,000.00		\$ -	1.00	\$ 381,000.00	1.00	\$ 381,000.00		\$ -
12. BMP #3 Dry Extended Detention Basin (36" HDPE & Stone)	LS	1	\$ 287,000.00	\$ 287,000.00		\$ -	1.00	\$ 287,000.00	1.00	\$ 287,000.00		\$ -
13. Rip Rap	SY	25	\$ 90.00	\$ 2,250.00	25.00	\$ 2,250.00		\$ -	25.00	\$ 2,250.00		\$ -
14. Bioretention Planting Soil	CY	293	\$ 80.00	\$ 23,440.00	293.00	\$ 23,440.00		\$ -	293.00	\$ 23,440.00		\$ -
15. Bioretention Fence	LF	383	\$ 35.00	\$ 13,405.00	383.00	\$ 13,405.00		\$ -	383.00	\$ 13,405.00		\$ -
16. Level Spreader	LF	147	\$ 500.00	\$ 73,500.00		\$ -	147.00	\$ 73,500.00	147.00	\$ 73,500.00		\$ -



PROJECT NAME: Westrum Montgomeryville - 415 Stump Road	TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank		G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.65	AGREEMENT DATE: 12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$3,784,905.75	\$ 268,350.00	\$ 3,506,555.75	\$ 3,774,905.75	\$ 10,000.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 378,490.58	\$ 289,407.20	\$ 89,083.38	\$ 378,490.58	\$ -
TOTAL	\$ 4,163,396.33	\$ 557,757.20	\$ 3,595,639.13	\$ 4,153,396.33	\$ 10,000.00

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
E. PAVING AND PARKING AREA												
1. Fine Grade Paving	SY	12,078	\$ 2.75	\$ 33,214.50			12,078.00	\$ 33,214.50	12,078.00	\$ 33,214.50		\$ -
2. 6 in. 2A Subbase	SY	7,906	\$ 7.00	\$ 55,342.00			7,906.00	\$ 55,342.00	7,906.00	\$ 55,342.00		\$ -
3. 8 in. 2A Subbase	SY	4,172	\$ 8.00	\$ 33,376.00			4,172.00	\$ 33,376.00	4,172.00	\$ 33,376.00		\$ -
4. 1.5 in. 25mm Base Course	SY	12,078	\$ 18.00	\$ 217,404.00			12,078.00	\$ 217,404.00	12,078.00	\$ 217,404.00		\$ -
5. Sweep and Tack Coat	SY	12,078	\$ 0.50	\$ 6,039.00			12,078.00	\$ 6,039.00	12,078.00	\$ 6,039.00		\$ -
6. 1.0 in. 9.5mm Wearing Course	SY	12,078	\$ 10.00	\$ 120,780.00			12,078.00	\$ 120,780.00	12,078.00	\$ 120,780.00		\$ -
7. Trail Paving	SY	115	\$ 30.00	\$ 3,450.00			115.00	\$ 3,450.00	115.00	\$ 3,450.00		\$ -
8. Proposed Emergency Staging Area	SF	3,246	\$ 6.50	\$ 21,099.00			3,246.00	\$ 21,099.00	3,246.00	\$ 21,099.00		\$ -
9. Joint Seal	LS	1	\$ 2,500.00	\$ 2,500.00			1.00	\$ 2,500.00	1.00	\$ 2,500.00		\$ -
F. CONCRETE AND PAVERS												
1. Belgian Block Curb	LF	4,260	\$ 28.00	\$ 119,280.00			4,260.00	\$ 119,280.00	4,260.00	\$ 119,280.00		\$ -
2. Concrete Sidewalk	SF	5,525	\$ 12.00	\$ 66,300.00			5,525.00	\$ 66,300.00	5,525.00	\$ 66,300.00		\$ -
3. Grass Pavers	SF	2,976	\$ 24.00	\$ 71,424.00	1,344.00	\$ 32,256.00	1,632.00	\$ 39,168.00	2,976.00	\$ 71,424.00		\$ -
4. ADA Ramps	EA	7	\$ 2,500.00	\$ 17,500.00			7.00	\$ 17,500.00	7.00	\$ 17,500.00		\$ -
G. LANDSCAPING												
1. Evergreen Trees	EA	83	\$ 550.00	\$ 45,650.00	83.00	\$ 45,650.00		\$ -	83.00	\$ 45,650.00		\$ -
2. Deciduous Trees	EA	46	\$ 600.00	\$ 27,600.00	46.00	\$ 27,600.00		\$ -	46.00	\$ 27,600.00		\$ -
3. Ornamental Trees	EA	36	\$ 400.00	\$ 14,400.00	36.00	\$ 14,400.00		\$ -	36.00	\$ 14,400.00		\$ -
4. Evergreen Shrubs	EA	103	\$ 90.00	\$ 9,270.00	103.00	\$ 9,270.00		\$ -	103.00	\$ 9,270.00		\$ -
5. Deciduous Shrubs	EA	138	\$ 90.00	\$ 12,420.00	138.00	\$ 12,420.00		\$ -	138.00	\$ 12,420.00		\$ -
6. Ornamental Grasses	EA	280	\$ 15.00	\$ 4,200.00	280.00	\$ 4,200.00		\$ -	280.00	\$ 4,200.00		\$ -
7. Steep Slope Landscaping - Sod	SF	10,981	\$ 0.35	\$ 3,843.35	10,981.00	\$ 3,843.35		\$ -	10,981.00	\$ 3,843.35		\$ -
8. Steep Slope Landscaping - Gro-Low Sumac	EA	1,625	\$ 10.00	\$ 16,250.00	1,625.00	\$ 16,250.00		\$ -	1,625.00	\$ 16,250.00		\$ -
9. Turf Grass Seeding	SF	35,002	\$ 0.10	\$ 3,500.20	35,002.00	\$ 3,500.20		\$ -	35,002.00	\$ 3,500.20		\$ -
10. Mulch	SF	12,568	\$ 0.30	\$ 3,770.40	12,568.00	\$ 3,770.40		\$ -	12,568.00	\$ 3,770.40		\$ -
11. Ernst Seed Mix - 180-1 (15lb/Acre or 0.0003 lb/SF)	SF	1,653	\$ 0.20	\$ 330.60	1,653.00	\$ 330.60		\$ -	1,653.00	\$ 330.60		\$ -
12. PennDOT Formula L Seed Mix	SF	5,093	\$ 0.15	\$ 763.95	5,093.00	\$ 763.95		\$ -	5,093.00	\$ 763.95		\$ -
H. LIGHTING												
1. On-site Light Fixtures	EA	18	\$ 4,500.00	\$ 81,000.00			18.00	\$ 81,000.00	18.00	\$ 81,000.00		\$ -
L. MISCELLANEOUS												
1. Construction Stakeout	LS	1	\$ 10,000.00	\$ 10,000.00			1.00	\$ 10,000.00	1.00	\$ 10,000.00		\$ -
2. Traffic & Directional Signage	EA	21	\$ 300.00	\$ 6,300.00	21.00	\$ 6,300.00		\$ -	21.00	\$ 6,300.00		\$ -
3. Pavement Striping	LS	1	\$ 15,000.00	\$ 15,000.00	1.00	\$ 15,000.00		\$ -	1.00	\$ 15,000.00		\$ -
4. As-Built Plans	LS	1	\$ 10,000.00	\$ 10,000.00	1.00	\$ 10,000.00		\$ -	1.00	\$ 10,000.00		\$ -
5. Post-Construction Traffic Study	LS	1	\$ 10,000.00	\$ 10,000.00				\$ -		\$ -	1.00	\$ 10,000.00
6. Passenger Vehicle Wheel Stops	EA	20	\$ 125.00	\$ 2,500.00	20.00	\$ 2,500.00		\$ -	20.00	\$ 2,500.00		\$ -
7. Retaining Wall	SF	1,206	\$ 75.00	\$ 90,450.00			1,206.00	\$ 90,450.00	1,206.00	\$ 90,450.00		\$ -
8. Retaining Wall Fencing	LF	238	\$ 50.00	\$ 11,900.00			238.00	\$ 11,900.00	238.00	\$ 11,900.00		\$ -
9. Pedestrian Fence	LF	1,427	\$ 35.00	\$ 49,945.00			1,427.00	\$ 49,945.00	1,427.00	\$ 49,945.00		\$ -
10. Emergency Access Drive	SY	540	\$ 50.00	\$ 27,000.00			540.00	\$ 27,000.00	540.00	\$ 27,000.00		\$ -



PROJECT NAME: Westrum Montgomeryville - 415 Stump Road	TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank		G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.65	AGREEMENT DATE: 12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 3,784,905.75	\$ 268,350.00	\$ 3,506,555.75	\$ 3,774,905.75	\$ 10,000.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 378,490.58	\$ 289,407.20	\$ 89,083.38	\$ 378,490.58	\$ -
TOTAL	\$ 4,163,396.33	\$ 557,757.20	\$ 3,595,639.13	\$ 4,153,396.33	\$ 10,000.00

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
J. HOP (Knapp Road & Stump Road)												
<u>SITE CLEARING & DEMOLITION</u>												
1. Class 1 Excavation	CY	675	\$ 30.00	\$ 20,250.00	\$ -	\$ -	675.00	\$ 20,250.00	675.00	\$ 20,250.00	\$ -	\$ -
2. Class 1B Excavation	CY	827	\$ 60.00	\$ 37,620.00	\$ -	\$ -	827.00	\$ 37,620.00	827.00	\$ 37,620.00	\$ -	\$ -
<u>ROAD WORK</u>												
3. Plain Cement Concrete Curb	LF	1,740	\$ 100.00	\$ 174,000.00	\$ -	\$ -	1,740.00	\$ 174,000.00	1,740.00	\$ 174,000.00	\$ -	\$ -
4. 6" Subbase 2A	SY	950	\$ 14.00	\$ 13,300.00	\$ -	\$ -	950.00	\$ 13,300.00	950.00	\$ 13,300.00	\$ -	\$ -
5. Milling of Bituminous Pavement	SY	4,905	\$ 5.00	\$ 24,525.00	\$ -	\$ -	4,905.00	\$ 24,525.00	4,905.00	\$ 24,525.00	\$ -	\$ -
6. 1.5" Wearing Course, SRL-H	SY	6,388	\$ 20.00	\$ 127,760.00	\$ -	\$ -	6,388.00	\$ 127,760.00	6,388.00	\$ 127,760.00	\$ -	\$ -
7. 2.5" Binder Course	SY	950	\$ 30.00	\$ 28,500.00	\$ -	\$ -	950.00	\$ 28,500.00	950.00	\$ 28,500.00	\$ -	\$ -
8. 6" Base Course	SY	950	\$ 60.00	\$ 57,000.00	\$ -	\$ -	950.00	\$ 57,000.00	950.00	\$ 57,000.00	\$ -	\$ -
9. Class A Cement Concrete	SY	223	\$ 50.00	\$ 11,150.00	\$ -	\$ -	223.00	\$ 11,150.00	223.00	\$ 11,150.00	\$ -	\$ -
10. Detectable Warning Surfaces	SF	105	\$ 60.00	\$ 6,300.00	\$ -	\$ -	105.00	\$ 6,300.00	105.00	\$ 6,300.00	\$ -	\$ -
11. Tack Coat	SY	5,855	\$ 0.50	\$ 2,927.50	\$ -	\$ -	5,855.00	\$ 2,927.50	5,855.00	\$ 2,927.50	\$ -	\$ -
12. Type 31-S Guide Rail	LF	140	\$ 55.00	\$ 7,700.00	\$ -	\$ -	140.00	\$ 7,700.00	140.00	\$ 7,700.00	\$ -	\$ -
13. Relocate Fire Hydrant	EA	1	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	1.00	\$ 7,500.00	1.00	\$ 7,500.00	\$ -	\$ -
14. Utility Pole Relocations	EA	1	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	1.00	\$ 25,000.00	1.00	\$ 25,000.00	\$ -	\$ -
<u>PAVEMENT MARKINGS & SIGNING</u>												
15. 4" White Hot Thermoplastic Pavement Marking	LF	445	\$ 2.00	\$ 890.00	\$ -	\$ -	445.00	\$ 890.00	445.00	\$ 890.00	\$ -	\$ -
16. 6" White Hot Thermoplastic Pavement Marking	LF	750	\$ 3.00	\$ 2,250.00	\$ -	\$ -	750.00	\$ 2,250.00	750.00	\$ 2,250.00	\$ -	\$ -
17. 24" White Hot Thermoplastic Pavement Marking	LF	530	\$ 10.00	\$ 5,300.00	\$ -	\$ -	530.00	\$ 5,300.00	530.00	\$ 5,300.00	\$ -	\$ -
18. 4" Yellow Hot Thermoplastic Pavement Marking	LF	3,360	\$ 1.50	\$ 5,040.00	\$ -	\$ -	3,360.00	\$ 5,040.00	3,360.00	\$ 5,040.00	\$ -	\$ -
19. 24" Yellow Hot Thermoplastic Pavement Marking	LF	252	\$ 10.00	\$ 2,520.00	\$ -	\$ -	252.00	\$ 2,520.00	252.00	\$ 2,520.00	\$ -	\$ -
20. White Hot Thermoplastic Pavement Marking Legend (Right)	EA	1	\$ 175.00	\$ 175.00	\$ -	\$ -	1.00	\$ 175.00	1.00	\$ 175.00	\$ -	\$ -
21. White Hot Thermoplastic Pavement Marking Legend (Only)	EA	4	\$ 175.00	\$ 700.00	\$ -	\$ -	4.00	\$ 700.00	4.00	\$ 700.00	\$ -	\$ -
22. White Hot Thermoplastic Pavement Marking Legend (Left)	EA	3	\$ 175.00	\$ 525.00	\$ -	\$ -	3.00	\$ 525.00	3.00	\$ 525.00	\$ -	\$ -
23. Sign Assembly	EA	11	\$ 250.00	\$ 2,750.00	\$ -	\$ -	11.00	\$ 2,750.00	11.00	\$ 2,750.00	\$ -	\$ -
<u>TRAFFIC SIGNAL</u>												
24. Traffic Signal Wiring	LF	1,525	\$ 2.25	\$ 3,431.25	\$ -	\$ -	1,525.00	\$ 3,431.25	1,525.00	\$ 3,431.25	\$ -	\$ -
25. Traffic Signal Conduit & Backfill	LF	825	\$ 60.00	\$ 49,500.00	\$ -	\$ -	825.00	\$ 49,500.00	825.00	\$ 49,500.00	\$ -	\$ -
26. Traffic Signal Junction Box, JB-27	EA	2	\$ 650.00	\$ 1,300.00	\$ -	\$ -	2.00	\$ 1,300.00	2.00	\$ 1,300.00	\$ -	\$ -
27. Traffic Signal Head, 3-Section (12" Lense)	EA	2	\$ 825.00	\$ 1,650.00	\$ -	\$ -	2.00	\$ 1,650.00	2.00	\$ 1,650.00	\$ -	\$ -
28. Traffic Signal Support, 14" Pedestal	EA	4	\$ 7,500.00	\$ 30,000.00	\$ -	\$ -	4.00	\$ 30,000.00	4.00	\$ 30,000.00	\$ -	\$ -
29. Accessible Pedestrian Push Button	EA	4	\$ 1,250.00	\$ 5,000.00	\$ -	\$ -	4.00	\$ 5,000.00	4.00	\$ 5,000.00	\$ -	\$ -
30. LED Countdown Ped Signal Heads	EA	4	\$ 750.00	\$ 3,000.00	\$ -	\$ -	4.00	\$ 3,000.00	4.00	\$ 3,000.00	\$ -	\$ -
31. Traffic Signal Signage, Structure Mounted	SF	34	\$ 55.00	\$ 1,870.00	\$ -	\$ -	34.00	\$ 1,870.00	34.00	\$ 1,870.00	\$ -	\$ -
<u>STORM DRAIN AND STORMWATER MANAGEMENT</u>												
32. 18" RCP Pipe	LF	414	\$ 100.00	\$ 41,400.00	\$ -	\$ -	414.00	\$ 41,400.00	414.00	\$ 41,400.00	\$ -	\$ -
33. Standard Inlet Box - Type C Top	EA	3	\$ 3,000.00	\$ 9,000.00	\$ -	\$ -	3.00	\$ 9,000.00	3.00	\$ 9,000.00	\$ -	\$ -
34. Type 5 Inlet Box - Type C Top	EA	1	\$ 4,000.00	\$ 4,000.00	\$ -	\$ -	1.00	\$ 4,000.00	1.00	\$ 4,000.00	\$ -	\$ -
35. Type 6 Inlet Box - Type C Top	EA	1	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00	\$ -	\$ -
36. Storm Drain Structure- Manhole	EA	1	\$ 4,500.00	\$ 4,500.00	\$ -	\$ -	1.00	\$ 4,500.00	1.00	\$ 4,500.00	\$ -	\$ -



ESCROW RELEASE NO.: 11

DATE PREPARED: 11-Dec-2024

PROJECT NAME: Westrum Montgomeryville - 415 Stump Road	TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank		G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86	AGREEMENT DATE: 12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$3,784,905.75	\$ 289,350.00	\$ 3,506,555.75	\$ 3,774,905.75	\$ 10,000.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 378,490.58	\$ 289,407.20	\$ 89,083.38	\$ 378,490.58	\$ -
TOTAL	\$ 4,163,396.33	\$ 578,757.20	\$ 3,595,639.13	\$ 4,153,396.33	\$ 10,000.00

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
J. HOP (Knapp Road & Stump Road)												
<i>GENERAL ITEMS</i>												
37. Mobilization	LS	1	\$ 50,000.00	\$ 50,000.00		\$ -	1.00	\$ 50,000.00	1.00	\$ 50,000.00		\$ -
38. Stakeout	LS	1	\$ 7,500.00	\$ 7,500.00		\$ -	1.00	\$ 7,500.00	1.00	\$ 7,500.00		\$ -
39. Maintenance and Protection of Traffic	LS	1	\$ 100,000.00	\$ 100,000.00		\$ -	1.00	\$ 100,000.00	1.00	\$ 100,000.00		\$ -
40. Erosion & Sediment Control	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -	1.00	\$ 10,000.00	1.00	\$ 10,000.00		\$ -
K. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
1 10% Annual Construction Cost Increase (Balance as of mm/dd/yyyy - \$x,xxx.xx)	LS	1	\$ -	\$ -	1.00	\$ -		\$ -	1.00	\$ -		\$ -
L. CONTINGENCY												
1 10% Contingency (SITE)	LS	1	\$ 289,407.20	\$ 289,407.20	1.00	\$ 289,407.20		\$ -	1.00	\$ 289,407.20		\$ -
2 10% Contingency (HOP)	LS	1	\$ 89,083.38	\$ 89,083.38		\$ -	1.00	\$ 89,083.38	1.00	\$ 89,083.38		\$ -
(Released upon certification of completion and receipt of Maintenance Bond)												

NOTES:

2022-09-09 Initial cost prepared for Agreements
 2022-10-03 Release of HOP items held in escrow by PennDOT

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #06

SUBJECT: Approval of Amended Land Development - 1819 North Line Street
MEETING DATE: December 16, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

The applicant, Green Tree Group Contracting, has submitted an amendment to a previously approved land development application for the property located at the corner of Cowpath Road and North Line Street. The parcel received conditional approval to subdivide into three lots from the Board in 2007. Lot 1 is the existing home which will remain. Single-family detached homes are proposed on lots 2 and 3, along with underground stormwater detention facilities on each lot, a shared driveway, and associated public improvements. A 35-foot-wide shared access and utility easement is proposed from North Line Street through all three lots. The lots are within the R-2 Residential Zoning District.

The draft Planning Commission meeting minutes, applicant waiver request letter, and review letters by township consultants and staff are included in your packet.

During the November 21, 2024 meeting, the Planning Commission recommended the Board of Supervisors approve the land development amendment application subject to township staff and consultants' recommendations.

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. The requested waivers are for consideration by the Board.

MOTION/RESOLUTION:

MOTION to adopt Resolution No.2024-27 granting preliminary/final approval land development amendment application, with requested waivers, submitted by Green Tree Group Contracting LLC.

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

RESOLUTION 2024-27

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION FOR AMENDED FINAL SUBDIVISION AND LAND DEVELOPMENT
PLAN APPROVAL FOR 1819 NORTH LINE STREET TO AMEND THE PLAN TO
DEVELOP SINGLE FAMILY DWELLINGS ON THE REMAINING TWO LOTS**

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;

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

WHEREAS, on December 3, 2007, pursuant to Montgomery Township Resolution #9, the Montgomery Township Board of Supervisors granted conditional land development and subdivision approval for the real property located at the corner of North Line Street and Cowpath Road, with an address of 1819 North Line Street, Lansdale, Montgomery Township, Pennsylvania 19446, being Montgomery County Parcel Number 46-00-01465-00-1. Resolution #9 is attached hereto as Appendix "A";

WHEREAS, pursuant to the Board of Supervisor's 2007 conditional approval, 1819 North Line Street was later subdivided into three (3) separate lots, with the existing house remaining on the corner of the property and assigned the street address of 1819 North Line Street and Montgomery County Parcel Number 46-00-01465-00-1 ("Lot 1");

WHEREAS, in December 2008, Lot 1 was transferred to Teresa Kang, who is the current landowner of Lot 1;

WHEREAS, after the approved subdivision, the remaining two (2) lots in the Property were not developed or assigned North Line Street addresses, but were assigned Montgomery County Parcel Numbers 46-00-01465-10-9 and 46-00-01465-11-8 (collectively, the "Undeveloped Lots");

WHEREAS, in April 2024, the Undeveloped Lots were purchased by Meinel Road LLC, who is the current owner of the Undeveloped Lots;

WHEREAS, Lot 1 and the Undeveloped Lots are located in the Township's R-2 Residential Zoning District, and all three (3) lots shall be herein collectively referred to as the "Property";

WHEREAS, Green Tree Group Contracting LLC (the "Applicant") is the equitable owner of the Undeveloped Lots and has filed an application for amended subdivision and land development to develop single family dwellings on each lot constituting the Undeveloped Lots with shared driveway access through the side yard of Lot 1 from North Line Street and revisions to the

stormwater management of the Undeveloped Lots (the “Project”). The Project does not adjust any of the existing lot lines from the previously approved subdivision.

WHEREAS, the Applicant has filed with the Township a certain amended final land development plan for the Project prepared by Holmes Cunningham, LLC dated May 4, 2007 and last revised September 12, 2024 (the “Plan”);

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

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

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

A. Conditions of Plan Approval.

1. The Applicant must ensure that the Plan, and all other associated plans submitted for the Project, address any outstanding comments in the October 25, 2024 Gilmore & Associates, Inc. Plan Review Letter (including Planning, Landscaping, Lighting, Traffic, Engineering comments/conditions. 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 November 6, 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 October 25, 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 June 10, 2024 Montgomery Township Police Department review letter to the reasonable satisfaction of the Township Police Chief.
5. The Applicant must comply with and address any outstanding comments and conditions in the November 11, 2024 Montgomery Township Municipal Sewer Authority CKS Engineers sanitary sewer review letter to the reasonable satisfaction of the Authority Engineer.
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, the Montgomery Township Municipal Sewer Authority and/or 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.
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), 3) a shared access and maintenance agreement between the two lots constituting the Undeveloped Lots for the shared driveway servicing such lots, 4) a shared ownership, maintenance, and access agreement between each or any of the three parcels constituting the Property *if* there are any other shared common elements or facilities used by such parcels, including an additional stormwater management facilities operation and maintenance agreement for any shared stormwater facilities, if necessary. Each document shall be recorded against each parcel that is subject to the documents and shall be executed by the then-landowner of the parcels subject to the documents. All documents shall be drafted or otherwise approved by the Township Solicitor prior to recording the Plan. Applicant will provide all necessary legal descriptions for any necessary easements or access/maintenance agreements required for the Plan.
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 both Land Development and Financial Security Agreements, for the reimbursement of the Township’s reasonable engineering, inspection, legal, and related administrative costs and expenses related to the further reviews, inspections, and development of the associated phase for the Project, in accordance with the Pennsylvania Municipalities Planning Code. A seven and one-half (7.5%) charge will be applied to each monthly invoice to cover Township administration charges and costs, with such charges being deducted from the Applicant’s escrow. Such fees shall not exceed those charged to the Township by such professionals rendering the applicable services related to the Plan and Project.

14. All stormwater inlets and outfall structures shall be identified in accordance with the PaDEP Municipal Separate Storm Sewer Systems requirements, if required.
15. The conditions of this Resolution must be satisfied before the issuance of a building permit for the Project. Further, the Applicant understands that building permits will not be issued until all fees required to be paid under this Resolution have been paid
16. 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.
17. To facilitate the sanitary sewer connection from the Undeveloped Lots to the Authority's sanitary sewer collection system located in North Line Street, each of the lots of the Undeveloped Lots and the property owner of Lot 1 must enter into a Montgomery Township Municipal Sewer Authority Sanitary Sewer Easement, drafted to the satisfaction of the Authority Solicitor. Applicant will provide all necessary legal descriptions to the Authority.
18. Applicant shall pay to the Township the required fee in lieu of open space dedication in the amount of **\$4,000** (\$2,000 per new residential dwelling added to the Property).
19. To ensure compliance with the 2024 Montgomery Township Department of Fire Services review letter, the Property shall maintain an eighteen foot (18') wide driveway to the Undeveloped Parcels and the residential dwellings constructed on the Undeveloped Parcels shall be constructed with, and shall at all times maintain, an approved automatic sprinkler system in accordance with the applicable International Fire Code sections.
20. A note shall be included on the Plan listing any waivers granted by the Board of Supervisors and any Plan note requirements of the Montgomery Township Municipal Sewer Authority.
21. Lot 1 shall not be permitted to connect to, or otherwise use, the shared driveway servicing the Undeveloped Lots for vehicular access to Lot 1 without the prior written authorization of the Township.
22. If the Applicant is granted a waiver from curbing and sidewalks from the Board of Supervisors, the Applicant shall pay a fee-in-lieu of providing such curbing/sidewalks in the amount of Twenty-Six Thousand and Three Hundred Dollars (**\$26,300.00**) to the Township.
23. Resolution #9, the conditions of Resolution #9, and any original plan sheets approved thereunder shall remain effective and controlling unless there is a conflict with Resolution

#9 or any plan sheets approved thereunder, in which case the Plan approved hereunder, the Township Code, or the terms/conditions of this Resolution shall control.

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 92-2(D)(2) to permit more than one curb cut on Lot 1. The waiver is hereby:

Granted _____ Denied _____

2. From Section 205-18.A(3)(a) to permit a 12-inch drainage pipe on the property. The waiver is hereby:

Granted _____ Denied _____

3. 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 ratio permitted. The waiver is hereby:

Granted _____ Denied _____

4. From Section 205-22.A, to not provide sidewalk along Cowpath Road frontage, but pay the fee-in-lieu set forth above. The waiver is hereby:

Granted _____ Denied _____

5. From Section 205-52.A(2)(d), to permit the use of existing vegetation to be used in lieu of the required street trees along North Line Street and Cowpath Road. The waiver is hereby:

Granted _____ Denied _____

6. From Section 206-17, to permit a dewatering time in excess of 24 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 acceptance 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 16th day of December, 2024.

ATTEST:

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Carolyn McCreary, Township Secretary

By: _____
Audrey R. Ware-Jones, Vice-Chair of the
Montgomery Township Board of Supervisors

ACCEPTANCE OF CONDITIONS:

APPLICANT

I, _____, the authorized representative for Applicant, Green Tree Group Contracting 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. By signing this Resolution, I am signifying understanding and acceptance of the conditions contained herein, as drafted.

Green Tree Group Contracting LLC

By: _____

Print: _____

Date: _____

WITNESS:

Name: _____ Date: _____

LANDOWNER of UNDEVELOPED LOTS

I, _____, the authorized representative for **Meinel Road LLC**, the Landowner of the Undeveloped Lots, being Montgomery County Parcel Numbers 46-00-01465-10-9 and 46-00-01465-11-8 , 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.

Meinel Road LLC

By: _____

Print: _____

Date: _____

WITNESS:

Name: _____ Date: _____

LANDOWNER of LOT 1

I, Teresa Kang, 1819 North Line Street and Montgomery County Parcel Number 46-00-01465-00-, 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, which specifically include the understanding that a sewer authority easement will be necessary through my Lot 1 property and my consent to not connect to or utilize the shared driveway for Lot 1 vehicular access. By signing this Resolution, I am signifying understanding and acceptance of the conditions contained herein, as drafted, solely as they pertain to Lot 1.

By: _____
Teresa Kang

Date: _____

WITNESS:

Name: _____ Date: _____

EXHIBIT "A"
RESOLUTION #9



Kristin Holmes, P.E., LEED AP
Robert Cunningham, P.E., LEED AP

November 8, 2024

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

**RE: 1819 N. Line Street Subdivision
Waiver Request Letter
Montgomery Township, Montgomery County, PA
HCE Project No.: 2016**

Dear Marianne:

In regard to the above referenced land development project, the applicant requests the following waivers from the Montgomery Township Ordinances:

- 1) §92-3.A – The applicant is requesting a waiver from this section to permit more than one curb cut on Lot #1. The current owner of lot #1 will keep there existing driveway and the proposed shared driveway will be maintained by the owners of the other lots.
- 2) §205-18.A(3)(a) – The applicant is requesting a waiver to permit a 12-inch drainage pipe on the property. Due to the limited size of the project and that all the stormwater facilities will be privately owned and maintained, the 12-inch pipe is sufficient to handle the drainage from the project.
- 3) §205-18.D(3)(f) – The applicant is requesting a waiver from providing stormwater controls for the full amount of impervious permitted in the zoning ordinance. The stormwater has been designed for future impervious to be installed by the homeowner, however, due to the layout of the site installation of the additional controls may restrict the development of the lot by the homeowner.
- 4) §206-17 – The applicant is requesting a waiver to permit a dewatering time in excess of 24 hours. Since infiltration is not feasible on the site, the stormwater facilities have been designed with a managed release that typically takes longer than 24 hours but provides lower rates of discharge.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or rob@hcengineering.net

Very truly yours,
Holmes Cunningham Engineering

A handwritten signature in black ink, appearing to read 'Rob Cunningham', written over a white background.

Robert Cunningham, P.E.
Partner

O:\2016 - GTG Line Street\Outbound\Twp Waiver Letter 2024-11-08.docx



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 25, 2024

File No. 2400645

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

Reference: 1819 N. Line Street Subdivision (LDS 24-008)
Amendment to Vacchiano Final Land Development Application – (LDS 637)
Green Tree Group Contracting, LLC
TMP#: 46-00-01465-00-1, 46-00-01465-10-9 and 46-00-01465-11-8

Dear Marianne:

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

- A. Amended Final Subdivision and Land Development Plans for 1819 N. Line Street, Meinel Road, LLC, prepared by Holmes Cunningham, LLC. (8 Sheets), dated May 4, 2024, last revised September 12, 2024.
- B. Post Construction Stormwater Management Plan Narrative for 1819 N. Line Street, Meinel Road, LLC, prepared by Holmes Cunningham, LLC., dated June 3, 2024, last revised September 12, 2024.
- C. Response Letter prepared by Holmes Cunningham Engineering, dated September 12, 2024.

The subject land development received conditional approval from the Board of Supervisors on December 3, 2007. Please refer to Township Resolution #9 for details regarding the approval. The applicant, Green Tree Group Contracting, LLC, is seeking an amendment to the approved land development application. The prior approved land development subdivided a single lot into three lots with an existing house remaining as Lot 1 at North Line Street and Cowpath Road. The remaining two lots, having frontage on Cowpath Road (SR0463), included proposed single-family dwellings that have not been developed yet. The proposed amended final land development plans include single family dwellings on Lots 2 and 3 but propose layout changes to these lots as well as changes to the shared driveway access on Lot 1.

The prior land development approval included a shared driveway through the side yard of Lot 1 to access Lots 2 and 3 from N. Line Street. The shared driveway access was presumably included in the prior land development due to the existing 30-foot wide drainage easement that runs through the front yards roughly parallel to Cowpath Road. The proposed amendment includes modification of the shared driveway such that only Lots 2 and 3 will use this driveway. Lot 1 is proposed to keep the two driveways it currently has in addition to the shared driveway but would not take access from the shared driveway. The changes also include revisions to the stormwater management of the development.

The three lots are within R-2 Residential Zoning District. The proposed amendment does not include adjustment of any lot lines.

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).

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

PLANNING REVIEW

1. Use

- a. As per ZO Section 230-A Table of Permitted Uses, the proposed single family detached dwellings are a permitted use in the R2 Residential District.

2. Existing Conditions and Surrounding Land Uses

- a. The site is currently vacant. Residential uses surround the site.

3. Consistency with the Comprehensive Plan

- a. Per the Future Land Use Plan, the site is designated Residential. The proposed residential use is generally consistent with the Comprehensive Plan.

4. Traffic and Pedestrian Circulation Patterns

- a. There is an existing pedestrian sidewalk along North Line Street. The plans do not propose any pedestrian connections. We recommend the Township consider requiring a pedestrian path/sidewalk along the site frontage on Cowpath Road connecting to the existing sidewalk along North Line Street. A waiver is being requested from requiring sidewalk along Cowpath Road.

LANDSCAPE REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

5. §205-52.A(2)(d) permits that where existing trees over 2 ½" DBH are located within 10' of the legal or ultimate right-of-way, whichever is greater, they may be counted toward the street tree requirement. The Landscape Requirements Chart indicates the intent to use existing vegetation to meet street tree requirements. Four (4) street trees are required along North Line Street and six (6) street trees are required along Cowpath Road. The applicant has requested a waiver to allow existing trees within the ultimate right-of-way to be utilized to meet the street tree landscape requirement. Should the Township consider this waiver, we recommend that the plans be revised to indicate the specific trees to be used to meet this requirement, demonstrate that they are over 2 ½" caliper in accordance with the requirements of SLDO §205-52.A.(2)(d) and to provide a note stating that should the trees be removed due to roadway, utility line, or other work, the trees will be replaced in kind.
6. §205-53.B(1) permits that the root area within the dripline of any tree or group of trees may be encroached upon to a maximum of ¼ of the total root area. It appears that several trees along the shared drive between Lots 1 and 2 are to have more than ¼ disturbance of the canopy area. The plans shall be revised to provide adequate protection of the trees, or they should be marked as to be removed, included in the tree replacement calculations, and replacement trees should be provided, if required.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

7. §205-22.A – Sidewalks shall be required at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience. Provide sidewalk along the Cowpath Road site frontage with a connection to the pedestrian facilities at the signalized intersection of Cowpath Road and N. Line Street. The Applicant is requesting a waiver from this requirement.
8. §205-93 – The subdivider, developer or builder shall construct streets and other improvements from the lot or lots to be sold or built upon to any existing improved streets, subject to the provisions of § 205-3B of this Land Subdivision Ordinance. The work shall be performed in strict accordance with approved plans and Township standards and specifications or the applicable provisions of the Pennsylvania Department of Highways Specifications, 408, latest edition, or any subsequent number or section thereof.
 - a. §92-2.D(2) – Not more than one curb cut may be permitted for any single property, tract, or lot. Consider eliminating the middle access to Lot 1. The Applicant is requesting a waiver from this section.
 - b. §92-3.A – Provide a detail for the proposed ADA compliant driveway apron at N Line Street. The detail should include spot elevations and slopes to verify compliance and constructability. In addition, provide a detail or a note for the limits of the driveway apron to include 6" of reinforced concrete.

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

Our prior Zoning Ordinance comments have been addressed to date.

Subdivision and Land Development Ordinance (Chapter 205)

9. §205-18.A(3)(a) – The minimum internal diameter of storm pipes shall be 15 inches. The Applicant is proposing 12-inch pipes. The Applicant has requested a waiver from this section to allow for pipes of less than 15 inches in diameter.
10. §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 plans and report shall be revised as needed to demonstrate compliance with this requirement. The Applicant is requesting a waiver from this section to allow for stormwater facilities to be designed for less than the maximum allowable impervious.
11. §205-19 & 20 – The Applicant shall provide documentation of approval for the proposed public sewer and water services. Will serve from Hatfield Township Municipal Authority was provided for sewer.
12. §205-82 – Upon completion of improvement construction a completion certificate will be issued by the Township Secretary and the plan endorsed by the Township Engineer. The Applicant shall provide an as-built plan depicting construction of any and all improvements in sufficient detail to demonstrate conformance with the approved land development plans. The as-built plan shall be certified by a surveyor licensed in Pennsylvania.

Stormwater Management Ordinance (Chapter 206)

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. Response from MCCD shall be supplied to the Township.
14. §206-17 – The applicant intends to meet the volume control requirements using managed release concept basins per the volume calculation calculations in the Appendix B of the PCSM Report. The PADEP MRC Design Summary Worksheet shall be provided. It is typical that MRC dewatering time exceeds the allowable 24 hours. The Applicant has requested a waiver from this section to allow a dewatering time of more than 24 hours.
15. §206-29.D-F – Following construction, as-built plans of all SWM BMPs shall be provided to the Township for all SWM BMPs included in the SWM site plan along with an explanation of any discrepancies from the plan that was approved by the Township.
16. The Pond Reports do not appear to be consistent with the Subsurface Stormwater Facility Outlet Structure Detail table for the BMPs. Revise for consistency. For BMP #3 the outfall pipe invert elevation appears that it should be 319.75 rather than 329.75.
17. In the PCSM Report, the Post-Development Drainage Area Plan and the Inlet Drainage Area Plan do not include proposed grading or proposed stormwater features. These should be shown on the plans.

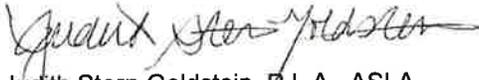
General

18. Identify Cowpath Road as State Route 0463 on the plan.
19. Revise the plans to show the area of the shared driveway pavement section and the residential driveway pavement section.
20. 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 comments.

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

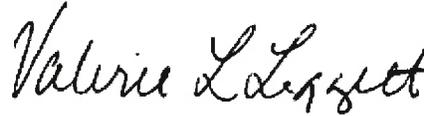
Sincerely,



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



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



Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist
Senior Landscape Architect
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
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Joe Lanier – Green Tree Group Contracting, LLC (Applicant)
Robert Cunningham, PE – Holmes Cunningham, LLC



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

October 25, 2024

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

Re: 1819 North Line Street

Dear Marianne:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the: 1819 North Line Street.

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

1. **503.1.1 Buildings and facilities.** *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet (45720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Exception: The *fire code official* is authorized to increase the dimensions of 150 feet (45720 mm) where:

1. The building is equipped throughout with an *approved* automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group-U occupancies.

COMMENT: The applicant has chosen to go with exception 1 under this section. This does comply with the code and is acceptable as of revision 9-12-24

2. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 26 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

COMMENT: The applicant has agreed to a minimum of an 18' width driveway and agreed to the exception on item number 1 as of revision 9-12-24.

3. **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height.

COMMENT: The applicant has agreed to a minimum of an 18' width driveway and agreed to the exception on item number 1 as of revision 9-12-24.

4. **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: Shall be approved by our Township engineer.

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 05. 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: The applicant has noted to comply as of revision 9-12-24.

The Fire Marshal's Office recommends that the proposed development be approved as submitted subject to the developer complying with the above referenced items.

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

Sincerely,



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: June 10, 2024

Re: LD-24-008
1819 North Line Street

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.montgomerytwp.org

DATE: November 6, 2024

APPLICANT: Green Tree Group Contracting, LLC
Mr. Joe Lanier
300 Farm Lane
Doylestown, PA 18019

PROPERTY OWNER: Meinel Rd LLC

ENGINEER: Holmes and Cunningham LLC

PROJECT NAME: 1819 N Line Street – Amended Land Development application

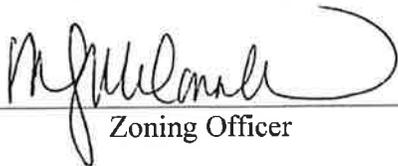
TWP PROJECT #: LD-24-008 - *Review per Plans last revised September 12, 2024 and Applicant Response letter dated September 12, 2024*

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

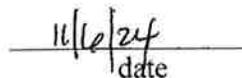
The applicant has submitted an amendment to a previously approved Land Development. The parcel was originally approved and subdivided into 3 lots in 2008 (LDS 637). Lot 1 is the existing home which will remain. Single family detached homes are proposed to be constructed on Lots 2 and 3 along with underground stormwater detention facilities on each lot, shared driveway, and associated public improvements. A 35 foot wide shared access and utility easement is proposed from N Line Street through all 3 lots. The lots sit within the R-2 Residential zoning district.

Comments:

1. Chapter 92-2D, Number of driveways. All residential properties shall be limited to one curb cut. *The existing home on lot 1 has two curb cuts already. The original approved plan removes the existing driveway curb cuts and proposed 1 curb cut providing access to all 3 lots. This plan proposes to remove one of the two existing driveways on lot 1 and install a second driveway access to service lots 2 and 3, making two curb cuts on lot 1. Applicant has requested a waiver to allow for two curb cuts on lot 1.*
2. 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
November 21, 2024

The regular meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, November 21, 2024. The members of the Planning Commission in attendance included: Dave Fetzer, Jim Rall, Tom Borghetti, Jay Glickman, Frank Davey, and Rutuke Patel. Also present: Candyce Fluehr Chimera, Board Liaison; Kailie Melchior, Township Solicitor's Office; Marianne McConnell, Director of Planning/Zoning Officer; and Mary Gambino, Land Development & Project Coordinator.

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

After The Pledge of Allegiance, a motion was made by Jay Glickman and seconded by Jim Rall to approve the minutes of the September meeting as amended. All in favor.

Land Development Application 1819 North Line Street LDS-24-008

Rob Cunningham, of Holmes Cunningham Engineering, and Joe Lanier and Bill Laphen, of Green Tree Contracting LLC, addressed the Planning Commission regarding a land development application to construct two lots with shared access at Cowpath Road and North Line Street. The land development received conditional approval from the Board of Supervisors in 2007 and the approved subdivision plan has been recorded. The applicants are seeking an amendment to the approved application. The prior plan subdivided a single lot into three lots with an existing house on lot 1. The proposed amended plan provides for new single family dwellings on lots 2 and 3 but proposes layout changes to these lots, as well as changes to the shared driveway access on lot 1. The original plan provided for storm water management facilities to be installed on lot 1. The amended plan removed the facilities on lot 1 and provides storm water management facilities in the front yards of lots 2 and 3, and within the shared driveway access, to be maintained by the owners of lots 2 and 3, as outlined on sheet 1 of 8, to be recorded after Board of Supervisors approval. Ms. McConnell stated that the updated stormwater plans meet current regulations. Mr. Cunningham further explained that the site has a drainage easement along the back of the proposed dwellings and across lot 1, which takes the runoff from other lots along Cowpath Road and into the inlet at Line Street. This drainage ditch is to remain in place, along with the surrounding trees, which provide a buffer along Cowpath Road. Adam Meyers, current resident of lot 1, stated that the current drainage ditch works effectively to handle stormwater. Mr. Cunningham addressed the following waiver requests:

1. §92.2D(2) to permit more than one curb cut on Lot #1. The current owner will keep the existing driveway closest to the corner and the second drive on lot 1 will be removed. The proposed shared driveway will be maintained by the owners of lots 2 and 3.
2. §205-18A(3)(a) to permit a 12-inch drainage pipe on the property instead of the 15" pipe required. Due to the limited size of the project, and that all stormwater facilities will be privately owned and maintained, the engineer feels the 12-inch pipe will be sufficient.
3. §205-18D(3)(f) The applicant is requesting a waiver from providing stormwater controls for the full amount of impervious required in the zoning ordinance. The stormwater control has been designed for future impervious controls to be installed by the homeowner, however, due to the layout of the site, installation of the additional controls may restrict the development of the lot by the homeowner.

4. §205-22A The applicant is requesting a waiver from providing sidewalks along Cowpath Road. There are existing trees and other vegetation, a drainage ditch, a fence and several utility poles which would conflict with the sidewalk.
5. §205-52A2(d) The applicant is requesting a waiver to permit the use of existing vegetation to be used in lieu of the required street trees along Line Street and Cowpath Roads.
6. §206-17 The applicant is requesting a waiver to permit a dewatering time in excess of 24 hours. Since infiltration is not feasible on the site, the stormwater facilities have been designed with a managed release that typically takes longer than 24 hours but provides lower rates of discharge.

The curb cut waiver request #1 was discussed and Mr. Meyers stated that he is fine with the elimination of the second drive on his property and asked for clarification on the removal of the drive. Mr. Cunningham stated that the drive removal would be done as part of the land development and the lawn on lot 1 would be restored. Also, if any trees are eliminated with the installation of the shared driveway, they will be replaced on site. Ms. McConnell further stated that any trees that are required to remain and are damaged during development are required to be replaced, or a fee in lieu must be provided.

Jim Rall questioned the adequacy of the proposed 12-inch drainage pipe, in place of the required 15-inch pipe, in relation to waiver request #2. Mr. Cunningham stated that due to the small size of the project, less than 1 acre, and the privately owned facilities, he feels the 12-inch pipe is sufficient to handle drainage from the project.

Jim Rall questioned the size of the proposed stormwater management facilities in relation to waiver request #3. Mr. Cunningham stated that the proposed facilities are undersized but allow for adequate future impervious expansion by the eventual owners of lots 2 and 3, and would allow for pool installation, pool decking, and a patio. Ms. McConnell stated that each homeowner is allowed a maximum impervious coverage of 1000 square feet. If additional impervious coverage is requested, additional stormwater management facilities must be installed or a fee in lieu provided. Ms. McConnell further stated that the Township Engineer felt this was a reasonable request for this small project.

Mr. Cunningham addressed the sidewalk waiver request #4 by stating that sidewalks were not shown on the previously approved plan. The right-of-way along Cowpath Road is basically a stormwater drainage area and sits below the grade of the curb. If sidewalks were to be installed on Cowpath, at the rear of lots 2 and 3, the homeowners would have to walk up Line Street and down Cowpath Road to maintain their sidewalks.

Mr. Cunningham addressed waiver request #5 by stating that the applicant would like to use existing vegetation in lieu of required street trees along Line Street and Cowpath Roads.

Waiver request #6 was discussed. Mr. Cunningham stated that the proposed site is designed to hold and contain stormwater with a managed release in excess of the required 24-hour period, to mitigate flooding. Frank Davey questioned how long the water would be retained. Mr. Cunningham replied that the stormwater would be retained for 72 hours, which is usually the standard time.

Tom Borghetti stated that he thought the applicant had done a good job in making the proposed modifications. He further stated that the waiver requests would be dependent on Board of Supervisors' approval.

Upon motion by Jay Glickman, and second by Dave Fetzer, the Planning Commission recommended the Board of Supervisors grant approval to the land development amendment, subject to the recommendations of the township staff and consultants, with waiver requests to be addressed at the time to Board consideration. All in favor.

Proposed Ordinance Amendments to BP Business Professional Zoning District – Dunleavy

Julie Bernstein, of Kaplan Stewart, addressed the commission regarding a proposed zoning text amendment in the BP Business Professional District. She explained that the subject of this proposal is two lots at 1008 Upper State Road, at the corner of Horsham Road. The land had been rezoned from residential to BP Business Professional in 2008 to allow low impact commercial development of the property. Since that time, the property owners have had eight potential buyers but the dimensional restrictions of the BP zoning district prohibited the sale of the property in each case. The proposed text amendment would allow an increase from 5,000 square feet to 10,000 square feet of building coverage, and would allow an animal hospital use, by Conditional Use, which the current prospective buyer contemplates. Sign restrictions would also be addressed in the proposed text amendment.

Frank Davey remarked on a comment made by the County Planning Commission which stated that a variance might be a better vehicle to achieve the proposed amendments. Ms. McConnell stated that the text amendment provides an opportunity to clean up the entire ordinance which affects all properties in the BP district which abut residential zones. Tom Borghetti questioned whether other buyers had considered a variance in their proposals. Ms. Bernstein stated that none of the former potential buyers were willing to take on the level of risk involved in requesting a zoning variance.

Jay Glickman commented that this proposed text amendment would be a good way to clean up the ordinance.

Upon motion by Jay Glickman, and second by Frank Davey, the commission recommended the Board of Supervisors approve the proposed amendment to the BP district, as presented, subject to recommendations of the township staff and consultants.

There being no further business to come before the Commission, the meeting adjourned at 8:00 p.m. The next meeting is scheduled to be held at 7:00 p.m. on December 21, 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
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WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 20, 2024

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

Re: MCPC #24-0140-001
Plan Name: 1819 North Line Street
(3 lots, approximately 2.26 acres)
Situate: 1819 North Line Street, near Cowpath Road
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced preliminary land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 10, 2024. We forward this letter as a report of our review.

BACKGROUND

Green Tree Group Contracting LLC has submitted a land development application to construct two single-family dwelling units on two lots with shared access off of North Line Street. The original lot features an existing dwelling unit with an accessory structure on the middle lot, which is proposed to be removed during this development. The two other parcels, which were sold in April 2024 and are owned by Meinel Road LLC, measure 29,754 square feet and 35,802 square feet respectively, which is greater than the minimum 20,000 square feet lot size required by the R-2 Residential zoning district. These parcels will take public access to the roadway network via a new 35 foot wide shared access and utility easement from North Line Street and across the existing corner parcel, which will not be otherwise affected by this proposal. The developable parcels are proposed to have their own underground stormwater detention basin BMP in the front yard, running underneath the driveways and eventually conveying runoff to storm sewers. Details on the shared driveway, access/utility easement, and stormwater facilities maintenance responsibilities are provided on the cover sheet of the plan set.

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 shows this development 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/CONCLUSION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without additional comment, as the responsibilities for the multi-lot access agreement appear to be well elucidated on the plan.

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 (#24-0140-001) on any plans submitted for final recording.

Sincerely,

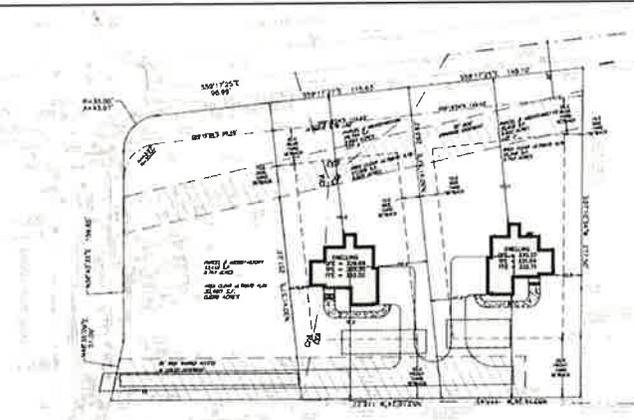


Matthew Popek, AICP
Transportation Planning Assistant Manager
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission
Joe Lanier, GTG Contracting LLC, Applicant's Contact

Attachments: (1) Site Plan
(2) Aerial

Site Plan - 1819 North Line Street, Montgomery Township



GENERAL NOTES:

1. The owner shall be responsible for obtaining all necessary permits, including but not limited to zoning, building, and fire department permits, and for paying all associated fees.
2. The owner shall be responsible for providing all necessary information to the Township, including but not limited to utility locations, easements, and survey data.
3. The owner shall be responsible for ensuring that the proposed development complies with all applicable zoning and building codes.
4. The owner shall be responsible for providing adequate parking for all vehicles, including but not limited to cars, vans, and trucks.
5. The owner shall be responsible for providing adequate lighting for the site, including but not limited to parking areas and building entrances.
6. The owner shall be responsible for providing adequate signage for the site, including but not limited to directional signs and identification signs.
7. The owner shall be responsible for providing adequate landscaping for the site, including but not limited to trees, shrubs, and lawns.
8. The owner shall be responsible for providing adequate drainage for the site, including but not limited to stormwater management systems.
9. The owner shall be responsible for providing adequate access to the site, including but not limited to roads and sidewalks.
10. The owner shall be responsible for providing adequate security for the site, including but not limited to fencing and surveillance systems.

AREA CALCULATIONS:

Category	Area (sq. ft.)
Total Site Area	10,000
Building Footprint	2,000
Parking Area	3,000
Landscaping Area	1,000
Drainage Area	1,000
Access Area	1,000
Security Area	1,000
Other Area	1,000

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Aerial – 1819 North Line Street, Montgomery Township



1819 North Line Street
MCPC#240140001

Montgomery
County
Planning
Commission
1000 North Main Street, 3rd Floor
Montgomery, PA 19122
www.montgomerycountypa.gov



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #07

SUBJECT: Adoption of Resolution 2024-25, Setting the Volunteer Firefighter Stipend for 2024 and Affirming the Criteria for Qualified Active Member Status

MEETING DATE: December 16, 2024

BOARD LIAISON:

INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The Township approved the First Responder Recruitment and Retention Stipend on April 13, 2020 to incentivize volunteer first responders for their service. Before adopting this resolution in 2024 for volunteer service in 2024, the Township must acknowledge the fire company's or EMS squad's written criteria for determining Qualified Active Member status.

Per the FDMT by-laws, active status is determined as follows:

The point system shall consist of Probationary, Active, Fire Police, Life, and Junior members (Administrative members will be exempt from this point system). Members will be able to accrue points as follows:

- 1 point for Fire Calls
- 1 point for Duty Crews (when any crew is in-house)
- 1 point for Drills, Trainings, & Meetings
- 1 point for Stipend Shift
- 1 point for Public Relations/Community Events/Birthday Party
- 2.5 points for half day at Fundraisers
- 5 points for full day at Fundraisers

In order to be considered an active member, Members must achieve 20% of total points accumulated. 20% is calculated from the total calls accumulated from the previous FDMT point year, which will be November 1 to October 31. All members will have their points reset on November 1. The 20% point total will consist of a minimum:

- Half of points required must be fire calls
- 6 monthly meeting points
- 12 Training points in accordance with SOG 101.01, Departmental Training Requirements

RECOMMENDATION:

To acknowledge/affirm the FDMT criteria for determining Qualified Active Member status and set the volunteer firefighter stipend for 2024.

MOTION:

Motion to affirm the Fire Department of Montgomery Township's criteria for determining Qualified Active Member status and adopt Resolution 2024-25, setting the Volunteer Firefighter Stipend for 2024.

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

RESOLUTION #2024-25

WHEREAS, The Montgomery Township Board of Supervisors created a First Responder Recruitment and Retention Stipend to incentivize volunteer first responders who are Township Residents; and

WHEREAS, Township staff has created and developed an incentive program that allows for a lump sum distribution per "Qualified Active Member" in a local fire company or EMS squad; and

WHEREAS, a Qualified Active Member is a candidate that must be a resident of Montgomery Township during the qualifying eligibility period of January 1st through December 31st ("Eligibility Year") and who has met criteria established by his/her fire company/EMS squad for meeting "Active Member" status during the Eligibility Year; and

WHEREAS, each fire company or EMS squad must provide to the Township by January 31st of each year a certified, notarized list of Qualified Active Members; and

WHEREAS, each fire company or EMS squad must establish written qualifying criteria for achieving Active Member status and submit it to the Township by December 31st of each year and each fire company or EMS squad must determine the Qualified Active Member status of all its members which will then be certified and notarized by January 31st of each year; and

WHEREAS, the Township must vote to approve each fire company's or EMS squad's written criteria for determining Qualified Active Member status by December 31st of each year, and must vote to accept the certified and notarized list of Qualified Active Members by January 31st of each year; and

WHEREAS, the Township shall issue one lump-sum check to each fire company or EMS squad representing the First Responder Recruitment/Retention Stipend calculated in the amount of \$500.00 per Qualified Active Member in place by the fire company or EMS squad on the list accepted by the Township, and shall issue First Responder Recruitment/Retention Stipend within the first quarter of the year following the Qualifying Year; and

WHEREAS, the Township shall annually pass a resolution before the end of the year, setting the terms and conditions for the First Responder Recruitment and Retention Program, as well as setting the monetary amount per Qualified Active Member.

NOW THEREFORE BE IT RESOLVED that the Montgomery Township Board of Supervisors approves, by the adoption of this resolution, responder recruitment and retention stipend for volunteer first responders on this 16th day of December, 2024.

Candyce Fluehr Chimera, Chairwoman

Audrey R. Ware-Jones, Vice-Chairwoman

Tanya C. Bamford, Member

Annette M. Long, Member

Beth A. Staab, Member

Attest: Carolyn McCreary, Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #08

SUBJECT: Establish Real Estate Tax Millage for 2025
MEETING DATE: December 16, 2024
BOARD LIAISON:
INITIATED BY: Carolyn McCreary, Township Manager

PREVIOUS BOARD ACTION:

The Board of Supervisors approved and authorized the advertisement of the preliminary budget at the November 11th public meeting.

MOTION/RESOLUTION:

Motion to adopt Resolution No. 2024-26, establishing the real estate tax millage for 2025 at 2.94 mills.

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

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2024-26

A RESOLUTION OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ESTABLISHING REAL ESTATE TAX RATES FOR THE CALENDAR YEAR 2025.

BE IT RESOLVED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, as follows:

1. That taxes are hereby levied on all real property within the Township for the calendar year of 2025 as follows:
 - a. Tax rate for General Fund purposes shall be the sum of 1.5900 mills on each dollar of assessed real estate valuation, or the sum of 15.9 cents per every \$100 of assessed value.
 - b. Tax rate for Fire Protection purposes shall be the sum of 0.5600 mills on each dollar of assessed real estate valuation, or the sum of 5.6 cents per every \$100 of assessed value.
 - c. Tax rate for Parks and Recreation purposes shall be the sum of 0.2700 mills on each dollar of assessed real estate valuation, or the sum of 2.7 cents per every \$100 of assessed value.
 - d. Tax rate for Debt Service purposes shall be the sum of 0.5200 mills on each dollar of assessed real estate valuation, or the sum of 5.2 cents per every \$100 of assessed value.

2. That any resolution or part of a resolution conflicting with this Resolution is hereby repealed insofar as the same affects this Resolution.

BE IT FURTHER RESOLVED by the Board of Supervisors of Montgomery Township that Montgomery Township establishes the Homestead Exclusion for the year 2025 at \$30,000, to be applicable to residential properties that are owner-occupied and have been approved by the Montgomery County Board of Assessments.

ADOPTED at a duly convened meeting of the Board of Supervisors of Montgomery Township conducted on this 16th day of December 2024.

Candyce Fluehr Chimera, Chairwoman

Audrey R. Ware-Jones, Vice-Chairwoman

Tanya C. Bamford, Member

Annett M. Long, Member

Beth A. Staab, Member

Attest: Carolyn McCreary, Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #09

SUBJECT: Consider Adoption of the 2025 Budget
MEETING DATE: December 16, 2024
BOARD LIAISON:
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Department Heads drafted operating budgets which were reviewed by the Finance Director and Township Manager. The proposed capital expenditures and the proposed operating budgets were presented by each Department and discussed with the Board of Supervisors at the public worksession held on October 25th.

PREVIOUS BOARD ACTION:

The Board of Supervisors authorized the adoption of the preliminary budget at the November 11th public meeting. The budget was then made available for public inspection at the Township building and on the Township website.

RECOMMENDATION:

Staff recommends that the Board of Supervisors adopt the 2025 Final Budget with no tax increase.

MOTION/RESOLUTION:

Motion to adopt the 2025 budget for all funds with operating expenditures totaling \$31,043,287.

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

2025 Proposed Budgeted Operating Expenditures (all funds)

General	\$	16,250,980
Street Lights	\$	80,143
Fire	\$	2,008,140
Parks & Recreation	\$	659,000
Replacement Tree	\$	55,500
Recreation Center	\$	1,345,400
Debt Service	\$	741,000
Capital Reserve	\$	9,408,124
Liquid Fuels	\$	375,000
Township Events	\$	67,000
Environmental	\$	53,000
Total	\$	<u>31,043,287</u>

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #10

SUBJECT: Approval of Montgomery Township Municipal Sewer Authority 2025 Budget
MEETING DATE: December 16, 2024
BOARD LIAISON:
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Attached is a copy of the 2025 Montgomery Township Municipal Sewer Authority (MTMSA) budget for final consideration as it was presented at the November 11, 2024 Board meeting. The Board of the MTMSA approved this budget at their regular meeting in October 2024.

RECOMMENDATION:

Staff recommends that the Board approve the MTMSA 2025 Budget.

MOTION/RESOLUTION:

Motion to approve the Montgomery Township Municipal Sewer Authority budget for the fiscal year 2025.

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

Montgomery Township Municipal Sewer Authority Final Budget 2025

Revenue Summary	MTMSA Board Approved 2025 Budget
Sewer Rentals	5,808,250.00
Auxiliary Waste Income	120,000.00
Interest Income	275,000.00
Other Income	89,000.00
TOTAL REVENUE	6,292,250.00
Expense Summary	
Personnel Expenses	2,250,200.00
Consultant Fees	146,000.00
Operation Expenses	1,520,500.00
Treatment Fees	1,914,000.00
Administrative and Other	244,000.00
TOTAL EXPENSES	6,074,700.00
NET OPERATING POSITION	217,550.00
Less: CAPITAL EXPENSES	8,058,000.00
TAPPING FEE REVENUE	1,000,000.00
FUNDED FROM CAPITAL RESERVES	6,840,450.00
Net Budget	0.00

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #11

SUBJECT: Approval of Montgomery Township Municipal Sewer Authority 2024
Tapping Fee Agreements
MEETING DATE: December 16, 2024
BOARD LIAISON:
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Attached is a listing of the Tapping Fee Agreements that the MTMSA Board approved in 2024.

RECOMMENDATION:

Confirmation of approval of the Authority's Tapping Fee Agreements as presented.

MOTION/RESOLUTION:

Motion confirming that we have reviewed and approved the Montgomery Township Municipal Sewer Authority agreements as presented at the public meeting of December 16, 2024.

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



December 4, 2024

To: Montgomery Township Board of Supervisors

From: Shannon Q. Drosnock, MTMSA Executive Director 

Re: Tapping Fee and Development Agreements Approved in 2024

The following Tapping Fee and Development Agreements were approved by the Board of the Authority in 2024:

Laurel Crossing – Warrington – Eureka – 21 EDUs
Atlas Broadband – 1011 Lansdale Ave – Hatfield – 1 EDU
101 Commerce Drive – Eureka – 1 EDU

Copies of the approved agreements are available upon request. If you have any questions, please feel free to contact me.

Phone: (215) 393-6930
Fax: (215) 362-8711

www.mtmsa.org
mtmsa@mtmsa.org

1001 Stump Road
Montgomeryville, PA 18936

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #12

SUBJECT: Approval of Tax Collection Certification and Duplicate Bill Fees
MEETING DATE: December 16, 2024
BOARD LIAISON:
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The Township Manager received an email on November 7, 2024, from Patricia Gallagher, Tax Collector asking the Board of Supervisors to consider increasing the tax certification fee from \$30.00 to \$35.00 and duplicate bill fees from \$5.00 to \$10.00 for 2025.

BUDGET IMPACT: None

RECOMMENDATION:

Staff recommends the Board approve this request.

MOTION/RESOLUTION:

Motion to approve the increase in the tax certification fee to \$35.00 and the duplicate bill fee to \$10.00.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #13

SUBJECT: Request Authorization to Purchase Server and Windows Licenses
MEETING DATE: December 16, 2024
BOARD LIAISON: Candyce F Chimera, Chairwoman
INITIATED BY: Richard Grier, Director of Information Technology

BACKGROUND:

Staff included \$10,000 in the 2024 budget for a replacement server for Public Works and \$15,000 for (50) Windows Server Client Access Licenses (CALs). A quote from Dell Technologies (COSTARS-003-E22-603) dated December 3, 2024, was obtained for both items totaling \$18,156.38.

Upgrading Public Works from Windows Server 2012 R2 to Server 2022 will enhance security, improve performance, and provide modern features to support Public Works operations. The new version ensures better protection against threats. The 50 new Device CALs ensure the Township remains secure, compliant, and prepared for future growth.

BUDGET IMPACT:

A total of \$25,000 was included in the 2024 Approved Final Budget for Public Works Server and Server and (50) Windows 2022 Device CALs.

RECOMMENDATION:

It is recommended that the Board of Supervisors approve the quote from Dell Technologies (COSTARS-003-E22-603) for \$18,156.38.

MOTION/RESOLUTION:

Motion to award the purchase of a new Windows Server and (50) Client Access Licenses (CALs) from Dell Technologies (COSTARS-003-E22-603) per the quote dated December 3, 2024, for \$18,156.38.

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

Richard Grier

From: Shaffer, Jeremy <Remy_Shaffer@Dell.com>
Sent: Tuesday, December 3, 2024 12:54 PM
To: Mccarthy, Erin
Subject: Your Dell Quote 3000183825474.1



Your quote is ready for purchase.

Complete the purchase of your personalized quote through our secure online checkout before the quote expires on **Jan. 02, 2025**.

You can download a copy of this quote during checkout.

[Place your order](#)

Quote Name:	14588617 MONTGOMERY TOWNSHIP - Group 2	Sales Rep	Remy Shaffer
Quote No.	3000183825474.1	Phone	1(800) 4563355, 6184371
Total	\$18,156.38	Email	Remy_Shaffer@Dell.com
Customer #	14588617	Billing To	ACCOUNTS PAYABLE MONTGOMERY TOWNSHIP 1001 STUMP RD MONTGOMERYVLE, PA 18936-9605
Quoted On	Dec. 03, 2024		
Expires by	Jan. 02, 2025		
Contract Name	Pennsylvania DGS COSTARS-3 IT Hardware		
Contract Code	C000001020025		
Customer Agreement #	COSTARS-003-E22- 603		
Solution ID	19752641.6		
Deal ID	28466242		

Message from your Sales Rep

Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.

Regards,
Remy Shaffer

Product	Unit Price	Quantity	Subtotal
PowerEdge XR12: Intel Xeon Gold 6326 16C	\$18,156.38	1	\$18,156.38
Subtotal:			\$18,156.38
Shipping:			\$0.00
Non-Taxable Amount:			\$18,156.38
Taxable Amount:			\$0.00
Estimated Tax:			\$0.00
Total:			\$18,156.38

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Shipping Group Details

Shipping To
ACCOUNTS RECEIVABLE
MONTGOMERY TOWNSHIP
1001 STUMP RD
MONTGOMERYVILLE, PA 18936-9605
(215) 855-0510

Shipping Method
Standard Delivery

	Unit Price	Quantity	Subtotal
PowerEdge XR12: Intel Xeon Gold 6326 16C	\$18,156.38	1	\$18,156.38
Estimated delivery if purchased today: Dec. 13, 2024 Contract # C000001020025 Customer Agreement # COSTARS-003-E22-603			

Description	SKU	Unit Price	Quantity	Subtotal
PowerEdge XR12 Server	210-AYOI	-	1	-
Front Port Access with onboard Broadcom 57504 Quad Port 25GbE SFP28	379-BEJL	-	1	-
PowerEdge XR12 Motherboard, MX, TI, V2	329-BHMY	-	1	-
Front Port Access Chassis with up to 6 SAS/SATA drives and PERC Controller, RAF	321-BGJK	-	1	-
Performance BIOS Settings	384-BBBL	-	1	-
UEFI BIOS Boot Mode with GPT Partition	800-BBDM	-	1	-
No Energy Star	387-BBEY	-	1	-
Unconfigured RAID	780-BCDS	-	1	-
PERC H755 Adapter, Low Profile	405-AAYY	-	1	-
Intel Xeon Gold 6326 2.9G, 16C/32T, 11.2GT/s, 24M Cache, Turbo, HT (185W) DDR4-3200	338-CBXJ	-	1	-
3200MT/s RDIMMs	370-AEVR	-	1	-
Performance Optimized	370-AAIP	-	1	-
Riser Config 0, 1 x8, 2 x16 slots	330-BBTW	-	1	-
Trusted Platform Module 2.0 V3	461-AAIG	-	1	-
BOSS controller card + with 2 M.2 Sticks 480GB (RAID 1)	403-BCOG	-	1	-
Brand/Filtered Bezel, Front Port Access, PowerEdge XR12	325-BEDF	-	1	-
Dual, Hot-Plug Power Supply, Redundant (1+1), 1400W MM, RAF	450-BBSK	-	1	-
Extended Chassis Thermal Configuration	412-AAWH	-	1	-
Windows Server 2022 Datacenter,16CORE,FI,No MED,UnLTD VMs,NO CALs, Multi Language	634-BYJS	-	1	-
Windows Server 2022 Datacenter,16CORE,DF Recovery Image, Multi Lang, (Downgrade not included)	528-CSCT	-	1	-
Windows Server 2022 Datacenter,No Media,WS2016 DC Downgrade DF Media, Multi Language	528-CSCO	-	1	-
Windows Server 2022 Datacenter,No Media, WS2016 DC Downgrade w/DVD Media,Multi Lang	634-BYLN	-	1	-

Windows Server 2022 Datacenter, No Media, WS2019 DC Downgrade DF Media, Multi Language	528-CSCS	-	1	-
Windows Server 2022 Datacenter, No Media, WS2019 DC Downgrade w/DVD Media, Multi Lang	634-BYLR	-	1	-
Windows Server 2022 Datacenter, 16CORE, Media Kit, Multi Lang, (Downgrade not included)	634-BYLS	-	1	-
OpenManage Enterprise Advanced	528-BIYY	-	1	-
Secured Component Verification	528-COYT	-	1	-
iDRAC9, Enterprise 15G	385-BBQV	-	1	-
iDRAC, Legacy Password	379-BCZM	-	1	-
iDRAC Service Module (ISM), NOT Installed	379-BCQX	-	1	-
iDRAC Group Manager, Disabled	379-BCQY	-	1	-
ReadyRails Sliding Rails for 2/4-post Racks (A20)	770-BDZK	-	1	-
PowerEdge XR12 Ruggedization Kit	330-BCLX	-	1	-
PowerEdge XR12 Shipping	340-CUXZ	-	1	-
PowerEdge INMETRO Label	389-DYHB	-	1	-
PowerEdge XR12 No CCC or CE Marking	389-DYLG	-	1	-
No Systems Documentation, No OpenManage DVD Kit	631-AACK	-	1	-
PowerEdge XR12 Shipping Material	340-CUYB	-	1	-
Dell Hardware Limited Warranty Plus Onsite Service	858-9184	-	1	-
ProSupport Next Business Day Onsite Service After Problem Diagnosis 3 Years	858-9194	-	1	-
ProSupport 7x24 Technical Support and Assistance 3 Years	858-9214	-	1	-
Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800-945-3355	989-3439	-	1	-
On-Site Installation Declined	900-9997	-	1	-
64GB RDIMM, 3200MT/s, Dual Rank, 16Gb	370-AEVP	-	2	-
1.92TB SSD SATA Read Intensive 6Gbps 512 2.5in Hot-plug AG Drive, 1 DWPD	400-BBID	-	6	-
Broadcom 5719 Quad Port 1GbE BASE-T Adapter, PCIe Full Height, V2, FIRMWARE RESTRICTIONS APPLY	540-BDRH	-	1	-
Power Cord - C13, 3M, 125V, 15A (North America, Guam, North Marianas, Philippines, Samoa, Vietnam)	450-AALV	-	2	-
50-pack of Windows Server 2022/2019 User CALs (Standard or Datacenter)	634-BYKK	-	1	-
			Subtotal:	\$18,156.38
			Shipping:	\$0.00
			Estimated Tax:	\$0.00
			Total:	\$18,156.38

CONNECT WITH DELL: 

BROWSE MORE OPTIONS:



IT Transformation



Laptops



Desktops

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #14

SUBJECT: Approval of the Winter 2025 Recreation Programs
MEETING DATE: December 16, 2024
BOARD LIAISON: Annette Long
INITIATED BY: Brian Sullivan, Facilities & Recreation Program Supervisor
Jenna Bertoti, Special Events & Facilities Coordinator
Angelina Capozzi, Recreation Program Supervisor
Floyd S. Shaffer, Community & Recreation Director

BACKGROUND:

Attached is the proposed lineup of activities at the Montgomery Township Community and Recreation Center (Mont CRC) for Winter 2025. The recommended fees/charges for each program/event are also included. The schedule will be valid from January 1, 2025, through March 31, 2025. All Mont CRC activities and events will be promoted through our normal publicity channels and social media.

The diverse lineup of activities, programs, and special events provides a diverse menu of recreational opportunities. Healthy fitness sessions, fun community special events, and positive educational programs will be available for individuals of all ages and abilities throughout the Montgomery Township area.

PREVIOUS BOARD ACTION:

Approval of fees and charges for each quarter of Seasonal Recreation Programs.

BUDGET IMPACT:

Recreation opportunities are expected to be budget neutral.

RECOMMENDATION:

Approve the 2025 Winter Recreation Program and Fees Schedule amendment as submitted.

MOTION/RESOLUTION:

Motion that we hereby approve the 2025 Winter Recreation Program and Fee Schedule as submitted.

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

Winter 2024 Recreation Activities					
Name or Activity	Ages	When	Times	Cost Resident	Cost Non-Resident
Preschool Programs (0-5)					
Get up and Move	Ages 1-4	January 21st - Feb 11th	10:00 AM - 10:45 AM	\$40 per session	\$40 per session
Messy Art	Ages 2-5	January 6th - Feb 3rd	10:00 AM - 10:45 AM	\$40 per session	\$40 per session
Spanish Class	Ages 3-7	Mondays at 5:10 pm	Varies	\$95 per session	\$100 per session
Story Time with North Wales Library	All Ages	Wednesdays	10:00 AM - 10:45 AM	No Charge	No Charge
Youth Programs (5-12)					
Basketball Skills and Drills	Ages 6- 12	Thursdays in Feb	5:00 PM - 6:00 PM	\$30 per session	\$30 per session
Chess Class	Ages 5-10	Mondays from 5:00 pm - 6:00 pm	5:00 PM - 6:00 PM	\$200 per session	\$205 per session
Flag Football League	Ages 6- 12	January 6th - March 3rd	4:30 PM - 8:30 PM	\$75 per session	\$80 per session
Homeschool Gym Class	Ages 6- 12	Wednesdays in January & Feb	1:00 PM - 1:45 PM	\$40 - 4 week class	\$40 - 4 week class
Innovators Robotics	Ages 5-10	Thursdays from 5:00 pm - 6:30 pm	5:00 PM - 6:30 PM	\$160 per session	\$165 per session
Minds in Motion	Ages 7-11	December	5:00 PM - 7:00 PM	\$125 per session	\$130 per session
Paint Party	Ages 5-12	Fridays and Sundays once a month	9:30 AM -11:00 AM	\$14 per class	\$20 per class
Tennis Lessons	Ages 5-12	Tuesdays and Saturdays	Varies	\$95 per session	\$100 per session
Young Rembrandts Drawing Class	Ages 6- 14	Saturdays	9:00 AM - 9:45 AM	\$70 per session	\$70 per session
Teen (13-17)					
Babysitter Class	Ages 11-15	February	9:00 am - 3:00 PM	\$85 per class	\$90 per class
CPR Certification	Ages 12+	Once a month	5:00 - 8:00 PM	\$100 per class	\$105 per class
Paint Party	All Ages	Fridays and Sundays, once a month	6:00 PM - 8:00 PM	\$14 per class	\$20 per class
Young Rembrandts Drawing Class	Ages 6- 14	Saturdays	9:00 am - 9:45 AM	\$70 per session	\$70 per session
Adult (18 +)					
Adult Basketball League	18+	January 8th - March 12th	6:30 PM- 10:00 PM	\$500 per team	\$500 per team
Barre/Pilates	18+	Tuesdays	5:00 - 6:00 PM	Included in Membership	Included in Membership
CPR Certification	18+	Once a month	5:00 - 8:00 PM	\$100	\$105
Dance Party	18+	Tuesdays and Thursdays	9:30 AM	Included in Membership	Included in Membership
HIIT Class	18+	Wednesdays	8:30 AM	Included in Membership	Included in Membership
HIIT Class	18+	Fridays	9:30 AM	Included in Membership	Included in Membership
Line Dancing	50+	Wednesdays	6:00 PM - 7:00 PM	\$100 - 6 week class	\$100 - 6 week class
Paint Party	18+	Friday Nights	6:00 PM - 8:00 PM	\$14 per class	\$20 per class
Pickleball Lessons	18+	Tuesdays and Thursdays	5:30 PM - 7:30 PM	\$60 per session	\$65 per session
Pilates/barre	18+	Mondays and Thursdays	6:30 or 7:30 PM	Included in Membership	Included in Membership
Spin	18+	Wednesdays and Saturdays	6:30 PM	Included in Membership	Included in Membership
Strength Core and More	18+	Mondays	9:30 AM	Included in Membership	Included in Membership
Tabata	18+	Wednesdays	9:30 AM	Included in Membership	Included in Membership
Yoga	18+	Mondays and Thursdays	6:30 or 7:30 PM	Included in Membership	Included in Membership

Zumba	18+	Wednesdays	9:00 AM	Included in Membership	Included in Membership
Zumba Toning	18+	Saturdays	6:15 PM	Included in Membership	Included in Membership
Senior (50+)					
Line Dancing	50+	Wednesdays	6:00 PM - 7:00 PM	\$100 - 6 week class	\$100 - 6 week class
Paint Party	50+	Friday Nights	6:00 PM - 8:00 PM	\$14 per class	\$20 per class
Pickleball Lessons	18+	Tuesdays and Thursdays	5:30-7:30 PM	\$60 per session	\$65 per session
Senior Trivia	50+	Second Wednesday of the Month	2-4 PM	No Charge	No Charge
SS Classic	50+	Mondays and Wednesdays	11:00 AM	Included in Membership	Included in Membership
SS Stability	50+	Tuesdays	11:00 AM	Included in Membership	Included in Membership
SS Yoga Stretch	50+	Thursdays	11:00 AM	Included in Membership	Included in Membership
Open Play					
Badminton	All Ages	Tuesdays and Sundays	Times Listed	Included in Membership	Included in Membership
Basketball	All Ages	Weekly	Times Listed	Included in Membership	Included in Membership
Bocce	All Ages	Open daily	Sunrise to Sunset	Included in Membership	Included in Membership
Cornhole	All Ages	Thursdays	6:00 PM	Included in Membership	Included in Membership
Pickleball	All Ages	Weekly	Times Listed	Included in Membership	Included in Membership
Events					
February Event	All Ages	February 7th	6:00 - 8:00 PM	No charge	No charge
Pi Day - Mystic and Mathnasium	All Ages	March 14th	6:00 - 8:00 PM	No charge	No charge
Spring Craft Fair	All Ages	March 29th	10:00 - 2:00 PM	No charge	No charge
Kids University	Ages 6- 12	June - August (8 weeks)	9:00 AM - 4:00 PM	\$255 per week	\$270 per week

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD INFORMATION SUMMARY
Item #15

SUBJECT: Update on the Gymnasium Floor Replacement Project in the Community & Recreation Center
MEETING DATE: December 16, 2024
BOARD LIAISON: Tanya C. Bamford
INITIATED BY: Floyd Shaffer, Community & Recreation Center Director
Carolyn McCreary, Township Manager

BACKGROUND:

As previously discussed, the Community and Recreation Center (CRC) is approaching its tenth year in operation. In addition to internal planning for its capital replacement needs, the Township contracted with CHA Consulting (formerly D'Huy Engineering) to evaluate the building and develop a plan for future expenditures based on a variety of factors, including existing physical condition, energy/sustainability impact, number of people affected daily, and life expectancy.

At the April 25 public meeting, the Board of Supervisors voted to authorize the advertisement of this project on PENNBID. The bid was paused due to the delay in completing the concrete replacement project. Subsequently, we found a company (Miller Sports Flooring) that specializes in this type of work and is an authorized COSTARS vendor, so we do not have to put this out for bid. After discussion with staff, it was determined that the work would commence in March based on the activity level in the CRC.

BUDGET IMPACT:

The Board approved the project's inclusion in the 2025 budget at the October 28th public meeting.

UPDATE:

Staff met with Doug Taylor, who is with CHA Consulting. Subsequently, Mr. Taylor received a quote from Miller Sports Flooring with the caveat that the floor must be ordered this year to avoid any additional delay as the factory closes for a month over the holidays. Based on the lower cost and the Board's prior approval we are moving forward with the project.

**BID FOR MONTGOMERY TOWNSHIP
COMMUNITY RECREATION CENTER
GYMNASIUM FLOOR REPLACEMENT**

Submitted To:
MONTGOMERY TOWNSHIP
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936

Submitted By:
Miller Flooring Company (dba Miller Sports Construction)
827 Lincoln Avenue Suite 15
West Chester, PA 19380

**THIS BID FORM SHALL NOT BE ALTERED IN ANY MANNER. ANY ALTERED BID
FORMS SHALL BE CONSIDERED NON-RESPONSIVE AND WILL BE REJECTED.**

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.
2. BIDDER accepts all of the terms and conditions of the Instructions to Bidders, including without limitation, those dealing with disposition of Bid Security. This Bid will remain open for 60 days after the day of Bid Opening unless the OWNER is delayed in awarding the Contract due to the failure to receive a required approval or permit from one or more reviewing bodies/governmental agencies having jurisdiction over the Project, the sale of bonds, or the award of a grant, in which case, Bids shall remain open for 120 days after the day of the Bid opening. BIDDER will sign the Agreement and submit the Contract Security and other documents required by the Contract Documents within ten (10) days after the date of OWNER'S Notice of Award.
3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:
 - a. BIDDER has examined copies of all Contract Documents, Advertisement to Bid, the Instructions to Bidders. BIDDER has reported any discrepancies, duplications, errors or omissions in the Contract Documents, as required in the Instructions to Bidders and hereby waives any claims for additional cost or time for such matters that were apparent or discoverable by BIDDER from a thorough and complete review of the Contract Documents prior to submission of this bid. Additionally, the BIDDER hereby acknowledges receipt of the following addenda:

Addenda No. N/A (none received) _____
 - b. BIDDER has examined the site and locality where the Work is to be performed, the legal requirements (federal, state, and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations, as BIDDER deems necessary. Failure to visit the project site shall be no reason for future request for additional compensation or costs of any kind.
 - c. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or

MONTGOMERY TOWNSHIP
COMMUNITY RECREATION CENTER
GYMNASIUM FLOOR REPLACEMENT

solicited any other BIDDER to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for BIDDER any advantage over any other BIDDER or OWNER.

4. The BIDDER agrees to perform the various items of Work for the following Single Lump Sum Price:

BASE BID PROPOSAL:

Single Prime Contract Base Bid Price (**INCLUDING** Project Allowances) for all work indicated on the Contract Documents.

Two Hundred Fifty-Nine Thousand Nine Hundred Seventeen Dollars and zero cents Dollars.

(Words)

\$259,917.00)

(Figures)

5. **ALTERNATES:** The BIDDER agrees that the Owner shall have the right to accept or reject any or all of the following alternates, which acceptance or rejection shall enter into the determination of the low bidder. The BIDDER agrees that the contract time shall not be increased on account of the acceptance of any one or combination of alternates unless specifically stated in such Alternate descriptions. The BIDDER agrees that the Owner shall have the right to accept an alternate that is higher in price than the base bid or other alternate. Alternates Prices shall include the cost of furnishing, installing all materials, labor, tools, equipment and other incidentals necessary to complete the work in accordance with the design intent, manufacturers' recommendations, building codes and the project specifications. Do not adjust material allowance under any alternate bid items. Indicate whether alternate price is an add or deduct when a choice is provided.

ALTERNATE No. 1: The BIDDER shall provide a cost to be **ADDED / DEDUCTED** from the Base Bid amount to provide a rubber flooring system in lieu of the base bid vinyl flooring system.

ADD **DEDUCT** One Hundred Twenty-Eight Thousand Four Hundred Dollars and zero cents Dollars.

(Words)

(\$ 128,400.00)

(Figures)

ALTERNATE No. 2: The BIDDER shall provide a cost to be **ADDED / DEDUCTED** from the Base Bid amount to replace all vinyl wall pads in lieu of removal and reinstallation of the existing wall pads.

ADD **DEDUCT** Sixty-Eight Thousand Nine Hundred Dollars and zero cents***** Dollars.

(Words)

(\$ 68,900.00)

(Figures)

MONTGOMERY TOWNSHIP
COMMUNITY RECREATION CENTER
GYMNASIUM FLOOR REPLACEMENT

6. **UNIT PRICES:** OWNER to make adjustments to the Contract based on the actual field conditions encountered using the Unit Prices included with the Bid. The BIDDER agrees that OWNER reserves the right to reject or otherwise not agree to use the Unit Prices submitted, if in the Owner's opinion, the nature or quantity of the work encountered is such that the unit price cost no longer applies to the Work. The Owner also reserves the right to solicit independent proposals as required by the Department of Education guidelines, under a separate contract to perform the services required. **The responsiveness of the Bid may be determined by the Owner on the basis of the Unit Prices proposed by the BIDDER. Unit prices shall be consistent with verifiable average costs for the work to be performed. Bidders agree that a proposal may be rejected if the Unit Prices submitted are inconsistent with the average cost.** Under NO circumstances will BIDDER perform Unit Price Work without prior written authorization from OWNER. Unit Prices shall include costs for furnishing and installing all materials, labor, tools, equipment, and other incidentals necessary to complete the specified operation. The BIDDER agrees that in the event of any inconsistency between a Unit Price and the extension of a Unit Price in a Material Allowance, the Unit Price shall control, and the Material Allowance extension shall be recalculated.

UNIT PRICE 1: BIDDER agrees to provide hydraulic floor leveling compound up to 1/2" thick at the following unit price:

The contract unit price per square foot for Unit Price 1 is: \$ 7.80 per square foot

UNIT PRICE 2: BIDDER agrees to provide flooring installers hourly rate at the following unit price:

The contract unit price per hour for Unit Price 2 is: \$ 113.96 per hour

7. **PROJECT QUANTITY ALLOWANCE:** The Engineer must field measure and approve all allowance work prior to the Contractor performing the Work. Should the allowance amount be exceeded, the Contractor will be paid by Change Order addition at the Unit Price established for the related Work. Similarly, should the allowance amount be less than the allowed amount, the Contractor will credit the Owner for the unused quantity in accordance with the related Unit Price by a Change Order deduction.

BIDDER agrees to include in the Base Bid Price, in addition to the Work shown on the Drawings and Specifications the following:

Quantity Allowance 1: 1,000 sq ft hydraulic compound at Unit Price 1: \$ 7,800.00

Quantity Allowance 2: 80 hours of installers hourly rate at Unit Price 2: \$ 9,116.00

8. BIDDER accepts the provisions of the Agreement as to the liquidated damages in the event of failure to complete the Work by the date defined in Section 011000 – SUMMARY.
9. BIDDER understands that the OWNER reserves the unrestricted right to reject any and all bids. The Owner reserves the right to waive non-material defects, informalities, or technicalities in any Bid in accordance with law.

MONTGOMERY TOWNSHIP
COMMUNITY RECREATION CENTER
GYMNASIUM FLOOR REPLACEMENT

10. BIDDER understands that Owner reserves the right to consider Alternates Prices in determining the low bidder. All Alternate Prices shall include costs for furnishing and installing all materials, labor, tools equipment, and other incidentals necessary to complete the specified operation in accordance with the Project Specifications and the manufacturer's recommendations.
11. Accompanying this Bid is Security in the form of Not included at this time in the amount of ten percent (10%) of the total of the Base Bid and all possible add alternates.

MONTGOMERY TOWNSHIP
COMMUNITY RECREATION CENTER
GYMNASIUM FLOOR REPLACEMENT

In witness whereof, the undersigned has caused this Proposal to be executed this 2nd day of December 2024.

INDIVIDUAL, PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATION

Miller Flooring Company (dba Miller Sports Construction)

(Firm Name)

By



(Signature)

William H. Miller / President

Print or Type Name of Person Authorized to Sign

(Title)

State of LLC or Incorporation Commonwealth of Pennsylvania

Business Address 827 Lincoln Avenue Suite 15

West Chester, PA 19380

Telephone Number (610) 626.1000

Cellular Number (610) 656.5173

Email Address* will@millersports.com

**Provide email address(es) for Notices*

Attest by



Carrie Jenkins Martin

Print or Type Name of Person

Business / Corporate Seal:



MONTGOMERY TOWNSHIP
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PROPOSAL
SPORTS CONSTRUCTION DIVISION
Athletic Surfaces & Equipment

TO: Douglas Taylor/CHA

FROM: Bill Miller

JOB: Montgomery Township Recreation Center

DATE: December 4, 2024

The following proposal has been prepared for Montgomery Township Recreation Center. Miller Sports Construction (Miller) proposes to supply all materials, labor, and equipment necessary to complete the work as further specified:

COSTARS Contract Pricing: The following pricing is based on the PA Cooperative Purchasing Platform -Costars. Costars is a Pennsylvania state approved joint purchasing contract. Miller Flooring Company, West Chester, PA is authorized under Costars contract number: 014-E23-327 (Recreational & Fitness Equipment)

BASE BID TARKETT OMNISPORT MULTI USE 6.2MM ATHLETIC FLOORING – GYM: (~12,822 SF)

- Remove single layer existing athletic flooring and base, dispose to MSC supplied dumpster
Grind/shotblast floor and prep for installation
Supply and Install Tarkett OmniSports Multi Use 6.2MM Athletic Flooring
Choice of three standard colors, one color per courts and boarder to be single color only
Tarkolay slip sheet installation
Multi-poxy adhesive rated to 100% RH
Paint game lines - 2 BB, 8 side BB, 1 VB, 3 Pickleball
Paint lettering " Montgomery Township Community And Recreation Center"
Black cove base 4"
Rubber transitions
Adjust existing volleyball plates flush to new floor
Not included- Koster waterproof system, not required-Tarkett Tarkolay installation warranted by manufacturer
Allowance for 1/2" Leveler using Uzin NC150 Level star Leveling Compound for 1,000 sf
Allowance for 80 hours of installers hourly rate for leveling compound
Remove and raise wall pads – total each side is (125 standard wall pads)
Remove and raise column Pads –(20)

SCOPE VINYL ATHLETIC FLOOR INSTALLATION.....\$259,917.00

ALTERNATE BID MONDO ADVANCE PRO 8MM ATHLETIC FLOORING – GYM: (~12,822 SF)

- Remove single layer existing athletic flooring and base, dispose to MSC supplied dumpster
Grind/shotblast floor and prep for installation
Supply and Install Mondo Advance Pro 8MM Athletic Flooring
Choice of standard color for courts
Choice of single standard solid color for outside boarder
Apply Koster waterproof system VAP I 2000 zero VOC
PU300 adhesive rated to 85% RH
Paint game lines - 2 BB, 8 side BB, 1 VB, 3 Pickleball



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827 Lincoln Avenue Suite 15
West Chester, PA 19380
Tel: 610.626.1000 Fax: 610.626.3000

Virginia Office
5715 South Laburnum Avenue
Richmond, VA 23231
Tel: 804.405.4884 Fax: 610.626.3000

800.821.8611



www.millerflooring.com



- Water jet cut in laid lettering " Montgomery Township Community And Recreation Center"
Black cove base 4"
Rubber transitions
Adjust existing volleyball plates flush to new floor
Allowance for 1/2" Leveler using Uzin NC150 Level star Leveling Compound for 1,000 sf
Allowance for 80 hours of installers hourly rate for leveling compound
Remove and raise wall pads - total each side is (125 standard wall pads)
Remove and raise column Pads -(20)

SCOPE RUBBER ATHLETIC FLOOR INSTALLATION.....\$388,317.00

WALL PAD

- Remove and replace wall padding with safety padding ink 18 FR.....\$68,900.00
Total each side is (125 standard wall pads)
Column Pads -(20)
MSC to cut in existing electrical outlets and other devices within wall mat area
This is add pricing for base or alternate package

CLARIFICATIONS TO SCOPE:

- Concrete must be level to 1/8" in ten (10) feet to allow for the installation of the athletic flooring.
Miller will not maintain humidity and heat within space. Permanent heat, light and ventilation shall be installed and operating during and after installation.
Environmental Requirements: Comply with manufacturers and/or MFMA guidelines.
Prevailing wage rates included

SCHEDULE: TBD MIN LEAD TIME 16-18 WEEKS

EXCLUSIONS TO SCOPE:

- Concrete Work/ Gym Prep Work Exclusions:
ALL leveling of concrete if required based on s.f. allowance
Concrete must be leveled to 1/8" in 10 feet for athletic flooring
Hazardous waste work or work with asbestos (if applicable)
Environmental control of building
Door cutting if required to be based on time and materials
Athletic equipment/existing equipment adjustments, excludes existing volleyball plates in place
Bleacher moving
General Scope Exclusions:
Supplying or Installing floor cover plates, expansion joint covers and electrical / data cover plates are not included in our price. The equipment subcontractor will be responsible for this work.



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- Scanning for underground utilities prior to core drilling for equipment sleeves.
Owner to complete and provide report for Miller
 - All electrical work/connections
 - Stain or painted floor
 - Logos or lettering not mentioned
 - Gym athletic equipment
 - Vented rubber cove base colors other than black will be an added cost
 - Maple wood base
 - Exterior door thresholds
 - Multiple delivery and/or mobilization of project materials
 - Floor protection- Not included as floor needs to be cured for 30-45 days prior to covering.
 - Union labor, permits, permit fees
 - Overtime/ weekend work, night work, holiday work
 - Miller will comply with general site conditions for clean up
 - Apprenticeship Programs
 - MBE Participation
- **Price includes certified payroll, prevailing wages.** Note: In accordance with the prevailing wage laws/policy of the project's respective jurisdiction, it is the responsibility of the owner (or their solicitors/agents) to determine the allocation of prevailing wages for projects subject to prevailing wage requirements. By diligently fulfilling this obligation, owners uphold the integrity of prevailing wage regulations and contribute to fair compensation practices within the construction industry. Miller does not determine, nor does it have the jurisdiction to determine, whether or not prevailing wage schedules will apply. If prevailing wage rates are to be included, please advise Miller of the requirement, and provide the appropriate wage schedule or serial number for application/inclusion. Additional costs may be applied to the project value to satisfy the requirement.

TERMS & CONDITIONS: In accepting this proposal, the Customer/Owner agrees and accepts the following:

- **Payment Terms:**
 - Progressive billing projects will be invoiced based on progress monthly (net 30)
 - 1.5% per month late fee for any unpaid balance
 - Retainage 10%
 - Applicable service charges will be added for credit card payment(s)
- **Customer/Owner responsible for:**
 - Removal of all equipment prior to Miller arrival
 - Proper lighting and electric supply, as applicable to the scope of work, must be available at time of work. MSC has confirmed during initial visit and will tie into existing panel on site. If verified power is unavailable at time of work MSC will (Add \$ 2500.00) if generator rental is needed).
 - Project site ventilation
 - Access to and use of project site restrooms
 - Security of the project site/space during work period, including appropriate signage, as applicable
 - 24/7 access to project site, as needed.
 - Tax exempt certificate, as applicable
 - Permits, as applicable.
- Quote is based on 2025 installation and includes all contractor and manufacturer qualifications.
- Proposal valid for (45) day



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PROPOSAL
SPORTS CONSTRUCTION DIVISION
Athletic Surfaces & Equipment

SCOPE/SERVICES TO BE CONTRACTED:

- ✓ Scope of work – Base bid vinyl athletic floor installation [\$259,917.00]
✓ Scope of work – ALT bid rubber athletic floor installation [\$388,317.00]
✓ Scope of work – ADD amount Wall Pad installation [\$68,900.00]

ACCEPTED

CONFIRMED

The above pricing, specifications and conditions are satisfactory and are hereby accepted:

Company Name _____

Miller Sports Construction

Authorized Rep. _____

Authorized Rep. _____

Signature: _____

Signature: _____

Title: _____

Title: _____

Date: _____

Date: _____

To process this proposal/order please sign and fax to (610) 626-3000 or email to carol@millersports.com. Please follow with a purchase order, as applicable. Thank you for your consideration.

PROJECT/JOB: Montgomery Township Recreation Center

Scope: Resilient Athletic flooring installation

Address: 1001 Stump Road Montgomeryville, PA 18936

Miller Sports Construction Contact : Bill Miller | Bill@millersports.com | 610-656-5173



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