



AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
JANUARY 27, 2025
7:00 P.M.

www.montgomerytwp.org

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. Announcements
4. Public Comment
5. Announcement of Executive Session
6. Consent Agenda:
 - Minutes of January 6, 2025 Board of Supervisors Meeting
 - Payment of the January 27, 2025 Bills
 - Escrow Release 5 – Bharatiya Temple Phase 2 Cultural and Learning Center
 - Escrow Release 7 – Higher Rock Residential Development
 - Escrow Release 3 and Start of Maintenance – Montgomery Retirement Residences

Public Hearing:

7. Appointment of Special Counsel for Conditional Use Hearing
8. Conditional Use Hearing – 92 County Line Road Associates LLC – Indoor Athletic Facility Use

Planning and Zoning:

9. Consider Proposed Ordinance #25-346 – BP Zoning Text Amendment (1008 Upper State Rd)
10. Review of Zoning Hearing Board Applications
11. Application for 2024 Tree City USA Recertification and Growth Award

Public Safety:

12. Award of Bid – Municibid Online Surplus Asset Sale

Public Works:

13. Authorization to Purchase the Gasboy Islander Prime System for the Fuel Pumps

Administration and Finance:

14. Amend Resolution No. 2022-16, North Wales Restaurant Associates – Intermunicipal Transfer of Pennsylvania Liquor License (2025-04)

15. Completion of Ready For 100 Ad Hoc Committee Work
16. Appointment of Tax Collection Committee Delegates (Resolution 2025-03)
17. Volunteer Committee/Board Appointments

Old Business:

New Business:

18. Authorize Advertisement of Proposed Ordinance to Increase Board of Supervisors Salary
19. Department Reports
20. Committee Liaison Reports
21. Discussion on Expansion of Polling Places (Supervisor Staab)
22. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #03

SUBJECT: Announcements
MEETING DATE: January 27, 2025
BOARD LIAISON:
INITIATED BY: Audrey Ware-Jones, Chairwoman

- We are proud to announce that Montgomery Township has been awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association for our annual comprehensive financial report for the fiscal year ending December 31, 2023. This recognition reflects our commitment to transparency and excellence in governmental accounting, marking a significant achievement for the Township and its management.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #04

SUBJECT: Public Comment
MEETING DATE: January 27, 2025
BOARD LIAISON:
INITIATED BY: Audrey Ware-Jones, Chairwoman

BACKGROUND:

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

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #05

SUBJECT: Announcement of Executive Session
MEETING DATE: January 27, 2025
BOARD LIAISON:
INITIATED BY: Township Solicitor

BACKGROUND:

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

The Board of Supervisors met in Executive Session earlier this evening at 6:30 PM to discuss a litigation matter.

The topic discussed is a legitimate subject of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #06

SUBJECT: Consent Agenda
MEETING DATE: January 27, 2025
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the January 6, 2025 Board of Supervisors meeting
- Payment of Bills for January 27, 2025
- Escrow Release 5 – Bharatiya Temple Phase 2 Cultural and Learning Center
- Escrow Release 7 – Higher Rock Residential Development
- Escrow Release 3 and Start of Maintenance – Montgomery Retirement Residences

- 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
JANUARY 6, 2025**

REORGANIZATION MEETING

1. Call to Order: The January 6, 2025 reorganization meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Supervisor Candyce Fluehr Chimera called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

Supervisor Tanya C. Bamford
Supervisor Candyce Fluehr Chimera
Supervisor Annette M. Long
Supervisor Beth A. Staab
Supervisor Audrey R. Ware-Jones
Township Solicitor Sean Kilkenny, Esquire
Township Manager Carolyn McCreary

ALSO IN ATTENDANCE:

Police Chief William R. Peoples
Fire Chief William Wiegman
Director of Public Works, Greg Reiff
Director of Information Technology, Rich Grier
Recording Secretary, Deborah A. Rivas
Public Information Coordinator, Derek Muller

2. & 3. Following the Pledge of Allegiance, Ms. Chimera was appointed to serve as the Temporary Chair upon motion by Ms. Long, seconded by Ms. Bamford, and unanimously carried. Ms. Chimera thanked everyone for their hard work over the past year and for supporting her as Chairwoman.

4. Nomination and Election of Chairwoman:

Upon nomination by Ms. Chimera, seconded by Ms. Long, Ms. Ware-Jones was nominated to serve as Chairwoman. No other nominations were presented, and the Board unanimously elected Ms. Ware-Jones to serve as Chairwoman for 2025.

5. Nomination and Election of Vice Chairwoman:

Upon nomination by Ms. Ware-Jones, seconded by Ms. Chimera, Ms. Long was nominated to serve as Vice Chairwoman. No other nominations were presented, and the Board elected Ms. Long to serve as Vice Chairwoman for 2025 by a vote of 4 to 1, with Ms. Bamford voting Nay.

6. Resolution 2025-01 – Establish Holidays, Meeting Dates, Official Appointments & Treasurer’s Bond:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera, and unanimously carried (5-0), the Board approved Resolution 2025-01 – a resolution establishing the Township Holidays for 2025, the Board of Supervisors meeting dates, the official Township appointments and setting the Treasurer’s Bond for 2025.

7. Resolution 2025-02 – Acknowledgement of Professional Appointments, Appointments to Boards, Committees & Commissions, Qualifying Depositories, Authorized Signers, Approval of Authorized Drivers and Mileage Reimbursement.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long and unanimously carried (5-0), the Board adopted Resolution #2025-02, acknowledging the professional appointments, appointing the Volunteer Committee and Board members to new terms, qualifying the depositories, authorizing bank signers, approving the list of authorized drivers and setting the mileage reimbursement.

8. Approval of 2025 Fee Schedule:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera and unanimously carried (5-0), the Board adopted the 2025 Fee Schedule as amended, effective January 6, 2025.

9. Township Consultant Fees:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long and unanimously carried (5-0), the Board approved the fees for 2025 for the appointed Township consultants effective January 6, 2025.

10. Certify Delegate to Pennsylvania State Association of Township Supervisors:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long and unanimously carried (5-0), the Board certified Supervisor Beth A. Staab as the voting delegate to represent Montgomery Township at the Pennsylvania State Association of Township Supervisors (PSATS) Conference for 2025.

11. Appointment of Board Liaisons to Township Committees:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera and unanimously carried (5-0), the Board appointed the following Board members and staff to serve as liaisons to the following committees, boards and agencies for 2025:

- Business Development Partnership – Beth Staab
- Community & Recreation Center Committee – Annette Long
- Environmental Advisory Committee – Beth Staab
- Finance Committee – Audrey Ware-Jones
- Human Relations Commission – Tanya Bamford
- Open Space Committee – Carolyn McCreary
- Park and Recreation Board – Tanya Bamford
- Planning Commission – Candyce Chimera
- Police Pension Committee – Carolyn McCreary
- Public Safety Committee – Annette Long
- Ready for 100 Committee – Beth Staab
- Senior Committee – Audrey Ware-Jones
- Sewer Authority Board – Tanya Bamford
- Shade Tree Commission – Candyce Chimera

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera and unanimously carried (5-0), the reorganization meeting was adjourned at 7:12 p.m.

BUSINESS MEETING

1. Call to Order: The January 6, 2025 action meeting of the Montgomery Township Board of Supervisors was called to order by Chairwoman Ware-Jones at 7:13 p.m.

2. Public Comment: There was no public comment.

3. Consent Agenda:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera and unanimously carried (5-0), the minutes of the December 16, 2024 meeting, the Payment of Bills List dated January 6, 2025 in the amount of \$655,740.66, and Escrow Release #9 and End of Maintenance for Montgomery Realty Associates LLC were approved as presented.

4. Announcement of Executive Session: Township Solicitor Sean Kilkenny, 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 personnel matters. Mr. Walko stated that the topics discussed are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

Presentation:

5. Appointment and Swearing in of Police Recruit Joseph Coates: Chief Peoples reported that a recruit hiring process was initiated on July 27, 2024 to fill a vacancy within the department's Patrol Division. Forty-six applicants competed for the position of Recruit Police Officer in this hiring process. The process includes a written examination, a physical agility test, two police oral review boards, and a background investigation. Joseph Coates was selected as the top candidate and is before the Board this evening for consideration for appointment as Recruit Police Officer. A Warrington resident and Council Rock North High School graduate, Joseph was active in football, wrestling, and volunteering as a Special Olympics coach. After high school, Joseph served seven years as an infantryman in the United States Army, achieving the rank of Staff Sergeant and leading his unit as a squad leader. He completed a deployment to Baghdad, Iraq, and was stationed at Fort Lewis, Washington, and Fort Drum, New York. Following his honorable discharge, Joseph graduated from the Montgomery County Police Academy, where he earned the distinction of Class Lieutenant for his exemplary leadership and dedication. Chairwoman Ware-Jones administered the oath to Police Recruit Coates.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long and unanimously carried (5-0), the Board appointed Joseph Coates as a Recruit Police Officer in the Montgomery Township Police Department, effective January 7, 2025.

Planning and Zoning:

6. Advertisement of Proposed Cell Tower Text Amendment Ordinance: Ms. McCreary reported that staff is requesting the authorization to advertise for proposed amendments to the Montgomery Township Zoning Code, Chapter 230, Article XXX, Wireless Telecommunications Facilities to update our current local regulations in order to remain consistent with current technologies, policies, state and federal regulations, and laws associated with wireless communications. In addition, the ordinance will provide Tower-based Wireless Telecommunications Facilities by right within Municipal or Municipal Authority owned properties meeting specific criteria set forth in the regulations. The proposed ordinance is scheduled for review and recommendation at the January 16, 2025 Planning Commission meeting. It will be forwarded to the Montgomery County Planning Commission for their review prior to advertisement.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera and unanimously carried (5-0), the Board authorized staff to advertise proposed Ordinance No.25-347 to amend Chapter 230, Article XXX of the Code of Montgomery Township as presented.

Administration and Finance:

7. Approval of Trustees for Delaware Valley Trusts: Ms. McCreary reported that the Township is a member of all three Delaware Valley Trusts, including Health, Workers Compensation and Property and Liability. Trustees are to be appointed for each Trust. Ms. McCreary currently serves as an Executive Board member of the Health Trust and Trustee to the Health Trust for the Township. Ms. McCreary is recommending that the Board approve the appointment of trustee for the Workers Compensation Trust to Kristine Willard, who serves as the workers compensation coordinator for the Township, and appoint Deborah A. Rivas to serve as the Trustee for the Property and Liability Trust as she has been the liaison for all property and liability claims for the Township for many years.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long and unanimously carried (5-0), the Board appointed Kristine Willard as the Delaware Valley Workers' Compensation Trust Trustee, Deborah A. Rivas as the Delaware Valley Property and Liability Trustee, and Carolyn McCreary to continue to serve as the Trustee for the Delaware Valley Health Trust.

8. Ratification of Terms for Montgomery Township Professional Firefighters IAFF Collective Bargaining Agreement: Ms. McCreary reported that she met with members of the Montgomery Township Professional Firefighters IAFF Local 4890 over the last few months to discuss proposals for a new collective bargaining agreement. The current contract expired on 12/31/24. Representatives of the IAFF has informed the Township that the members have unanimously agreed to the terms of the new agreement. The new agreement is for four (4) years. The changes

have been incorporated into the 2025 budget and also take into account the anticipated transition to a fully-paid career staff in 2026.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long and unanimously carried (5-0), the Board approved the terms of the collective bargaining agreement with the International Association of Firefighters effective January 1, 2025, through December 31, 2028.

8. Formation of Municipal Consortium for Wissahickon Water Quality Improvement Plan: Ms. McCreary reported that the regulatory agencies are seeking more details on the governing structure of the Wissahickon Stormwater Group once the alternative watershed improvement plan is approved. The Management Committee explored options and discussed them at recent meetings with input from the consultants, the members and attorneys from Kilkenny Law. In order to ensure the successful implementation of the plan, completion of projects, and sharing of costs, the committee recommends the group transition to a municipal consortium. This Consortium is recognized by the Pennsylvania Code which allows for intergovernmental cooperation.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford and unanimously carried (4-0), the Board accepted the recommendation of the Management Committee of the Wissahickon Water Quality Improvement Plan to form a municipal consortium to further carry out the projects identified in the plan and apply for available funding.

9. Sale of Municipal Equipment by Online Auction: Chief Wiegman reported that the Fire Services Department has eight (8) key secure Knox boxes ready to be auctioned online at the Municibid auction website.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Staab and unanimously carried (5-0), the Board authorized the sale of the above-listed equipment through the online auction company Municibid.

Public Works:

10. Bid Results for Township Administration Parking Lot Lights: Mr. Reiff reported that the Township solicited for bids for the Township Administration Site Lighting. Bids were opened on December 11, 2024 and one bid was received from AJM Electric, Inc. in the amount of \$77,200.00. The bid came in approximately 19% over budget. Staff is recommending that the Board reject the bid and authorize the re-advertisement of the project.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera and unanimously carried (5-0), the Board rejected the bid from AJM Electric, Inc. in the amount of \$77,200.00 for the Township Site Lighting and authorize the project to be rebid.

Other Business:

Under other business, Ms. Long thanked the Public Works Department for handling the recent snowstorm and told Mr. Reiff that he and his team are appreciated.

7. Adjournment: Upon motion by Ms. Ware-Jones and seconded by Ms. Long, the meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



Montgomery Township, PA

Check Report

By Check Number

Date Range: 01/01/2025 - 01/27/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT001076	DVHT Delaware Valley Health Trust	01/06/2025	Regular	0.00	212,630.08	100506
MT001080	DVWCT Delaware Valley WC Trust	01/06/2025	Regular	0.00	37,527.75	100507
MT001438	Granicus LLC	01/06/2025	Regular	0.00	9,505.61	100508
MT000040	Acme Uniforms For Industry	01/15/2025	Regular	0.00	307.86	100509
MT000293	Armour & Sons Electric, Inc.	01/15/2025	Regular	0.00	1,500.00	100510
MT000320	AT&T	01/15/2025	Regular	0.00	123.66	100511
MT000342	B Safe LLC	01/15/2025	Regular	0.00	268.14	100512
MT000567	Canon Financial Services, Inc	01/15/2025	Regular	0.00	1,991.61	100513
MT004333	CHA Consulting, Inc.	01/15/2025	Regular	0.00	7,500.00	100514
MT004390	CM3 Building Solutions, Inc.	01/15/2025	Regular	0.00	200.00	100515
MT004484	Coating Tech LLC	01/15/2025	Regular	0.00	550.00	100516
MT000786	COMCAST	01/15/2025	Regular	0.00	295.94	100517
MT000787	Comcast Business	01/15/2025	Regular	0.00	1,563.82	100518
MT000896	Daniel W. Dowling American Legion Post 769	01/15/2025	Regular	0.00	120.00	100519
MT001030	DJB Specialties, Inc.	01/15/2025	Regular	0.00	922.31	100520
MT001033	Dog Town	01/15/2025	Regular	0.00	479.95	100521
MT004430	Edison Quarry, Inc	01/15/2025	Regular	0.00	900.00	100522
MT001193	EMS Educational Services Inc.	01/15/2025	Regular	0.00	120.00	100523
MT001265	FedEx	01/15/2025	Regular	0.00	38.94	100524
MT001289	Fishers Ace Hardware	01/15/2025	Regular	0.00	363.97	100525
MT001327	Fred Beans Ford, Inc.	01/15/2025	Regular	0.00	56,958.41	100526
MT001383	Gerald P. Dougherty	01/15/2025	Regular	0.00	890.40	100527
MT001398	Gilmore and Associates Inc.	01/15/2025	Regular	0.00	185.20	100528
MT001404	Glasgow, Inc.	01/15/2025	Regular	0.00	559.39	100529
MT001412	Glick Fire Equipment Company Inc	01/15/2025	Regular	0.00	2,352.60	100530
MT001426	Google Inc.	01/15/2025	Regular	0.00	20.30	100531
MT001548	Home Depot Credit Services	01/15/2025	Regular	0.00	526.93	100532
MT001559	Hoys Landscaping Inc	01/15/2025	Regular	0.00	6,320.00	100533
MT001584	IMSA International Municipal	01/15/2025	Regular	0.00	410.00	100534
MT001610	Interstate Battery Systems	01/15/2025	Regular	0.00	1,480.50	100535
MT001635	J.P. Mascaro and Sons	01/15/2025	Regular	0.00	825.00	100536
MT001960	K.J. Door Services Inc.	01/15/2025	Regular	0.00	273.00	100537
MT002244	Leadsonline	01/15/2025	Regular	0.00	3,771.00	100538
MT002319	Login/ IACP Net	01/15/2025	Regular	0.00	875.00	100539
PAYR-IAFF	Montgomery Township Professional	01/15/2025	Regular	0.00	293.37	100540
MT002857	Nationwide Pet Insurance	01/15/2025	Regular	0.00	800.48	100541
MT002930	North Penn Water Authority	01/15/2025	Regular	0.00	207.00	100542
MT002937	North Wales Water Authority	01/15/2025	Regular	0.00	90.52	100543
MT002957	Occupational Health Centers	01/15/2025	Regular	0.00	457.26	100544
MT002961	ODP Business Solutions, LLC	01/15/2025	Regular	0.00	13.98	100545
MT003006	PA Police Accreditation Coalition	01/15/2025	Regular	0.00	100.00	100546
MT003046	Patriot Workwear	01/15/2025	Regular	0.00	541.50	100547
MT003077	PECO Energy	01/15/2025	Regular	0.00	23,678.48	100548
	Void	01/15/2025	Regular	0.00	0.00	100549
	Void	01/15/2025	Regular	0.00	0.00	100550
MT003102	Pennsylvania Chiefs of Police Assoc	01/15/2025	Regular	0.00	7,732.00	100551
MT003109	Pennsylvania One Call System, Inc.	01/15/2025	Regular	0.00	374.70	100552
MT004415	Pilot Thomas Logistics, LLC	01/15/2025	Regular	0.00	3,770.43	100553
MT003178	PowerDMS	01/15/2025	Regular	0.00	3,372.25	100554
MT003201	PSATS	01/15/2025	Regular	0.00	3,490.00	100555
MT003291	Rem-Ark Alloys, Inc.	01/15/2025	Regular	0.00	116.78	100556
MT004521	Ryan Quinn	01/15/2025	Regular	0.00	260.00	100557
MT003600	SnapOn Industrial	01/15/2025	Regular	0.00	18.48	100558
MT004506	Social News Desk, Inc	01/15/2025	Regular	0.00	2,700.00	100559

Check Report

Date Range: 01/01/2025 - 01/27/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT003657	Staples Business Credit	01/15/2025	Regular	0.00	66.62	100560
MT003790	TD Card Services	01/15/2025	Regular	0.00	5,927.25	100561
MT003880	Thomson Reuters	01/15/2025	Regular	0.00	317.67	100562
MT003931	Town Communications	01/15/2025	Regular	0.00	110.00	100563
MT003936	Tracker Products	01/15/2025	Regular	0.00	4,378.54	100564
MT003964	Triad Truck Equipment	01/15/2025	Regular	0.00	439.00	100565
MT003995	Unifirst	01/15/2025	Regular	0.00	90.63	100566
MT004051	Verizon	01/15/2025	Regular	0.00	299.00	100567
MT004051	Verizon	01/15/2025	Regular	0.00	609.51	100568
MT004198	Witmer Public Safety Group Inc.	01/15/2025	Regular	0.00	3,100.40	100569
MT001338	Fulton Cardmember Services	01/21/2025	Regular	0.00	633.94	100570
MT000006	21st Century Media Newspapers LLC	01/27/2025	Regular	0.00	364.26	100571
MT000040	Acme Uniforms For Industry	01/27/2025	Regular	0.00	221.36	100572
MT000046	Adam J. Morrow	01/27/2025	Regular	0.00	50.00	100573
MT000050	Adam Zwislewski	01/27/2025	Regular	0.00	470.00	100574
MT000075	Airgas, Inc.	01/27/2025	Regular	0.00	355.44	100575
MT000167	Amazon.com Services, Inc	01/27/2025	Regular	0.00	2,706.89	100576
MT000233	Angel G. Mejias	01/27/2025	Regular	0.00	450.00	100577
MT000279	AramSCO, Inc.	01/27/2025	Regular	0.00	279.88	100578
MT004517	Avinash Kenkare	01/27/2025	Regular	0.00	275.00	100579
MT004427	Bergey's Ford of Lansdale	01/27/2025	Regular	0.00	227.54	100580
MT000467	Brandi Blusiewicz	01/27/2025	Regular	0.00	250.00	100581
MT000469	Brandon Uzdzienski	01/27/2025	Regular	0.00	50.00	100582
MT000550	C L Weber Co Inc.	01/27/2025	Regular	0.00	75.40	100583
MT000552	C.E.S.	01/27/2025	Regular	0.00	626.40	100584
MT004528	Candace Scheiblein	01/27/2025	Regular	0.00	40.00	100585
MT000580	Carl Frederick Herr	01/27/2025	Regular	0.00	100.00	100586
MT000632	CDW Government, Inc.	01/27/2025	Regular	0.00	379.09	100587
MT004500	CivicPlus, LLC	01/27/2025	Regular	0.00	3,260.00	100588
MT000867	CWKK Crimedex	01/27/2025	Regular	0.00	237.00	100589
MT000941	Davidheiser's Inc.	01/27/2025	Regular	0.00	395.00	100590
MT004507	Desert Snow	01/27/2025	Regular	0.00	1,398.00	100591
MT001159	Elite 3 Facilities Maintenance, LLC	01/27/2025	Regular	0.00	4,965.00	100592
MT001201	Eric Joshua Hernandez	01/27/2025	Regular	0.00	1,905.00	100593
MT001261	FBINAA	01/27/2025	Regular	0.00	130.00	100594
MT001262	FBINAA Eastern PA Chapter	01/27/2025	Regular	0.00	50.00	100595
MT001278	Fire Department of Montgomery	01/27/2025	Regular	0.00	16,000.00	100596
MT001319	Frank Callahan Company, Inc.	01/27/2025	Regular	0.00	66.30	100597
MT004513	Frank Halper	01/27/2025	Regular	0.00	155.00	100598
MT001343	G.L. Sayre, Inc.	01/27/2025	Regular	0.00	895.38	100599
MT004529	Gettysburg Group Reservations	01/27/2025	Regular	0.00	2,155.00	100600
MT001397	Gillidsystems	01/27/2025	Regular	0.00	475.00	100601
MT001398	Gilmore and Associates Inc.	01/27/2025	Regular	0.00	19,558.39	100602
MT001412	Glick Fire Equipment Company Inc	01/27/2025	Regular	0.00	244.94	100603
MT001414	Global Industrial	01/27/2025	Regular	0.00	229.94	100604
MT001495	Havis, Inc.	01/27/2025	Regular	0.00	216.00	100605
MT001554	Horsham Car Wash	01/27/2025	Regular	0.00	48.00	100606
MT001610	Interstate Battery Systems	01/27/2025	Regular	0.00	153.95	100607
MT001643	Jacob Millevoi	01/27/2025	Regular	0.00	150.00	100608
MT004525	Jayna Cho	01/27/2025	Regular	0.00	160.00	100609
MT001856	John Bereschak	01/27/2025	Regular	0.00	100.00	100610
MT001868	John H. Mogensen	01/27/2025	Regular	0.00	200.00	100611
MT004520	Joseph K. Egenolf Jr	01/27/2025	Regular	0.00	350.00	100612
MT004308	Justin Tohanczyn	01/27/2025	Regular	0.00	260.00	100613
MT001971	Kara Boodhansingh	01/27/2025	Regular	0.00	192.00	100614
MT004515	Katie Donato	01/27/2025	Regular	0.00	75.00	100615
MT002038	Keith Grierson	01/27/2025	Regular	0.00	100.00	100616
MT002062	Kenco Hydraulics	01/27/2025	Regular	0.00	320.00	100617
MT002089	Keystone Municipal Services, Inc.	01/27/2025	Regular	0.00	3,300.00	100618
MT002170	Kyle W. Stump	01/27/2025	Regular	0.00	200.00	100619
MT002202	Larry Nadzan	01/27/2025	Regular	0.00	150.00	100620

Check Report

Date Range: 01/01/2025 - 01/27/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT004514	Lauren Difederico	01/27/2025	Regular	0.00	75.00	100621
MT002270	Lexipol LLC	01/27/2025	Regular	0.00	12,738.33	100622
MT004523	Liz Cummings	01/27/2025	Regular	0.00	60.00	100623
MT002470	Mary Kay Kelm, Esquire	01/27/2025	Regular	0.00	617.50	100624
MT002496	Mastertech Auto Service, LLC.	01/27/2025	Regular	0.00	1,410.59	100625
MT002549	McDonald's	01/27/2025	Regular	0.00	82.53	100626
MT002609	Michael Bean	01/27/2025	Regular	0.00	300.00	100627
MT002624	Michael J. Kunzig	01/27/2025	Regular	0.00	100.00	100628
MT004518	Michael Sasso	01/27/2025	Regular	0.00	250.00	100629
MT002735	Montgomery County Consortium of	01/27/2025	Regular	0.00	150.00	100630
MT002843	Nappen and Associates	01/27/2025	Regular	0.00	2,000.00	100631
MT002961	ODP Business Solutions, LLC	01/27/2025	Regular	0.00	63.55	100632
MT002974	Omega Systems Consultants, Inc.	01/27/2025	Regular	0.00	4,486.25	100633
MT004526	Paul Bradshaw	01/27/2025	Regular	0.00	200.00	100634
MT006768	PECO Energy Company	01/27/2025	Regular	0.00	330.00	100635
MT003102	Pennsylvania Chiefs of Police Assoc	01/27/2025	Regular	0.00	150.00	100636
MT003120	Personal Protection Consultants,	01/27/2025	Regular	0.00	165.00	100637
MT003160	Pitney Bowes Global Financial Services LLC	01/27/2025	Regular	0.00	733.95	100638
MT003161	Pitney Bowes Reserve Account	01/27/2025	Regular	0.00	2,000.00	100639
MT003165	Platelogiq, LLC	01/27/2025	Regular	0.00	4,631.00	100640
MT003171	POLICE CHIEFS ASSOCIATION OF	01/27/2025	Regular	0.00	500.00	100641
MT003175	Positive Concepts/ATPI	01/27/2025	Regular	0.00	497.06	100642
MT004364	Pumpernick's Deli, Inc.	01/27/2025	Regular	0.00	400.00	100643
MT003227	Rachel Brick	01/27/2025	Regular	0.00	450.00	100644
MT003269	Ready Refresh	01/27/2025	Regular	0.00	171.97	100645
MT003334	Richter Drafting and Office Supply Co. Inc	01/27/2025	Regular	0.00	219.49	100646
MT003358	Robert Decker Enterprises, Inc.	01/27/2025	Regular	0.00	1,105.00	100647
MT003365	Robert H. Grunmeier II	01/27/2025	Regular	0.00	50.00	100648
MT003436	Ryan Allison	01/27/2025	Regular	0.00	100.00	100649
MT003444	Ryan W. Irvin	01/27/2025	Regular	0.00	150.00	100650
MT004522	Sarah Xiao	01/27/2025	Regular	0.00	85.00	100651
MT003526	Selective Development, Inc.	01/27/2025	Regular	0.00	12,000.00	100652
MT003533	Service Tire Truck Centers	01/27/2025	Regular	0.00	78.30	100653
MT003555	Shapiro Fire Protection Company	01/27/2025	Regular	0.00	942.31	100654
MT003790	TD Card Services	01/27/2025	Regular	0.00	130.38	100655
MT004524	Transcend Finance LLC	01/27/2025	Regular	0.00	10,165.75	100656
MT004458	Trevor J. Bradley	01/27/2025	Regular	0.00	150.00	100657
MT004080	Vinay P. Setty	01/27/2025	Regular	0.00	280.00	100658
MT004189	William Tuttle	01/27/2025	Regular	0.00	100.00	100659
MT004527	Wilson Wat	01/27/2025	Regular	0.00	28.00	100660
MT000017	911 Safety Equipment	01/23/2025	Regular	0.00	2,815.40	100661
MT000305	ASCAP	01/23/2025	Regular	0.00	445.00	100662
MT000567	Canon Financial Services, Inc	01/23/2025	Regular	0.00	2,608.41	100663
MT000786	COMCAST	01/23/2025	Regular	0.00	34.43	100664
MT000787	Comcast Business	01/23/2025	Regular	0.00	553.93	100665
MT001431	Government Executive Media Group	01/23/2025	Regular	0.00	500.00	100666
MT002535	MCATO	01/23/2025	Regular	0.00	20.00	100667
MT003136	Petty Cash	01/23/2025	Regular	0.00	195.00	100668
MT004415	Pilot Thomas Logistics, LLC	01/23/2025	Regular	0.00	3,244.15	100669
ZZ001862	Pure Cleaners	01/23/2025	Regular	0.00	1,495.95	100670
MT003299	Republic Services No. 320	01/23/2025	Regular	0.00	2,048.46	100671
MT003498	Scantek	01/23/2025	Regular	0.00	5,129.00	100672
MT003655	Standard Insurance Company	01/23/2025	Regular	0.00	9,829.46	100673
MT004051	Verizon	01/23/2025	Regular	0.00	44.07	100674
MT004051	Verizon	01/23/2025	Regular	0.00	73.88	100675
MT004056	Verizon Wireless Services, LLC	01/23/2025	Regular	0.00	480.12	100676
MT004056	Verizon Wireless Services, LLC	01/23/2025	Regular	0.00	600.19	100677
PAYR-PBA	Police Benevolent Association	01/02/2025	Bank Draft	0.00	1,439.00	DFT0000432
PAYR-POL PEN	U.S. Bank	01/02/2025	Bank Draft	0.00	11,275.54	DFT0000433
PAYR-PA SCDU	PA SCDU	01/02/2025	Bank Draft	0.00	530.77	DFT0000434
PAYR-401	Empower Retirement	01/02/2025	Bank Draft	0.00	19,172.80	DFT0000435

Check Report

Date Range: 01/01/2025 - 01/27/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PAYR-457	Empower Retirement	01/02/2025	Bank Draft	0.00	18,817.02	DFT0000436
PAYR-PHILA	City of Philadelphia	01/02/2025	Bank Draft	0.00	306.35	DFT0000437
PAYR-SITW	State of Pennsylvania	01/02/2025	Bank Draft	0.00	12,203.40	DFT0000438
PAYR-PBA	Police Benevolent Association	01/16/2025	Bank Draft	0.00	1,482.00	DFT0000440
PAYR-POL PEN	U.S. Bank	01/16/2025	Bank Draft	0.00	9,344.69	DFT0000441
PAYR-PA SCDU	PA SCDU	01/16/2025	Bank Draft	0.00	530.77	DFT0000442
PAYR-401	Empower Retirement	01/16/2025	Bank Draft	0.00	19,109.92	DFT0000443
PAYR-457	Empower Retirement	01/16/2025	Bank Draft	0.00	19,145.22	DFT0000444
PAYR-PHILA	City of Philadelphia	01/16/2025	Bank Draft	0.00	305.21	DFT0000445
PAYR-SITW	State of Pennsylvania	01/16/2025	Bank Draft	0.00	11,896.07	DFT0000446

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	350	170	0.00	569,627.73
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	14	14	0.00	125,558.76
EFT's	0	0	0.00	0.00
	364	186	0.00	695,186.49

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	350	170	0.00	569,627.73
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	14	14	0.00	125,558.76
EFT's	0	0	0.00	0.00
	364	186	0.00	695,186.49

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	1/2025	695,186.49
			695,186.49

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #06c

SUBJECT: Bharatiya Temple Cultural and Learning Center LDS#707
1612 County Line Road
MEETING DATE: November 25, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

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

The original amount of escrow was \$1,144,826.10, held as cash with the Township. This is the forth release requested, in the amount of \$47,390.00. The new balance would be \$844,332.60.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

January 20, 2025

File No. 2013-04061-01

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

Reference: Bharatiya Temple Phase 2 - Cultural and Learning Center – LDS#707
Escrow Release 5

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of \$306,746.25 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Requested line items F.1 & F.2 were not recommended for release as the curb around the new building is not completed.

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

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

Sincerely,

A handwritten signature in blue ink that reads "James P. Dougherty".

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

JPD/

Enclosure: Release of Escrow Form (1/20/25), Summary of Improvement Escrow Account (1/20/25), Developer's Request (12/31/24)

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

RELEASE OF ESCROW FORM

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

Date: 01/10/2025

Development: Bharatiya Temple Cultural and Learning Center Ph II - LDS-707
Release #: 5

G&A Project #: 2013-04061-01

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$321,246.25. 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: 01/20/2025

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$306,746.25 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 1/20/2025
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Bharatiya Temple, Inc. for Bharatiya Temple Cultural and Learning Center Ph II - LDS-707, in the amount of \$321,246.25, 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 \$306,746.25; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$306,746.25; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Cash with Montgomery Township in total sum of \$1,144,826.10 pursuant to a signed Land Development Agreement and that \$300,493.50 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$537,586.35 in escrow.

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

VOTE: _____



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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 1,040,751.00	\$ 306,746.25	\$ 300,493.50	\$ 607,239.75	\$ 433,511.25
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 306,746.25	\$ 300,493.50	\$ 607,239.75	\$ 537,586.35

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



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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 1,040,751.00	\$ 306,746.25	\$ 300,493.50	\$ 607,239.75	\$ 433,511.25
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 306,746.25	\$ 300,493.50	\$ 607,239.75	\$ 537,586.35

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
F. PAVING AND PARKING AREA												
1. Excavate and Backfill for Curb	LF	2,892	\$ 2.00	\$ 5,784.00		\$ -	2,167.00	\$ 4,334.00	2,167.00	\$ 4,334.00	725.00	\$ 1,450.00
2. Concrete Curb, inc. curb line sealing	LF	2,892	\$ 18.00	\$ 52,056.00		\$ -	2,167.00	\$ 39,006.00	2,167.00	\$ 39,006.00	725.00	\$ 13,050.00
3. Fine Grade Paving	SY	7,656	\$ 2.75	\$ 21,054.00	7,656.00	\$ 21,054.00		\$ -	7,656.00	\$ 21,054.00		\$ -
4. 6 in. 2A Subbase	SY	7,656	\$ 7.00	\$ 53,592.00	7,656.00	\$ 53,592.00		\$ -	7,656.00	\$ 53,592.00		\$ -
5. 3.5 in. 25mm Base Course	SY	7,656	\$ 18.00	\$ 137,808.00	7,656.00	\$ 137,808.00		\$ -	7,656.00	\$ 137,808.00		\$ -
6. 2.0 in. 19mm Binder Course	SY	7,656	\$ 11.00	\$ 84,216.00	7,656.00	\$ 84,216.00		\$ -	7,656.00	\$ 84,216.00		\$ -
7. Sweep and Tack Coat	SY	7,656	\$ 0.50	\$ 3,828.00		\$ -		\$ -		\$ -	7,656.00	\$ 3,828.00
8. 1.5 in. 9.5mm Wearing Course	SY	7,656	\$ 10.00	\$ 76,560.00		\$ -		\$ -		\$ -	7,656.00	\$ 76,560.00
9. Joint Seal	EA	3,025	\$ 0.75	\$ 2,268.75		\$ -		\$ -		\$ -	3,025.00	\$ 2,268.75
G. ACCESS CONNECTION DRIVEWAY												
1. Strip Topsoil and Stockpile	CY	78	\$ 10.00	\$ 780.00	78.00	\$ 780.00		\$ -	78.00	\$ 780.00		\$ -
2. Fine Grade Paving	SY	193	\$ 2.75	\$ 530.75	193.00	\$ 530.75		\$ -	193.00	\$ 530.75		\$ -
3. 6 in. 2A Subbase	SY	193	\$ 7.00	\$ 1,351.00	193.00	\$ 1,351.00		\$ -	193.00	\$ 1,351.00		\$ -
4. 3.5 in. 25mm Base Course	SY	193	\$ 18.00	\$ 3,474.00	193.00	\$ 3,474.00		\$ -	193.00	\$ 3,474.00		\$ -
5. 2.0 in. 19mm Binder Course	SY	193	\$ 11.00	\$ 2,123.00	193.00	\$ 2,123.00		\$ -	193.00	\$ 2,123.00		\$ -
6. Sweep and Tack Coat	SY	193	\$ 0.50	\$ 96.50		\$ -		\$ -		\$ -	193.00	\$ 96.50
7. 1.5 in. 9.5mm Wearing Course	SY	193	\$ 10.00	\$ 1,930.00		\$ -		\$ -		\$ -	193.00	\$ 1,930.00
8. Bollards and Chain	LS	1	\$ 1,600.00	\$ 1,600.00		\$ -		\$ -		\$ -	1.00	\$ 1,600.00
H. CONCRETE SIDEWALK AND APRONS												
1. 4 ft wide Concrete Sidewalk - Internal Site	SF	4,823	\$ 18.00	\$ 86,814.00		\$ -		\$ -		\$ -	4,823.00	\$ 86,814.00
2. 4 ft wide Concrete Sidewalk - County Line Road	SF	1,778	\$ 18.00	\$ 32,004.00		\$ -		\$ -		\$ -	1,778.00	\$ 32,004.00
3. Concrete Driveway Aprons - County Line Road	SF	195	\$ 25.00	\$ 4,875.00		\$ -		\$ -		\$ -	195.00	\$ 4,875.00
4. ADA Curb Ramp, inc. DWS	EA	10	\$ 2,500.00	\$ 25,000.00		\$ -		\$ -		\$ -	10.00	\$ 25,000.00
I. LANDSCAPING												
1. Eastern White Pine	EA	18	\$ 550.00	\$ 9,900.00		\$ -		\$ -		\$ -	18.00	\$ 9,900.00
2. Sweebay Magnolia	EA	22	\$ 400.00	\$ 8,800.00		\$ -		\$ -		\$ -	22.00	\$ 8,800.00
3. Saucer Magnolia	EA	10	\$ 400.00	\$ 4,000.00		\$ -		\$ -		\$ -	10.00	\$ 4,000.00
4. Burgundy Star Magnolia	EA	10	\$ 400.00	\$ 4,000.00		\$ -		\$ -		\$ -	10.00	\$ 4,000.00
5. Vossil Goldenchain Tree	EA	21	\$ 400.00	\$ 8,400.00		\$ -		\$ -		\$ -	21.00	\$ 8,400.00
6. Autumn Gold Ginko	EA	6	\$ 600.00	\$ 3,600.00		\$ -		\$ -		\$ -	6.00	\$ 3,600.00
7. Red Maple (Native)	EA	15	\$ 600.00	\$ 9,000.00		\$ -		\$ -		\$ -	15.00	\$ 9,000.00
8. London Plane Tree	EA	3	\$ 600.00	\$ 1,800.00		\$ -		\$ -		\$ -	3.00	\$ 1,800.00
9. Green Pillar Pin Oak (Native)	EA	4	\$ 600.00	\$ 2,400.00		\$ -		\$ -		\$ -	4.00	\$ 2,400.00
10. Japanese Zelkova	EA	3	\$ 600.00	\$ 1,800.00		\$ -		\$ -		\$ -	3.00	\$ 1,800.00
11. Blue Atlas Cedar	EA	1	\$ 550.00	\$ 550.00		\$ -		\$ -		\$ -	1.00	\$ 550.00
12. American Holly	EA	18	\$ 550.00	\$ 9,900.00		\$ -		\$ -		\$ -	18.00	\$ 9,900.00
13. Green Giant Arborvitae	EA	43	\$ 250.00	\$ 10,750.00		\$ -		\$ -		\$ -	43.00	\$ 10,750.00
14. Inkberry	EA	13	\$ 95.00	\$ 1,235.00		\$ -		\$ -		\$ -	13.00	\$ 1,235.00
15. Chesapeake Viburnum	EA	5	\$ 95.00	\$ 475.00		\$ -		\$ -		\$ -	5.00	\$ 475.00
16. Privacy Fencing	EA	175	\$ 45.00	\$ 7,875.00		\$ -		\$ -		\$ -	175.00	\$ 7,875.00
17. Detention Basin Fencing	EA	350	\$ 35.00	\$ 12,250.00		\$ -		\$ -		\$ -	350.00	\$ 12,250.00
18. Tree Protection Fencing	EA	1,558	\$ 1.75	\$ 2,726.50		\$ -	1,558.00	\$ 2,726.50	1,558.00	\$ 2,726.50		\$ -



ESCROW RELEASE NO.: 5

DATE PREPARED: 20-Jan-2025

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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 1,040,751.00	\$ 306,746.25	\$ 300,493.50	\$ 607,239.75	\$ 433,511.25
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 306,746.25	\$ 300,493.50	\$ 607,239.75	\$ 537,586.35

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

DEVELOPER'S REQUEST

SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 31-Dec-2024

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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,040,751.00	\$ 321,246.25	\$ 300,493.50	\$ 621,739.75	\$ 419,011.25
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 321,246.25	\$ 300,493.50	\$ 621,739.75	\$ 523,086.35

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

DEVELOPER'S REQUEST

SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 31-Dec-2024

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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,040,751.00	\$ 321,246.25	\$ 300,493.50	\$ 621,739.75	\$ 419,011.25
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 321,246.25	\$ 300,493.50	\$ 621,739.75	\$ 523,086.35

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
F. PAVING AND PARKING AREA												
1. Excavate and Backfill for Curb	LF	2,892	\$ 2.00	\$ 5,784.00	725	\$ 1,450.00	2,167	\$ 4,334.00	2,892	\$ 5,784.00		\$ -
2. Concrete Curb, inc. curb line sealing	LF	2,892	\$ 18.00	\$ 52,056.00	725	\$ 13,050.00	2,167	\$ 39,006.00	2,892	\$ 52,056.00		\$ -
3. Fine Grade Paving	SY	7,656	\$ 2.75	\$ 21,054.00	7,656	\$ 21,054.00		\$ -	7,656	\$ 21,054.00		\$ -
4. 6 in. 2A Subbase	SY	7,656	\$ 7.00	\$ 53,592.00	7,656	\$ 53,592.00		\$ -	7,656	\$ 53,592.00		\$ -
5. 3.5 in. 25mm Base Course	SY	7,656	\$ 18.00	\$ 137,808.00	7,656	\$ 137,808.00		\$ -	7,656	\$ 137,808.00		\$ -
6. 2.0 in. 19mm Binder Course	SY	7,656	\$ 11.00	\$ 84,216.00	7,656	\$ 84,216.00		\$ -	7,656	\$ 84,216.00		\$ -
7. Sweep and Tack Coat	SY	7,656	\$ 0.50	\$ 3,828.00		\$ -		\$ -		\$ -	7,656	\$ 3,828.00
8. 1.5 in. 9.5mm Wearing Course	SY	7,656	\$ 10.00	\$ 76,560.00		\$ -		\$ -		\$ -	7,656	\$ 76,560.00
9. Joint Seal	EA	3,025	\$ 0.75	\$ 2,268.75		\$ -		\$ -		\$ -	3,025	\$ 2,268.75
G. ACCESS CONNECTION DRIVEWAY												
1. Strip Topsoil and Stockpile	CY	78	\$ 10.00	\$ 780.00	78	\$ 780.00		\$ -	78	\$ 780.00		\$ -
2. Fine Grade Paving	SY	193	\$ 2.75	\$ 530.75	193	\$ 530.75		\$ -	193	\$ 530.75		\$ -
3. 6 in. 2A Subbase	SY	193	\$ 7.00	\$ 1,351.00	193	\$ 1,351.00		\$ -	193	\$ 1,351.00		\$ -
4. 3.5 in. 25mm Base Course	SY	193	\$ 18.00	\$ 3,474.00	193	\$ 3,474.00		\$ -	193	\$ 3,474.00		\$ -
5. 2.0 in. 19mm Binder Course	SY	193	\$ 11.00	\$ 2,123.00	193	\$ 2,123.00		\$ -	193	\$ 2,123.00		\$ -
6. Sweep and Tack Coat	SY	193	\$ 0.50	\$ 96.50		\$ -		\$ -		\$ -	193	\$ 96.50
7. 1.5 in. 9.5mm Wearing Course	SY	193	\$ 10.00	\$ 1,930.00		\$ -		\$ -		\$ -	193	\$ 1,930.00
8. Bollards and Chain	LS	1	\$ 1,600.00	\$ 1,600.00		\$ -		\$ -		\$ -	1	\$ 1,600.00
H. CONCRETE SIDEWALK AND APRONS												
1. 4 ft wide Concrete Sidewalk - Internal Site	SF	4,823	\$ 18.00	\$ 86,814.00		\$ -		\$ -		\$ -	4,823	\$ 86,814.00
2. 4 ft wide Concrete Sidewalk - County Line Road	SF	1,778	\$ 18.00	\$ 32,004.00		\$ -		\$ -		\$ -	1,778	\$ 32,004.00
3. Concrete Driveway Aprons - County Line Road	SF	195	\$ 25.00	\$ 4,875.00		\$ -		\$ -		\$ -	195	\$ 4,875.00
4. ADA Curb Ramp, inc. DWS	EA	10	\$ 2,500.00	\$ 25,000.00		\$ -		\$ -		\$ -	10	\$ 25,000.00
I. LANDSCAPING												
1. Eastern White Pine	EA	18	\$ 550.00	\$ 9,900.00		\$ -		\$ -		\$ -	18	\$ 9,900.00
2. Sweetbay Magnolia	EA	22	\$ 400.00	\$ 8,800.00		\$ -		\$ -		\$ -	22	\$ 8,800.00
3. Saucer Magnolia	EA	10	\$ 400.00	\$ 4,000.00		\$ -		\$ -		\$ -	10	\$ 4,000.00
4. Burgundy Star Magnolia	EA	10	\$ 400.00	\$ 4,000.00		\$ -		\$ -		\$ -	10	\$ 4,000.00
5. Vossil Goldenchain Tree	EA	21	\$ 400.00	\$ 8,400.00		\$ -		\$ -		\$ -	21	\$ 8,400.00
6. Autumn Gold Ginko	EA	6	\$ 600.00	\$ 3,600.00		\$ -		\$ -		\$ -	6	\$ 3,600.00
7. Red Maple (Native)	EA	15	\$ 600.00	\$ 9,000.00		\$ -		\$ -		\$ -	15	\$ 9,000.00
8. London Plane Tree	EA	3	\$ 600.00	\$ 1,800.00		\$ -		\$ -		\$ -	3	\$ 1,800.00
9. Green Pillar Pin Oak (Native)	EA	4	\$ 600.00	\$ 2,400.00		\$ -		\$ -		\$ -	4	\$ 2,400.00
10. Japanese Zelkova	EA	3	\$ 600.00	\$ 1,800.00		\$ -		\$ -		\$ -	3	\$ 1,800.00
11. Blue Atlas Cedar	EA	1	\$ 550.00	\$ 550.00		\$ -		\$ -		\$ -	1	\$ 550.00
12. American Holly	EA	18	\$ 550.00	\$ 9,900.00		\$ -		\$ -		\$ -	18	\$ 9,900.00
13. Green Giant Arborvitae	EA	43	\$ 250.00	\$ 10,750.00		\$ -		\$ -		\$ -	43	\$ 10,750.00
14. Inkberry	EA	13	\$ 95.00	\$ 1,235.00		\$ -		\$ -		\$ -	13	\$ 1,235.00
15. Chesapeake Viburnum	EA	5	\$ 95.00	\$ 475.00		\$ -		\$ -		\$ -	5	\$ 475.00
16. Privacy Fencing	EA	175	\$ 45.00	\$ 7,875.00		\$ -		\$ -		\$ -	175	\$ 7,875.00
17. Detention Basin Fencing	EA	350	\$ 35.00	\$ 12,250.00		\$ -		\$ -		\$ -	350	\$ 12,250.00
18. Tree Protection Fencing	EA	1,558	\$ 1.75	\$ 2,726.50		\$ -		\$ -		\$ -		\$ -
					1,558.00	\$ 2,726.50			1,558.00	\$ 2,726.50		

DEVELOPER'S REQUEST

SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 31-Dec-2024

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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,040,751.00	\$ 321,246.25	\$ 300,493.50	\$ 621,739.75	\$ 419,011.25
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 321,246.25	\$ 300,493.50	\$ 621,739.75	\$ 523,086.35

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #06d

SUBJECT: Escrow Release 7 – Higher Rock Residential Development LDS721
MEETING DATE: January 25, 2025
BOARD LIAISON: Audrey Ware-Jones, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Attached is a construction escrow release requested by WB Homes for the Higher Rock Residential Development as recommended by the Township Engineer.

The original amount of escrow was \$1,089,079.09, held as a Letter of Credit with M and T Bank. This is the seventh release and is in the amount of \$240,147.71. The new balance will be \$148,297.05.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

January 22, 2025

File No. 1607014.03

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

Reference: Higher Rock Residential Development – LDS#721
Escrow Release 7

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 \$240,147.71 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please note the following discrepancy between the requested and recommended amounts:

1. Item E.9 – Traffic Signs: Signs along Higher Rock Court have not been installed.
2. Item G.2 – Meadow Seeding Mix: due to the season, I was unable to determine if the correct mix was planted. Seed tags for the mix planted should be provided, and the planting areas re-inspected in the spring.
3. Item G.4 - 2.5" Caliper Trees:
 - a. One Liquidambar styraciflua 'Rotundiloba' shade tree adjacent Lot 20 is leaning in the tree pit and must be corrected.
 - b. One Ginkgo biloba 'Princeton Sentry' required to be planted to the rear of Lots No. 6 and 7 was unable to be located.
 - c. One Gleditsia triacanthos var. inermis 'Skycole' required to be planted adjacent the nursery center parking area was unable to be located.
4. Item G.7 – Shrubs: 24 shrubs are required to be planted adjacent the garden center's upper parking area between the parking area and the Townhomes have not been planted.
5. Item H.2 – Trash Pad & Enclosure: The pad and bollards are installed. However, the enclosure is not installed.

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

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

Sincerely,



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

JPD/si

Enclosure: Release of Escrow Form (1/22/25), Summary of Improvement Escrow Account (1/22/25),
Developer's Request (1/3/25)

cc: Marianne McConnell, Director of Planning and Zoning
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Steve Shaffer, WB Homes, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Gilmore & Associates, Inc.
Damon Drummond, P.E., PTOE – Gilmore & Associates, Inc.

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: 01/03/2025

Development: Higher Rock Residential Development - LDS-721
Release #: 7

G&A Project #: 1607014.03

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$259,710.65. 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: 01/22/2025

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$240,147.71 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 1/22/2025
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Cavendish Acquisitions, LP by Riley Development GP, Corp., its sole GP for Higher Rock Residential Development - LDS-721, in the amount of \$259,710.65, 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 \$240,147.71; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$240,147.71; 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 Letter of Credit with Montgomery Township in total sum of \$1,089,079.09 pursuant to a signed Land Development Agreement and that \$700,634.33 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$148,297.05 in escrow.

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

VOTE: _____



PROJECT NAME: Higher Rock Residential Development	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Cavendish Acquisitions, LP by Riley Development GP., Corp., its sole GP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-721
ESCROW AGENT: M & T Bank		G&A PROJECT NO.: 1607014.03
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 148,510.79	AGREEMENT DATE: 8-Jun-2017

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$990,071.90	\$ 218,316.10	\$ 636,940.30	\$ 855,256.40	\$ 134,815.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$0.00)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 99,007.19	\$ 21,831.61	\$ 63,694.03	\$ 85,525.64	\$ 13,481.55
TOTAL	\$ 1,089,079.09	\$ 240,147.71	\$ 700,634.33	\$ 940,782.04	\$ 148,297.05

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. EROSION CONTROL												
1. 12" Filter Sock	LF	512	\$ 4.50	\$ 2,304.00		\$ -	512.00	\$ 2,304.00	512.00	\$ 2,304.00		\$ -
2. 12" Diversion Sock	LF	136	\$ 5.00	\$ 680.00		\$ -	136.00	\$ 680.00	136.00	\$ 680.00		\$ -
3. 18" Diversion Sock	LF	121	\$ 9.50	\$ 1,149.50		\$ -	121.00	\$ 1,149.50	121.00	\$ 1,149.50		\$ -
4. Construction Entrance	LS	1	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -
5. Inlet Protection	EA	19	\$ 150.00	\$ 2,850.00		\$ -	19.00	\$ 2,850.00	19.00	\$ 2,850.00		\$ -
6. Safety / Tree Fence	LF	1368	\$ 2.50	\$ 3,420.00		\$ -	1,368.00	\$ 3,420.00	1,368.00	\$ 3,420.00		\$ -
7. Concrete Washout	EA	1	\$ 750.00	\$ 750.00	1.00	\$ 750.00		\$ -	1.00	\$ 750.00		\$ -
8. Swale 1 - with Matting NAG SC150	LF	321	\$ 6.50	\$ 2,086.50	171.00	\$ 1,111.50	150.00	\$ 975.00	321.00	\$ 2,086.50		\$ -
9. Swale 2 - with Matting NAG SC150	LF	96	\$ 6.50	\$ 624.00		\$ -	96.00	\$ 624.00	96.00	\$ 624.00		\$ -
10. Swale 3 - with Matting NAG SC150	LF	160	\$ 6.50	\$ 1,040.00	160.00	\$ 1,040.00		\$ -	160.00	\$ 1,040.00		\$ -
11. Slope Protection Matting	SF	8988	\$ 0.30	\$ 2,696.40		\$ -	8,988.00	\$ 2,696.40	8,988.00	\$ 2,696.40		\$ -
12. Temp Seed Stockpile	EA	1	\$ 750.00	\$ 750.00		\$ -	1.00	\$ 750.00	1.00	\$ 750.00		\$ -
13. Sed Trap 1 Excavation and Grading	LS	1	\$ 4,500.00	\$ 4,500.00		\$ -	1.00	\$ 4,500.00	1.00	\$ 4,500.00		\$ -
14. Sed Trap 1 Baffle Wall	LF	140	\$ 27.50	\$ 3,850.00		\$ -	140.00	\$ 3,850.00	140.00	\$ 3,850.00		\$ -
15. Sed Trap 1 Temp 18" CMP Pipe	LF	30	\$ 60.00	\$ 1,800.00		\$ -	30.00	\$ 1,800.00	30.00	\$ 1,800.00		\$ -
16. Sed Trap 1 Anti Seep Collars	EA	2	\$ 650.00	\$ 1,300.00		\$ -	2.00	\$ 1,300.00	2.00	\$ 1,300.00		\$ -
17. Sed Trap 1 Temp Riser	EA	1	\$ 3,000.00	\$ 3,000.00		\$ -	1.00	\$ 3,000.00	1.00	\$ 3,000.00		\$ -
18. Sed Trap 1 Temp Seeding	SF	6400	\$ 0.10	\$ 640.00		\$ -	6,400.00	\$ 640.00	6,400.00	\$ 640.00		\$ -
19. E&S Maintenance and Removal	LS	1	\$ 3,700.00	\$ 3,700.00	0.50	\$ 1,850.00	0.50	\$ 1,850.00	1.00	\$ 3,700.00		\$ -
B. EARTHWORK												
1. Earthwork-Strip Topsoil 8"	CY	2244	\$ 3.50	\$ 7,854.00		\$ -	2,244.00	\$ 7,854.00	2,244.00	\$ 7,854.00		\$ -
2. Earthwork-Cut to Fill	CY	3986	\$ 3.00	\$ 11,958.00		\$ -	3,986.00	\$ 11,958.00	3,986.00	\$ 11,958.00		\$ -
3. Earthwork-Return Topsoil 6"	CY	1248	\$ 4.00	\$ 4,992.00		\$ -	1,248.00	\$ 4,992.00	1,248.00	\$ 4,992.00		\$ -
4. Sed Trap Removal-Desilt	LS	1	\$ 1,500.00	\$ 1,500.00		\$ -	1.00	\$ 1,500.00	1.00	\$ 1,500.00		\$ -
5. Sed Trap Removal-Remove Temp Pipe and Riser	LS	1	\$ 2,500.00	\$ 2,500.00		\$ -	1.00	\$ 2,500.00	1.00	\$ 2,500.00		\$ -
6. Sed Trap Removal-Remove Baffle	LS	1	\$ 300.00	\$ 300.00		\$ -	1.00	\$ 300.00	1.00	\$ 300.00		\$ -
7. Sed Trap Removal-Excavation	LS	1	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -
C. STORM SEWER												
1. 15 HDPE	LF	936	\$ 55.00	\$ 51,480.00		\$ -	936.00	\$ 51,480.00	936.00	\$ 51,480.00		\$ -
2. 18 HDPE	LF	84	\$ 60.00	\$ 5,040.00		\$ -	84.00	\$ 5,040.00	84.00	\$ 5,040.00		\$ -
3. 24 HDPE	LF	245	\$ 75.00	\$ 18,375.00		\$ -	245.00	\$ 18,375.00	245.00	\$ 18,375.00		\$ -
4. 8 PVC Roof Drain Header	LF	870	\$ 35.00	\$ 30,450.00	870.00	\$ 30,450.00		\$ -	870.00	\$ 30,450.00		\$ -
5. Roof Drain Cleanout	EA	8	\$ 100.00	\$ 800.00	8.00	\$ 800.00		\$ -	8.00	\$ 800.00		\$ -
6. 4 ft C Inlet	EA	2	\$ 2,500.00	\$ 5,000.00		\$ -	2.00	\$ 5,000.00	2.00	\$ 5,000.00		\$ -
5. 4 ft M Double Inlet	EA	3	\$ 3,850.00	\$ 11,550.00		\$ -	3.00	\$ 11,550.00	3.00	\$ 11,550.00		\$ -
6. 4 ft M Inlet	EA	5	\$ 2,350.00	\$ 11,750.00		\$ -	5.00	\$ 11,750.00	5.00	\$ 11,750.00		\$ -
7. Storm Manholes	EA	6	\$ 3,000.00	\$ 18,000.00		\$ -	6.00	\$ 18,000.00	6.00	\$ 18,000.00		\$ -
8. Tie Into Existing Inlet	EA	1	\$ 1,500.00	\$ 1,500.00		\$ -	1.00	\$ 1,500.00	1.00	\$ 1,500.00		\$ -
9. Rip Rap Aprons at Curb Breaks	EA	2	\$ 850.00	\$ 1,700.00		\$ -	2.00	\$ 1,700.00	2.00	\$ 1,700.00		\$ -



PROJECT NAME: Higher Rock Residential Development	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Cavendish Acquisitions, LP by Riley Development GP., Corp., its sole GP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-721
ESCROW AGENT: M & T Bank		G&A PROJECT NO.: 1607014.03
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 148,510.79	AGREEMENT DATE: 8-Jun-2017

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$990,071.90	\$ 218,316.10	\$ 636,940.30	\$ 855,256.40	\$ 134,815.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$0.00)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 99,007.19	\$ 21,831.61	\$ 63,694.03	\$ 85,525.64	\$ 13,481.55
TOTAL	\$ 1,089,079.09	\$ 240,147.71	\$ 700,634.33	\$ 940,782.04	\$ 148,297.05

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
C. STORM SEWER												
10. UG Basin - 60" Perf. HDPE	LF	611	\$ 150.00	\$ 91,650.00		\$ -	611.00	\$ 91,650.00	611.00	\$ 91,650.00		\$ -
11. UG Basin - 60" HDPE Fittings	EA	4	\$ 3,000.00	\$ 12,000.00		\$ -	4.00	\$ 12,000.00	4.00	\$ 12,000.00		\$ -
12. UG Basin - 6" Perf. Underdrain	LF	103	\$ 25.00	\$ 2,575.00		\$ -	103.00	\$ 2,575.00	103.00	\$ 2,575.00		\$ -
13. UG Basin - PADOT Type 2B Stone	CF	58000	\$ 0.50	\$ 29,000.00		\$ -	58,000.00	\$ 29,000.00	58,000.00	\$ 29,000.00		\$ -
14. UG Basin - 40mil Liner (top, bottom, and sides) 103.5x46.5x14	SF	13826	\$ 2.00	\$ 27,652.00		\$ -	13,826.00	\$ 27,652.00	13,826.00	\$ 27,652.00		\$ -
15. UG Basin - AASHTO Class 3 Non-Woven GT	SF	27652	\$ 1.00	\$ 27,652.00		\$ -	27,652.00	\$ 27,652.00	27,652.00	\$ 27,652.00		\$ -
16. UG Basin - Outlet Structure	EA	1	\$ 15,000.00	\$ 15,000.00		\$ -	1.00	\$ 15,000.00	1.00	\$ 15,000.00		\$ -
16. UG Basin - Storm Inlets	EA	4	\$ 5,250.00	\$ 21,000.00		\$ -	4.00	\$ 21,000.00	4.00	\$ 21,000.00		\$ -
17. UG Basin - Storm Manholes	EA	3	\$ 5,000.00	\$ 15,000.00		\$ -	3.00	\$ 15,000.00	3.00	\$ 15,000.00		\$ -
18. Flexstorm Inlet Filters	EA	13	\$ 1,250.00	\$ 16,250.00	13.00	\$ 16,250.00		\$ -	13.00	\$ 16,250.00		\$ -
D. CONCRETE												
SITE												
1. 18" Concrete Curb	LF	2078	\$ 18.50	\$ 38,443.00		\$ -	2,078.00	\$ 38,443.00	2,078.00	\$ 38,443.00		\$ -
2. Mountable Islands	LF	250	\$ 25.00	\$ 6,250.00		\$ -	250.00	\$ 6,250.00	250.00	\$ 6,250.00		\$ -
3. Sidewalks 4" th on 4" 2b Stone	SF	2404	\$ 6.00	\$ 14,424.00	1,972.00	\$ 11,832.00	432.00	\$ 2,592.00	2,404.00	\$ 14,424.00		\$ -
4. Handicap Ramps inc. DWS	EA	2	\$ 2,500.00	\$ 5,000.00		\$ -	2.00	\$ 5,000.00	2.00	\$ 5,000.00		\$ -
5. ADA Tum Pads	EA	7	\$ 200.00	\$ 1,400.00	6.00	\$ 1,200.00	1.00	\$ 200.00	7.00	\$ 1,400.00		\$ -
6. Driveway Aprons 6" th on 6" 2A	SF	4543	\$ 7.00	\$ 31,801.00	3,826.00	\$ 26,782.00	717.00	\$ 5,019.00	4,543.00	\$ 31,801.00		\$ -
FIREHOUSE												
7. Firehouse-Cut/Strip Topsoil/rough grade	LS	1	\$ 1,500.00	\$ 1,500.00		\$ -		\$ -		\$ -	1.00	\$ 1,500.00
8. Firehouse-5' Wide Sidewalk 4" th on 4" 2b Stone	SF	1830	\$ 15.00	\$ 27,450.00		\$ -		\$ -		\$ -	1,830.00	\$ 27,450.00
9. Firehouse-Handicap Ramps inc DWS	EA	5	\$ 2,500.00	\$ 12,500.00		\$ -		\$ -		\$ -	5.00	\$ 12,500.00
10. Firehouse-Curb Remove and Replace	LF	80	\$ 50.00	\$ 4,000.00		\$ -		\$ -		\$ -	80.00	\$ 4,000.00
11. Firehouse-Blacktop Restoration	SF	145	\$ 25.00	\$ 3,625.00		\$ -		\$ -		\$ -	145.00	\$ 3,625.00
12. Firehouse-Topsoil Rake & Seed	SF	1464	\$ 1.00	\$ 1,464.00		\$ -		\$ -		\$ -	1,464.00	\$ 1,464.00
13. Firehouse-Crosswalks	EA	2	\$ 1,200.00	\$ 2,400.00		\$ -		\$ -		\$ -	2.00	\$ 2,400.00
14. Firehouse-Stop Bar	EA	1	\$ 850.00	\$ 850.00		\$ -		\$ -		\$ -	1.00	\$ 850.00
15. Firehouse-Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -		\$ -		\$ -	1.00	\$ 5,000.00
E. PAVING & SIGNS												
1. Roadway-Fine Grade	SY	2746	\$ 1.50	\$ 4,119.00		\$ -	2,746.00	\$ 4,119.00	2,746.00	\$ 4,119.00		\$ -
2. Roadway-3" 2A Modified	SY	2746	\$ 6.50	\$ 17,849.00		\$ -	2,746.00	\$ 17,849.00	2,746.00	\$ 17,849.00		\$ -
3. Roadway-5" 25mm Binder PG 64-22	SY	2746	\$ 19.50	\$ 53,547.00		\$ -	2,746.00	\$ 53,547.00	2,746.00	\$ 53,547.00		\$ -
4. Parking-Fine Grade	SY	1445	\$ 1.50	\$ 2,167.50		\$ -	1,445.00	\$ 2,167.50	1,445.00	\$ 2,167.50		\$ -
5. Parking-3" 2A Modified	SY	1445	\$ 6.50	\$ 9,392.50		\$ -	1,445.00	\$ 9,392.50	1,445.00	\$ 9,392.50		\$ -
6. Parking-5" 25mm Binder PG 64-22	SY	1445	\$ 19.50	\$ 28,177.50		\$ -	1,445.00	\$ 28,177.50	1,445.00	\$ 28,177.50		\$ -
7. Roadway-1.5" 9.5mm Wearing PG 64-22	SY	2746	\$ 12.00	\$ 32,952.00		\$ -		\$ -		\$ -	2,746.00	\$ 32,952.00
8. Parking-1.5" 9.5mm Wearing PG 64-22	SY	1445	\$ 12.00	\$ 17,340.00		\$ -		\$ -		\$ -	1,445.00	\$ 17,340.00
9. Traffic Signs	EA	23	\$ 200.00	\$ 4,600.00	2.00	\$ 400.00	5.00	\$ 1,000.00	7.00	\$ 1,400.00	16.00	\$ 3,200.00
10. Stop Bar	EA	1	\$ 150.00	\$ 150.00		\$ -		\$ -		\$ -	1.00	\$ 150.00
11. Crosswalks	EA	1	\$ 850.00	\$ 850.00		\$ -		\$ -		\$ -	1.00	\$ 850.00
12. Parking Stalls	EA	45	\$ 10.00	\$ 450.00		\$ -		\$ -		\$ -	45.00	\$ 450.00



PROJECT NAME: Higher Rock Residential Development	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Cavendish Acquisitions, LP by Riley Development GP., Corp., its sole GP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-721
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TOTAL	\$ 1,089,079.09	\$ 240,147.71	\$ 700,634.33	\$ 940,782.04	\$ 148,297.05

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
F. LIGHTS												
1. Street Lights	EA	10	\$ 4,500.00	\$ 45,000.00	10.00	\$ 45,000.00		\$ -	10.00	\$ 45,000.00		\$ -
2. Relocate Light at entrance	EA	1	\$ 1,850.00	\$ 1,850.00		\$ -	1.00	\$ 1,850.00	1.00	\$ 1,850.00		\$ -
G. LANDSCAPING												
1. Rake and Seed Grass Areas	SF	38675	\$ 0.10	\$ 3,867.50	29,006.00	\$ 2,900.60	9,669.00	\$ 966.90	38,675.00	\$ 3,867.50		\$ -
2. Meadow Seeding Ernst Mix 153	SF	22830	\$ 0.15	\$ 3,424.50		\$ -		\$ -		\$ -	22,830.00	\$ 3,424.50
3. Canopy Trees (3" Cal.)	EA	46	\$ 600.00	\$ 27,600.00	46.00	\$ 27,600.00		\$ -	46.00	\$ 27,600.00		\$ -
4. Canopy Trees (2.5" Cal.)	EA	52	\$ 500.00	\$ 26,000.00	49.00	\$ 24,500.00		\$ -	49.00	\$ 24,500.00	3.00	\$ 1,500.00
5. Evergreen Trees	EA	16	\$ 550.00	\$ 8,800.00	16.00	\$ 8,800.00		\$ -	16.00	\$ 8,800.00		\$ -
6. Ornamental Trees	EA	16	\$ 400.00	\$ 6,400.00	16.00	\$ 6,400.00		\$ -	16.00	\$ 6,400.00		\$ -
7. Shrubs	EA	114	\$ 90.00	\$ 10,260.00	90.00	\$ 8,100.00		\$ -	90.00	\$ 8,100.00	24.00	\$ 2,160.00
H. OTHER												
1. Survey and Stakeout	LS	1	\$ 20,500.00	\$ 20,500.00	0.10	\$ 2,050.00	0.90	\$ 18,450.00	1.00	\$ 20,500.00		\$ -
2. Trash Pad & Enclosure	LS	1	\$ 15,000.00	\$ 15,000.00		\$ -	0.50	\$ 7,500.00	0.50	\$ 7,500.00	0.50	\$ 7,500.00
3. Fence Panels on Wall	EA	2	\$ 250.00	\$ 500.00	2.00	\$ 500.00		\$ -	2.00	\$ 500.00		\$ -
4. As Built	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -		\$ -		\$ -	1.00	\$ 5,000.00
5. Pins and Monuments	LS	1	\$ 1,500.00	\$ 1,500.00		\$ -		\$ -		\$ -	1.00	\$ 1,500.00
Q. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC \$509(h)												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yy - \$0.00)	LS	1	\$ -	\$ -		\$ -		\$ -		\$ -	1.00	\$ -
R. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 99,007.19	\$ 99,007.19	0.22	\$ 21,831.61	0.64	\$ 63,694.03	0.86	\$ 85,525.64	0.14	\$ 13,481.55

NOTES:

2023-04-17 Initial improvement cost issued for Land Development Agreement.

Your Trusted Hometown Builder

January 3, 2025

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

**ATTN: Marianne McConnell
Jim Dougherty-Gilmore Associates**

RE: Higher Rock – Township Escrow Request #07

To All:

Enclosed please find the Township Escrow Request for the Higher Rock project in the amount of \$259,710.65

Upon your receipt and review of this request, your timely processing and releasing of these funds would be appreciated.

Please feel free to contact us with any questions or comments.

Thank you.

Wb Homes Land Team

Distribution:

Marianne McConnell – Montgomery Township (mmcconnell@montgomerytwp.org)

Jim Dougherty – Gilmore Assoc (jdougherty@gilmore-assoc.com)

Brian Dusault – Gilmore Assoc (bdusault@gilmore-assoc.com)

Steve Shaffer – WB Homes Inc. (steves@wbhomesinc.com)

Jake Keith – WB Homes Inc. (jakek@wbhomesinc.com)

Karen Winters – WB Homes Inc. (karenw@wbhomesinc.com)

WBHomesInc.com

HIGHER ROCK

Montgomery Township Escrow_Release Tracking

					Release No.:	7		Total Requests				
					Date:	1/2/2025		To Date Including Current			Remaining Balance	
	Description	Unit	Quant.	Unit Price	Total	QUANT	TOTAL	Quant	%	Total	Quant.	Total
A. EROSION CONTROL												
	1 12" Filter Sock	LF	512	\$4.50	\$2,304.00			512	100%	\$2,304.00		
	2 12" Diversion Sock	LF	136	\$5.00	\$680.00			136	100%	\$680.00		
	3 18" Diversion Sock	LF	121	\$9.50	\$1,149.50			121	100%	\$1,149.50		
	4 Construction Entrance	LS	1	\$3,500.00	\$3,500.00			1	100%	\$3,500.00		
	5 Inlet Protection	EA	19	150	\$2,850.00			19	100%	\$2,850.00		
	6 Safety / Tree Fence	LF	1368	\$2.50	\$3,420.00			1368	100%	\$3,420.00		
	7 Concrete Washout	EA	1	\$750.00	\$750.00	1	\$750.00	1	100%	\$750.00		
	8 Swale 1 - with Matting NAG SC150	LF	321	\$6.50	\$2,086.50	171	\$1,111.50	321	100%	\$2,086.50		
	9 Swale 2 - with Matting NAG SC150	LF	96	\$6.50	\$624.00			96	100%	\$624.00		
	10 Swale 3 - with Matting NAG SC150	LF	160	\$6.50	\$1,040.00	160	\$1,040.00	160	100%	\$1,040.00		
	11 Slope Protection Matting	SF	8988	\$0.30	\$2,696.40			8988	100%	\$2,696.40		
	12 Temp Seed Stockpile	EA	1	\$750.00	\$750.00			1	100%	\$750.00		
	13 Sed Trap 1 Excavation and Grading	LS	1	\$4,500.00	\$4,500.00			1	100%	\$4,500.00		
	14 Sed Trap 1 Baffle Wall	LF	140	\$27.50	\$3,850.00			140	100%	\$3,850.00		
	15 Sed Trap 1 Temp 18" CMP Pipe	LF	30	\$60.00	\$1,800.00			30	100%	\$1,800.00		
	16 Sed Trap 1 Anti Seep Collars	EA	2	\$650.00	\$1,300.00			2	100%	\$1,300.00		
	17 Sed Trap 1 Temp Riser	EA	1	\$3,000.00	\$3,000.00			1	100%	\$3,000.00		
	18 Sed Trap 1 Temp Seeding	SF	6400	\$0.10	\$640.00			6400	100%	\$640.00		
	19 E&S Maintenance and Removal	LS	1	\$3,700.00	\$3,700.00	0.5	\$1,850.00	1	100%	\$3,700.00		
B. EARTHWORK												
	1 Earthwork-Strip Topsoil 8"	CY	2,244	\$3.50	\$7,854.00			2244	100%	\$7,854.00		
	2 Earthwork-Cut to Fill	CY	3986	\$3.00	\$11,958.00			3986	100%	\$11,958.00		
	3 Earthwork-Return Topsoil 6"	CY	1248	\$4.00	\$4,992.00			1248	100%	\$4,992.00		
	4 Sed Trap Removal-Desilt	LS	1	\$1,500.00	\$1,500.00			1	100%	\$1,500.00		
	5 Sed Trap Removal-Remove Temp Pipe and Riser	LS	1	2500	\$2,500.00			1	100%	\$2,500.00		
	6 Sed Trap Removal-Remove Baffle	LS	1	\$300.00	\$300.00			1	100%	\$300.00		
	7 Sed Trap Removal-Excavation	LS	1	\$3,500.00	\$3,500.00			1	100%	\$3,500.00		
C. STORM SEWER												
	1 15 HDPE	LF	936	\$55.00	\$51,480.00			936	100%	\$51,480.00		
	2 18 HDPE	LF	84	\$60.00	\$5,040.00			84	100%	\$5,040.00		
	3 24 HDPE	LF	245	\$75.00	\$18,375.00			245	100%	\$18,375.00		
	4 8 PVC Roof Drain Header	LF	870	35	\$30,450.00	870	\$30,450.00	870	100%	\$30,450.00		
	5 Roof Drain Cleanout	EA	8	\$100.00	\$800.00	8	\$800.00	8	100%	\$800.00		
	6 4 ft C Inlet	EA	2	\$2,500.00	\$5,000.00			2	100%	\$5,000.00		
	5 4 ft M Double Inlet	EA	3	\$3,850.00	\$11,550.00			3	100%	\$11,550.00		
	6 4 ft M Inlet	EA	5	\$2,350.00	\$11,750.00			5	100%	\$11,750.00		
	7 Storm Manholes	EA	6	\$3,000.00	\$18,000.00			6	100%	\$18,000.00		
	8 Tie Into Existing Inlet	EA	1	\$1,500.00	\$1,500.00			1	100%	\$1,500.00		
	9 Rip Rap Aprons at Curb Breaks	EA	2	\$850.00	\$1,700.00			2	100%	\$1,700.00		
	10 UG Basin - 60" Perf. HDPE	LF	611	\$150.00	\$91,650.00			611	100%	\$91,650.00		
	11 UG Basin - 60" HDPE Fittings	EA	4	\$3,000.00	\$12,000.00			4	100%	\$12,000.00		

HIGHER ROCK

Montgomery Township Escrow_Release Tracking

					Release No.:	7		Total Requests				
					Date:	1/2/2025		To Date Including Current			Remaining Balance	
					Total	QUANT	TOTAL	Quant	%	Total	Quant.	Total
Description	Unit	Quant	Unit Price	Unit Price	Total							
12 UG Basin - 6" Perf. Underdrain	LF	103	\$25.00		\$2,575.00			103	100%	\$2,575.00		
13 UG Basin - PADOT Type 2B Stone	CF	58,000	\$0.50		\$29,000.00			58000	100%	\$29,000.00		
14 UG Basin - 40mil Liner (top, bottom, and sides)	SF	13,826	\$2.00		\$27,652.00			13826	100%	\$27,652.00		
15 UG Basin - AASHTO Class 3 Non-Woven GT	SF	27,652	\$1.00		\$27,652.00			27652	100%	\$27,652.00		
16 UG Basin - Outlet Structure	EA	1	\$15,000.00		\$15,000.00			1	100%	\$15,000.00		
16 UG Basin - Storm Inlets	EA	4	\$5,250.00		\$21,000.00			4	100%	\$21,000.00		
17 UG Basin - Storm Manholes	EA	3	\$5,000.00		\$15,000.00			3	100%	\$15,000.00		
18 Flexstorm Inlet Filters	EA	13	\$1,250.00		\$16,250.00	13	\$16,250.00	13	100%	\$16,250.00		
D. CONCRETE												
SITE												
1 18" Concrete Curb	LF	2,078	\$18.50		\$38,443.00			2078	100%	\$38,443.00		
2 Mountable Islands	LF	250	\$25.00		\$6,250.00			250	100%	\$6,250.00		
3 Sidewalks 4" th on 4" 2b Stone	SF	2,404	\$6.00		\$14,424.00	1972	\$11,832.00	2404	100%	\$14,424.00		
4 Handicap Ramps inc. DWS	EA	2	\$2,500.00		\$5,000.00			2	100%	\$5,000.00		
5 ADA Turn Pads	EA	7	\$200.00		\$1,400.00	6	\$1,200.00	7	100%	\$1,400.00		
6 Driveway Aprons 6" th on 6" 2A	SF	4,543	\$7.00		\$31,801.00	3826	\$26,782.00	4543	100%	\$31,801.00		
FIREHOUSE												
7 Firehouse-Cut/Strip Topsoil/rough grade	LS	1	\$1,500.00		\$1,500.00						1	\$1,500.00
8 Firehouse-5' Wide Sidewalk 4" th on 4" 2b Stone	SF	1,830	\$15.00		\$27,450.00						1830	\$27,450.00
9 Firehouse-Handicap Ramps inc DWS	EA	5	\$2,500.00		\$12,500.00						5	\$12,500.00
10 Firehouse-Curb Remove and Replace	LF	80	\$50.00		\$4,000.00						80	\$4,000.00
11 Firehouse-Blacktop Restoration	SF	145	\$25.00		\$3,625.00						145	\$3,625.00
12 Firehouse-Topsoil Rake & Seed	SF	1,464	\$1.00		\$1,464.00						1464	\$1,464.00
13 Firehouse-Crosswalks	EA	2	\$1,200.00		\$2,400.00						2	\$2,400.00
14 Firehouse-Stop Bar	EA	1	\$850.00		\$850.00						1	\$850.00
15 Firehouse-Traffic Control	LS	1	\$5,000.00		\$5,000.00						1	\$5,000.00
E. PAVING & SIGNS												
1 Roadway-Fine Grade	SY	2,746	\$1.50		\$4,119.00			2746	100%	\$4,119.00		
2 Roadway-3" 2A Modified	SY	2,746	\$6.50		\$17,849.00			2746	100%	\$17,849.00		
3 Roadway-5" 25mm Binder PG 64-22	SY	2,746	\$19.50		\$53,547.00			2746	100%	\$53,547.00		
4 Parking-Fine Grade	SY	1,445	\$1.50		\$2,167.50			1445	100%	\$2,167.50		
5 Parking-3" 2A Modified	SY	1,445	\$6.50		\$9,392.50			1445	100%	\$9,392.50		
6 Parking-5" 25mm Binder PG 64-22	SY	1,445	\$19.50		\$28,177.50			1445	100%	\$28,177.50		
7 Roadway-1.5" 9.5mm Wearing PG 64-22	SY	2,746	\$12.00		\$32,952.00						2746	\$32,952.00
8 Parking-1.5" 9.5mm Wearing PG 64-22	SY	1,445	\$12.00		\$17,340.00						1445	\$17,340.00
9 Traffic Signs	EA	23	\$200.00		\$4,600.00	18	\$3,600.00	23	100%	\$4,600.00		
10 Stop Bar	EA	1	\$150.00		\$150.00						1	\$150.00
11 Crosswalks	EA	1	\$850.00		\$850.00						1	\$850.00
12 Parking Stalls	EA	45	\$10.00		\$450.00						45	\$450.00
F. LIGHTS												
1 Street Lights	EA	10	\$4,500.00		\$45,000.00	10	\$45,000.00	10	100%	\$45,000.00		
2 Relocate Light at entrance	EA	1	\$1,850.00		\$1,850.00			1	100%	\$1,850.00		

HIGHER ROCK

Montgomery Township Escrow Release Tracking

					Release No.:	7		Total Requests				
					Date:	1/2/2025		To Date Including Current			Remaining Balance	
	Description	Unit	Quant.	Unit Price	Total	QUANT	TOTAL	Quant	%	Total	Quant.	Total
G. LANDSCAPING												
	1 Rake and Seed Grass Areas	SF	38,675	\$0.10	\$3,867.50	29006	\$2,900.60	38675	100%	\$3,867.50		
	2 Meadow Seeding Ernst Mix 153	SF	22,830	\$0.15	\$3,424.50	22830	\$3,424.50	22830	100%	\$3,424.50		
	3 Canopy Trees (3" Cal.)	EA	46	\$600.00	\$27,600.00	46	\$27,600.00	46	100%	\$27,600.00		
	4 Canopy Trees (2.5" Cal.)	EA	52	\$500.00	\$26,000.00	52	\$26,000.00	52	100%	\$26,000.00		
	5 Evergreen Trees	EA	16	\$550.00	\$8,800.00	16	\$8,800.00	16	100%	\$8,800.00		
	6 Ornamental Trees	EA	16	\$400.00	\$6,400.00	16	\$6,400.00	16	100%	\$6,400.00		
	7 Shrubs	EA	114	\$90.00	\$10,260.00	114	\$10,260.00	114	100%	\$10,260.00		
H. OTHER												
	1 Survey and Stakeout	LS	1	\$20,500.00	\$20,500.00	0.1	\$2,050.00	1	100%	\$20,500.00		
	2 Trash Pad & Enclosure	LS	1	\$15,000.00	\$15,000.00	0.5	\$7,500.00	1	100%	\$15,000.00		
	3 Fence Panels on Wall	EA	2	\$250.00	\$500.00	2	\$500.00	2	100%	\$500.00		
	4 As Builts	LS	1	\$5,000.00	\$5,000.00						1	\$5,000.00
	5 Pins and Monuments	LS	1	\$1,500.00	\$1,500.00						1	\$1,500.00
I. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
	1 10% Annual Construction Cost Increase	LS	1								1	
	(Balance as of mm/dd/yy - \$0.00)											
J. CONTINGENCY												
	1 10% Contingency	LS	1	\$99,007.19	\$99,007.19	0.238	\$23,610.05	88%	\$87,304.08			\$11,703.11
	(Released in accordance with the terms of the Land Development Agreement)											

CONSTRUCTION SUBTOTAL	\$1,089,079.09	\$259,710.65	\$960,344.98	\$128,734.11
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Engineering & Inspection	10%	\$	45,000.00	\$45,000.00
Administration Fee (% of Eng. & Insp.)	2%	\$	5,000.00	\$5,000.00

TOTALS	\$1,139,079.09	\$259,710.65	\$960,344.98	\$178,734.11
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MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #6e

SUBJECT: Escrow Release #3 and Start of Maintenance
Hawthorne Retirement Residence/Hudson Estates LDS690
MEETING DATE: January 27, 2025
BOARD LIAISON: Audrey Ware-Jones, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Attached is a construction escrow release, and start of maintenance, requested by Montgomery Retirement Residence, as recommended by the Township Engineer.

The original amount of escrow was \$1,752,064.88, held as a Performance Bond with Philadelphia Indemnity Insurance Company. This is the third release for this project and is in the amount of \$240,349.38. The new balance will be \$0, as recommended by the Township Engineer. This release is contingent upon delivery of maintenance security in the amount of \$238,917.94 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

January 17, 2025

File No. 2014-04125-02

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

Reference: Montgomery Retirement Residences – LD/S #690
Financial Security Release 3 – Start of Maintenance Period

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$240,349.38 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

We recommend start of the 18-month maintenance period contingent upon Township receipt of maintenance security in an amount of \$238,917.94.

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

Sincerely,

A handwritten signature in blue ink that reads "James P. Dougherty".

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

JPD/gja

Enclosures: Release of Escrow Form, Escrow Status Report

cc: Marianne McConnell, Director of Planning and Zoning
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq. – Kilkenny Law, LLC
Matt Laux - Hawthorn Construction Group LLC
Geoffrey Attanasio, PE – Gilmore & Associates, Inc.
Valerie Liggett, R.L.A. – Gilmore & 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: 12/30/2024

Development: Montgomery Township Retirement Residence - LDS-690
Release #: 3

G&A Project #: 2014-04125-02

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$240,349.38. 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: 01/17/2025

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$240,349.38 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 1/17/2025
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Montgomery Retirement Residence LLC for Montgomery Township Retirement Residence - LDS-690, in the amount of \$240,349.38, 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 \$240,349.38; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$240,349.38; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum contingent upon payment of any and all outstanding bills. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Performance Bond with Montgomery Township in total sum of \$1,752,064.88 pursuant to a signed Land Development Agreement and that \$1,511,715.50 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$0.00 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



ESCROW RELEASE NO.: 3

DATE PREPARED: 17-Jan-2025

PROJECT NAME: Montgomery Township Retirement Residence	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Montgomery Retirement Residence LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 4,500.00	TOWNSHIP NO.: LDS-690
ESCROW AGENT: Philadelphia Indemnity Insurance Company		G&A PROJECT NO.: 2014-04125-02
TYPE OF SECURITY: Performance Bond	MAINTENANCE BOND AMOUNT (15%): \$ 238,917.94	AGREEMENT DATE: 13-Nov-2019

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,447,987.50	\$ 73,700.00	\$ 1,374,287.50	\$ 1,447,987.50	\$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of 9/13/19 = \$1,447,987.50)	\$ 144,798.75	\$ 7,370.75	\$ 137,428.00	\$ 144,798.75	\$ -
CONTINGENCY (10%)	\$ 159,278.63	\$ 159,278.63	\$ -	\$ 159,278.63	\$ -
TOTAL	\$ 1,752,064.88	\$ 240,349.38	\$ 1,511,715.50	\$ 1,752,064.88	\$ -

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. EROSION AND SEDIMENT CONTROL												
1. Construction Entrance	LS	1	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00	\$ -	\$ -
2. 12" Filter Sock	LF	987	\$ 8.50	\$ 8,389.50	\$ -	\$ -	987.00	\$ 8,389.50	987.00	\$ 8,389.50	\$ -	\$ -
3. 24" Filter Sock	LF	927	\$ 12.50	\$ 11,587.50	\$ -	\$ -	927.00	\$ 11,587.50	927.00	\$ 11,587.50	\$ -	\$ -
4. Inlet Protection	EA	25	\$ 175.00	\$ 4,375.00	\$ -	\$ -	25.00	\$ 4,375.00	25.00	\$ 4,375.00	\$ -	\$ -
5. NAG S-150 Biodegradable	SF	53,563	\$ 0.25	\$ 13,390.75	\$ -	\$ -	53,563.00	\$ 13,390.75	53,563.00	\$ 13,390.75	\$ -	\$ -
6. Baffle in Sedimentation Basin	LF	130	\$ 8.00	\$ 1,040.00	\$ -	\$ -	130.00	\$ 1,040.00	130.00	\$ 1,040.00	\$ -	\$ -
7. Tree Protection Fence	LF	2,909	\$ 3.00	\$ 8,727.00	\$ -	\$ -	2,909.00	\$ 8,727.00	2,909.00	\$ 8,727.00	\$ -	\$ -
8. Temp. Stabilize Stockpile	LS	1	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	1.00	\$ 1,500.00	1.00	\$ 1,500.00	\$ -	\$ -
9. E&S Maintenance and Removal	LS	1	\$ 3,762.00	\$ 3,762.00	\$ -	\$ -	1.00	\$ 3,762.00	1.00	\$ 3,762.00	\$ -	\$ -
B. EARTHWORK												
1. Site Grading	SY	37778	\$ 1.50	\$ 56,667.00	\$ -	\$ -	37,778.00	\$ 56,667.00	37,778.00	\$ 56,667.00	\$ -	\$ -
C. STORM SEWER												
1. 6 inch PVC	LF	79	\$ 34.50	\$ 2,725.50	\$ -	\$ -	79.00	\$ 2,725.50	79.00	\$ 2,725.50	\$ -	\$ -
2. 12 inch PVC	LF	314	\$ 41.25	\$ 12,952.50	\$ -	\$ -	314.00	\$ 12,952.50	314.00	\$ 12,952.50	\$ -	\$ -
3. 15 inch RCP	LF	514	\$ 35.00	\$ 17,990.00	\$ -	\$ -	514.00	\$ 17,990.00	514.00	\$ 17,990.00	\$ -	\$ -
4. 18 inch RCP	LF	557	\$ 38.00	\$ 21,166.00	\$ -	\$ -	557.00	\$ 21,166.00	557.00	\$ 21,166.00	\$ -	\$ -
5. 24 inch RCP	LF	224	\$ 44.50	\$ 9,968.00	\$ -	\$ -	224.00	\$ 9,968.00	224.00	\$ 9,968.00	\$ -	\$ -
6. 30 inch RCP	LF	424	\$ 52.25	\$ 22,154.00	\$ -	\$ -	424.00	\$ 22,154.00	424.00	\$ 22,154.00	\$ -	\$ -
7. Type 'C' Inlets	EA	11	\$ 3,000.00	\$ 33,000.00	\$ -	\$ -	11.00	\$ 33,000.00	11.00	\$ 33,000.00	\$ -	\$ -
8. Type 'M' Inlets	EA	4	\$ 3,000.00	\$ 12,000.00	\$ -	\$ -	4.00	\$ 12,000.00	4.00	\$ 12,000.00	\$ -	\$ -
9. Double Inlets	EA	5	\$ 5,500.00	\$ 27,500.00	\$ -	\$ -	5.00	\$ 27,500.00	5.00	\$ 27,500.00	\$ -	\$ -
10. Storm Manhole	EA	4	\$ 3,000.00	\$ 12,000.00	\$ -	\$ -	4.00	\$ 12,000.00	4.00	\$ 12,000.00	\$ -	\$ -
11. Yard Drain (YD-01) & Clean Out	EA	1	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	1.00	\$ 1,500.00	1.00	\$ 1,500.00	\$ -	\$ -
12. Amended Soils (outside Basin)	SY	6,625	\$ 6.00	\$ 39,750.00	\$ -	\$ -	6,625.00	\$ 39,750.00	6,625.00	\$ 39,750.00	\$ -	\$ -
Sedimentation Basin/Infiltration Basin												
13. Outlet Structure w/ Trash Rack & 4 in. Ball Valve	EA	1	\$ 4,500.00	\$ 4,500.00	1.00	\$ 4,500.00	\$ -	\$ -	1.00	\$ 4,500.00	\$ -	\$ -
14. Endwall/Headwall	EA	3	\$ 1,750.00	\$ 5,250.00	\$ -	\$ -	3.00	\$ 5,250.00	3.00	\$ 5,250.00	\$ -	\$ -
15. Post and Rail Fence w/ 13 gauge vinyl coated gal. mesh	LF	900	\$ 12.00	\$ 10,800.00	\$ -	\$ -	900.00	\$ 10,800.00	900.00	\$ 10,800.00	\$ -	\$ -
16. Gate w/ 13 gauge vinyl coated gal. mesh	LF	15	\$ 20.00	\$ 300.00	\$ -	\$ -	15.00	\$ 300.00	15.00	\$ 300.00	\$ -	\$ -
17. Amended Soil	SY	3,932	\$ 6.00	\$ 23,592.00	\$ -	\$ -	3,932.00	\$ 23,592.00	3,932.00	\$ 23,592.00	\$ -	\$ -
18. Emergency Spillway (NAG P300 Lining)	SF	2,279	\$ 0.25	\$ 569.75	\$ -	\$ -	2,279.00	\$ 569.75	2,279.00	\$ 569.75	\$ -	\$ -
19. Rip Rap Apron	SY	44	\$ 50.00	\$ 2,200.00	\$ -	\$ -	44.00	\$ 2,200.00	44.00	\$ 2,200.00	\$ -	\$ -
20. Concrete Level Spreader	SF	538	\$ 6.00	\$ 3,228.00	\$ -	\$ -	538.00	\$ 3,228.00	538.00	\$ 3,228.00	\$ -	\$ -
21. Anti-Seep Collars	EA	2	\$ 1,500.00	\$ 3,000.00	\$ -	\$ -	2.00	\$ 3,000.00	2.00	\$ 3,000.00	\$ -	\$ -
22. Berm Clay Core and Cutoff Trench	CY	500	\$ 25.00	\$ 12,500.00	\$ -	\$ -	500.00	\$ 12,500.00	500.00	\$ 12,500.00	\$ -	\$ -
23. Grade Basin	LS	1	\$ 20,000.00	\$ 20,000.00	0.80	\$ 16,000.00	0.20	\$ 4,000.00	1.00	\$ 20,000.00	\$ -	\$ -
24. Convert Sed. Basin to Infiltration Basin	LS	1	\$ 10,000.00	\$ 10,000.00	1.00	\$ 10,000.00	\$ -	\$ -	1.00	\$ 10,000.00	\$ -	\$ -
25. Permanent Vegetation (ENRMX-127)	SY	2,500	\$ 4.00	\$ 10,000.00	\$ -	\$ -	2,500.00	\$ 10,000.00	2,500.00	\$ 10,000.00	\$ -	\$ -



ESCROW RELEASE NO.: 3

DATE PREPARED: 17-Jan-2025

PROJECT NAME: Montgomery Township Retirement Residence	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Montgomery Retirement Residence LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 4,500.00	TOWNSHIP NO.: LDS-690
ESCROW AGENT: Philadelphia Indemnity Insurance Company		G&A PROJECT NO.: 2014-04125-02
TYPE OF SECURITY: Performance Bond	MAINTENANCE BOND AMOUNT (15%): \$ 238,917.94	AGREEMENT DATE: 13-Nov-2019

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,447,987.50	\$ 73,700.00	\$ 1,374,287.50	\$ 1,447,987.50	\$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of 9/13/19 = \$1,447,987.50)	\$ 144,798.75	\$ 7,370.75	\$ 137,428.00	\$ 144,798.75	\$ -
CONTINGENCY (10%)	\$ 159,278.63	\$ 159,278.63	\$ -	\$ 159,278.63	\$ -
TOTAL	\$ 1,752,064.88	\$ 240,349.38	\$ 1,511,715.50	\$ 1,752,064.88	\$ -

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
Rain Gardens #1 & #2												
26. Grade Rain Gardens	LS	1	\$ 20,000.00	\$ 20,000.00		\$ -	1.00	\$ 20,000.00	1.00	\$ 20,000.00		\$ -
27. Outlet Structure	EA	1	\$ 2,000.00	\$ 2,000.00		\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00		\$ -
28. Under Drain (4 inch Perf. HDPE w/ 4 inch stone env. & GT)	LF	166	\$ 12.00	\$ 1,992.00		\$ -	166.00	\$ 1,992.00	166.00	\$ 1,992.00		\$ -
29. Rip Rap Apron	SY	20	\$ 50.00	\$ 1,000.00		\$ -	20.00	\$ 1,000.00	20.00	\$ 1,000.00		\$ -
30. Convert Sed. Trap to Rain Garden	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00		\$ -
31. Permanent Vegetation (ENRMX-180)	SY	924	\$ 4.00	\$ 3,696.00		\$ -	924.00	\$ 3,696.00	924.00	\$ 3,696.00		\$ -
D. SITE WORK												
1. Concrete Vertical Curb	LF	6,111	\$ 20.00	\$ 122,220.00		\$ -	6,111.00	\$ 122,220.00	6,111.00	\$ 122,220.00		\$ -
2. ADA Ramps, inc. DWS	EA	24	\$ 4,000.00	\$ 96,000.00	2.00	\$ 8,000.00	22.00	\$ 88,000.00	24.00	\$ 96,000.00		\$ -
3. 4 inch Concrete Sidewalk, inc. 4 inch 2A Stone	SF	13,796	\$ 8.00	\$ 110,368.00	3,325.00	\$ 26,600.00	10,471.00	\$ 83,768.00	13,796.00	\$ 110,368.00		\$ -
4. 6 inch Concrete Loading Area, inc. 6 inch 2A Stone	SF	3,371	\$ 12.00	\$ 40,452.00		\$ -	3,371.00	\$ 40,452.00	3,371.00	\$ 40,452.00		\$ -
5. 6 inch 2A Stone	SY	7,360	\$ 12.00	\$ 88,320.00		\$ -	7,360.00	\$ 88,320.00	7,360.00	\$ 88,320.00		\$ -
6. 2.5 inch 25mm BCBC	SY	7,360	\$ 16.75	\$ 123,280.00		\$ -	7,360.00	\$ 123,280.00	7,360.00	\$ 123,280.00		\$ -
7. 1.5 inch 9.5mm Wearing Course	SY	7,360	\$ 8.50	\$ 62,560.00		\$ -	7,360.00	\$ 62,560.00	7,360.00	\$ 62,560.00		\$ -
8. Permanent Vegetation (Lawn)	SY	3,525	\$ 3.00	\$ 10,575.00		\$ -	3,525.00	\$ 10,575.00	3,525.00	\$ 10,575.00		\$ -
E. LANDSCAPING												
Shade Trees												
1. Acer rubrum 'October Glory' (3 in. cal.)	EA	21	\$ 400.00	\$ 8,400.00		\$ -	21.00	\$ 8,400.00	21.00	\$ 8,400.00		\$ -
2. Acer saccharum 'Bonfire' (3 in. cal.)	EA	16	\$ 400.00	\$ 6,400.00		\$ -	16.00	\$ 6,400.00	16.00	\$ 6,400.00		\$ -
3. Fagus grandifolia (3 in. cal.)	EA	12	\$ 400.00	\$ 4,800.00		\$ -	12.00	\$ 4,800.00	12.00	\$ 4,800.00		\$ -
4. Gymnocladus dioica (3 in. cal.)	EA	6	\$ 400.00	\$ 2,400.00		\$ -	6.00	\$ 2,400.00	6.00	\$ 2,400.00		\$ -
5. Gleditsia triacanthos intermis 'Skycole' (3 in. cal.)	EA	30	\$ 400.00	\$ 12,000.00		\$ -	30.00	\$ 12,000.00	30.00	\$ 12,000.00		\$ -
6. Liriodendron tulipifera (3 in. cal.)	EA	7	\$ 400.00	\$ 2,800.00		\$ -	7.00	\$ 2,800.00	7.00	\$ 2,800.00		\$ -
7. Nyssa sylvatica (3 in. cal.)	EA	21	\$ 400.00	\$ 8,400.00		\$ -	21.00	\$ 8,400.00	21.00	\$ 8,400.00		\$ -
8. Platanus x acerifolia 'Bloodgood' (3 in. cal.)	EA	20	\$ 400.00	\$ 8,000.00		\$ -	20.00	\$ 8,000.00	20.00	\$ 8,000.00		\$ -
E. LANDSCAPING (continued)												
9. Quercus bicolor (3 in. cal.)	EA	25	\$ 400.00	\$ 10,000.00		\$ -	25.00	\$ 10,000.00	25.00	\$ 10,000.00		\$ -
10. Zelkova serrata 'Village Green' (3 in. cal.)	EA	11	\$ 400.00	\$ 4,400.00		\$ -	11.00	\$ 4,400.00	11.00	\$ 4,400.00		\$ -
Ornamental Trees												
11. Cornus kousa (2 - 2.5 in. cal.)	EA	9	\$ 350.00	\$ 3,150.00		\$ -	9.00	\$ 3,150.00	9.00	\$ 3,150.00		\$ -
12. Oxydendrum arborea (2 - 2.5 in. cal.)	EA	9	\$ 350.00	\$ 3,150.00		\$ -	9.00	\$ 3,150.00	9.00	\$ 3,150.00		\$ -
Evergreen Trees												
13. Picea glauca (8 ft. height)	EA	15	\$ 350.00	\$ 5,250.00		\$ -	15.00	\$ 5,250.00	15.00	\$ 5,250.00		\$ -
14. Picea pungens (8 ft. height)	EA	7	\$ 350.00	\$ 2,450.00		\$ -	7.00	\$ 2,450.00	7.00	\$ 2,450.00		\$ -
Evergreen Shrubs												
15. Ilex glabra 'Shamrock' (30 in. height)	EA	91	\$ 65.00	\$ 5,915.00		\$ -	91.00	\$ 5,915.00	91.00	\$ 5,915.00		\$ -
16. Juniperus chinensis "Sea Green" (12 - 24 in. hei)	EA	11	\$ 55.00	\$ 605.00		\$ -	11.00	\$ 605.00	11.00	\$ 605.00		\$ -
17. Kalmia latifolia 'Elf' (24 - 30 in. hei)	EA	34	\$ 65.00	\$ 2,210.00		\$ -	34.00	\$ 2,210.00	34.00	\$ 2,210.00		\$ -
18. Rhododendron maximum 'Rosebay' (4 - 5 ft. height)	EA	16	\$ 105.00	\$ 1,680.00		\$ -	16.00	\$ 1,680.00	16.00	\$ 1,680.00		\$ -



PROJECT NAME: Montgomery Township Retirement Residence	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Montgomery Retirement Residence LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 4,500.00	TOWNSHIP NO.: LDS-690
ESCROW AGENT: Philadelphia Indemnity Insurance Company		G&A PROJECT NO.: 2014-04125-02
TYPE OF SECURITY: Performance Bond	MAINTENANCE BOND AMOUNT (15%): \$ 238,917.94	AGREEMENT DATE: 13-Nov-2019

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,447,987.50	\$ 73,700.00	\$ 1,374,287.50	\$ 1,447,987.50	\$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of 9/13/19 = \$1,447,987.50)	\$ 144,798.75	\$ 7,370.75	\$ 137,428.00	\$ 144,798.75	\$ -
CONTINGENCY (10%)	\$ 159,278.63	\$ 159,278.63	\$ -	\$ 159,278.63	\$ -
TOTAL	\$ 1,752,064.88	\$ 240,349.38	\$ 1,511,715.50	\$ 1,752,064.88	\$ -

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
Deciduous Shrubs												
19. Clethra alnifolia	(30 in. height)	EA	71 \$ 65.00	\$ 4,615.00			71.00	\$ 4,615.00	71.00	\$ 4,615.00		
20. Cephalanthus occidentalis	(30 in. height)	EA	12 \$ 65.00	\$ 780.00			12.00	\$ 780.00	12.00	\$ 780.00		
21. Cornus sericea	(30 - 36 in. hei)	EA	44 \$ 70.00	\$ 3,080.00			44.00	\$ 3,080.00	44.00	\$ 3,080.00		
22. Deutzia gracilis	(30 in. height)	EA	8 \$ 65.00	\$ 520.00			8.00	\$ 520.00	8.00	\$ 520.00		
23. Hydrangea quercifolia	(30 in. height)	EA	44 \$ 65.00	\$ 2,860.00			44.00	\$ 2,860.00	44.00	\$ 2,860.00		
24. Itea virginica 'Henry's garnet'	(30 in. height)	EA	21 \$ 65.00	\$ 1,365.00			21.00	\$ 1,365.00	21.00	\$ 1,365.00		
25. Ilex verticillata 'Afterglow Winterberry'	(30 - 36 in. hei)	EA	51 \$ 70.00	\$ 3,570.00			51.00	\$ 3,570.00	51.00	\$ 3,570.00		
26. Ilex verticillata 'Jim Dandy Winterberry'	(30 - 36 in. hei)	EA	6 \$ 70.00	\$ 420.00			6.00	\$ 420.00	6.00	\$ 420.00		
27. Lindera benzoin	(30 - 36 in. hei)	EA	69 \$ 70.00	\$ 4,830.00			69.00	\$ 4,830.00	69.00	\$ 4,830.00		
28. Spiraea x vanhouttei	(30 - 36 in. hei)	EA	30 \$ 70.00	\$ 2,100.00			30.00	\$ 2,100.00	30.00	\$ 2,100.00		
29. Vaccinium angustifolium	(15 - 18 in. hei)	EA	24 \$ 55.00	\$ 1,320.00			24.00	\$ 1,320.00	24.00	\$ 1,320.00		
30. Viburnum carlesii	(30 - 36 in. hei)	EA	27 \$ 70.00	\$ 1,890.00			27.00	\$ 1,890.00	27.00	\$ 1,890.00		
Ground Covers												
31. Juniperus Horizontalis 'Monber'	(4 - 6 in. heigh)	EA	28 \$ 35.00	\$ 980.00			28.00	\$ 980.00	28.00	\$ 980.00		
Ornamental Grasses												
32. Festuca Cinerea 'Elijah's Blue'	(1 gallon)	EA	11 \$ 12.00	\$ 132.00			11.00	\$ 132.00	11.00	\$ 132.00		
33. Panicum Virgatum 'Heavy Metal'	(1 gallon)	EA	6 \$ 12.00	\$ 72.00			6.00	\$ 72.00	6.00	\$ 72.00		
F. MISCELLANEOUS												
1. Crosswalk Striping		SF	1,523 \$ 2.00	\$ 3,046.00			1,523.00	\$ 3,046.00	1,523.00	\$ 3,046.00		
2. Painted Stop Bars		EA	8 \$ 100.00	\$ 800.00			8.00	\$ 800.00	8.00	\$ 800.00		
3. Painted ADA Symbols		EA	5 \$ 125.00	\$ 625.00			5.00	\$ 625.00	5.00	\$ 625.00		
4. ADA Parking Signs		EA	5 \$ 225.00	\$ 1,125.00			5.00	\$ 1,125.00	5.00	\$ 1,125.00		
5. Traffic Control Signs		EA	28 \$ 250.00	\$ 7,000.00			28.00	\$ 7,000.00	28.00	\$ 7,000.00		
6. Dumpster Pad and Fence		LS	2 \$ 10,000.00	\$ 20,000.00			2.00	\$ 20,000.00	2.00	\$ 20,000.00		
7. Bollards		EA	12 \$ 600.00	\$ 7,200.00			12.00	\$ 7,200.00	12.00	\$ 7,200.00		
8. Site Lighting (Foundations, conduit, wire, poles, luminaries)		EA	38 \$ 4,000.00	\$ 152,000.00			38.00	\$ 152,000.00	38.00	\$ 152,000.00		
9. Construction Stake Out		LS	1 \$ 8,000.00	\$ 8,000.00			1.00	\$ 8,000.00	1.00	\$ 8,000.00		
10. Monumentation		EA	11 \$ 100.00	\$ 1,100.00	11.00	\$ 1,100.00			11.00	\$ 1,100.00		
11. As Built Drawings		LS	1 \$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00			1.00	\$ 7,500.00		
G. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
1. 10% Annual Construction Cost Increase (Balance as of 9/13/19 - \$1,447,987.50)		LS	1 \$ 144,798.75	\$ 144,798.75	0.0509	\$ 7,370.75	0.9491	\$ 137,428.00	1.0000	\$ 144,798.75		
H. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)		LS	1 \$ 159,278.63	\$ 159,278.63	1.00	\$ 159,278.63			1.00	\$ 159,278.63		

NOTES:

2019-09-13 Added 10% annual increase per PA MPC §509(h) (line item G 1).

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #07

SUBJECT: Appointment of Special Counsel for Conditional Use Hearing
MEETING DATE: January 27, 2025
BOARD LIAISON:
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Tonight the Board of Supervisors will hold a conditional use hearing for 92 County Line Road Associates, LLC relating to their application to lease a space to operate 15 indoor batting cages in the LI - Light Industrial District.

BUDGET IMPACT:

Costs for this professional service will be accounted for in the legal services line of the General Fund budget.

MOTION/RESOLUTION:

Motion to appoint Michael Furey, Esq. as special counsel for the Conditional Use Hearing relating to the 92 County Line Road Associates LLC application.

- 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 #08

SUBJECT: Public Hearing - Conditional Use Application – 92 County Line Road Associates, LLC
MEETING DATE: January 27, 2025
BOARD LIAISON: Audrey Ware-Jones, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning/Zoning Officer

BACKGROUND:

92 County Line Road Associates has submitted a Conditional Use application to lease a 22,192 square foot tenant space within an existing 75,950 square foot building, to D-Bats, for an indoor athletic facility, at 92 County Line Road. The proposed indoor athletic facility, consisting of 15 batting cages, is permitted by Conditional Use, in the LI Limited Industrial District. The applicant is requesting Conditional Use approval for the proposed use in accordance with Section 230-103.C(2) and demonstrate compliance with the standards and criteria set forth in 230-156.2 of the Township Zoning Ordinance.

Township staff and consultants, as well as the County Planning Commission, have had the opportunity to review the details of the application and the corresponding review letters are in your packet.

This application was presented and reviewed by the Township Planning Commission at their January 16, 2025, public meeting. The draft minutes of that meeting are also included in your packet.

The public hearing was advertised, the property posted, and notification letters were mailed to adjacent property owners.

As this is a public hearing, the Township Solicitor will guide you through the hearing process and handle details on behalf of the Township.

MOTION/RESOLUTION:

Motion to permit the proposed indoor athletic facility use on the property located at 92 County Line Road, with conditions, if required;

Or,

Motion to deny the proposed indoor athletic facility use on the property.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

January 20, 2025

File No. 24-01243

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

Reference: Conditional Use Review – C-24-002
92 County Line Road Associates, LLC
Tax Map Parcel Number: 46-00-00613-18-7; Block 001, Unit 050

Dear Marianne:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below regarding the conditional use plan submission referenced above.

- A. Response letter prepared by Rettew, dated January 2, 2025.
- B. Conditional Use Plan (1 sheet), prepared by Rettew, dated November 14, 2024, last revised January 3, 2025.
- C. Trip Generation Assessment, prepared by TPD, Inc., dated January 2, 2025.
- D. Photos of the west side of the building, not dated.

The site is within the LI – Light Industrial District and is bounded by County Line Road and other Montgomery Township LI use properties to the south and east and Hatfield Township to the northwest and New Britain Township to the northeast. The overall project area consists of an existing 11.51-acre parcel with one recently renovated 75,950 square-foot industrial building. The Applicant proposes to lease Tenant Space 102, consisting of 22,192 square feet, to D-Bats to operate 15 indoor batting cages. Of the 22,192 sf, approximately 500 sf is proposed as game/flex space and 1,000 sf is proposed as retail sales.

Our review includes general consistency with the Township Comprehensive Plan, Township Zoning Ordinance (Chapter 230), and the Township Land Subdivision Ordinance (Chpt. 205). This review is limited in nature and based on the conditional use application.

PLANNING REVIEW

1. Use

- a. As per ZO Section 230-103.C(2), the proposed indoor athletic facility is permitted by conditional use within the LI Limited Industrial Zoning District. The applicant has submitted a conditional use application and will appear before the Board of Supervisors at a public hearing.

2. Existing Conditions and Surrounding Land Uses

- a. The site currently consists of an industrial flex space and no additional development is proposed as part of this submission. The site is surrounded by industrial uses to the north, south and east. To the west of the site is Whistle Stop Park.
- b. The site is located in the LI Limited Industrial District and has frontage along County Line Road.

3. Consistency with the Comprehensive Plan

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

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

4. Traffic and Pedestrian Circulation Patterns

- a. The property has two access drives from County Line Road. No new access drives are proposed as part of this development.
- b. No pedestrian sidewalks or walkways currently exist on the property, nor are there any pedestrian facilities existing along the south side of County Line Road. The plans do not propose the construction of any sidewalks or pedestrian walkways. We recommend the Township consider requiring a pedestrian path, specifically connecting to Whistle Stop Park. In a response letter from Rettew, dated January 2, 2025, it is indicated that the applicant "...is not proposing any sidewalk due to safety and security concerns...a direct pedestrian connection to Whistle Stop Park cannot be provided. The only way to establish such a connection is by constructing a sidewalk from the existing parking lot on the subject property to Whistle Stop Park...could potentially invite park patrons to use the private parking lot, which is intended for private use. Additionally, constructing the sidewalk would require the removal of existing vegetation that currently serves as a screen."

5. Conditional Use Requirements

As per ZO Section 230-156.2, in order to obtain Conditional Use approval, the applicant shall demonstrate the following at the Conditional Use Hearing:

- a. The proposed use is permitted by conditional use, and it will conform to the applicable regulations of the district in which it is located or any district regulations which may relate to or apply to the use, including but not limited to setbacks, building coverage, open space and buffering.
- b. The proposed use will conform to the regulations applicable according to use and/or district, including but not limited to regulations contained in Article XVIII, Signs, Article XIX, Off-Street Parking and Loading, Article XX, Nonconforming Uses and Article XXI, Miscellaneous Provisions.
- c. Points of vehicular access to the lot are provided at a distance from the intersections and other points of access and in number sufficient to prevent undue traffic hazards and obstruction to the movement of traffic.
- d. The location of the site with respect to the existing public roads giving access to it is such that the safe capacity of the public roads is not exceeded by the estimated traffic attracted or generated by the proposed use, and the traffic generated or attracted is not out of character with the normal traffic using said public roads.
- e. A determination that the proposed use will not have an unwarranted impact on traffic in the area, either creating significant additional congestion in an area of existing congestion or posing a threat of significant additional congestion where there is a high probability of future congestion. In addition, the Board shall consider whether the proposed use will create any traffic hazard dangerous to the public safety.
- f. Screening of the proposed use from adjacent uses is sufficient to prevent the deleterious impact of the uses upon each other, considering the type, dimension and character of the screening.
- g. The proposed use does not adversely affect or contradict Montgomery Township's Comprehensive Plan.
- h. The proposed use meets the purpose described in Article I of this chapter.
- i. The proposed use is suitable for the character of the neighborhood and the uses of the surrounding properties.
- j. The proposed use will not impair an adequate supply of light and air to adjacent property.
- k. The proposed use will not adversely affect the public health, safety or general welfare.
- l. The proposed use will not adversely affect transportation or unduly burden water, sewer, school, park or other public facilities.
- m. The proposed use shall not overcrowd land or create undue concentration of population or undue intensity of use.

TRAFFIC REVIEW

Zoning Ordinance (Chapter 230)

6. §203-134.C(12) – The applicant proposes 15 batting cages and 1,500 sf of retail sales space. Each batting cage requires two parking spaces and the accessory retail use requires one space for every 100 sf of sales floor. At most, 45 spaces are required by the Township Ordinance. The plans depict 50 spaces on the west side of the building for the proposed uses. The plan depicts 30 existing spaces on the east side of the building for the approximately 54,000 sf of currently unallocated building. There is over 95,000 sf of existing paved area available for additional parking spaces.
7. §230-156.2.C – We recommend that the Township consider the addition of pedestrian accommodations along County Line Road and potential construction of sidewalk along the site frontage.

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

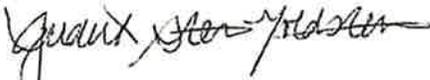
8. §230-156.2.C(11) – We recommend that the applicant address trash storage and collection. If trash will be stored in dumpsters outside the building, we recommend a buffered location be provided.

General

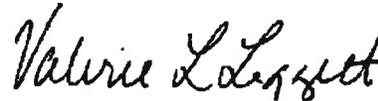
9. The revised plan depicts existing and proposed parking and accessible spaces. We recommend that the location and grades of the accessible parking spaces and routes be reviewed at the time of building permit application.
10. The revised plan includes existing site light locations. We recommend that the lighting be evaluated at the time of building permit application to determine if supplemental lighting is warranted.

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

Sincerely,



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



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



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



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

JSG/VLL/DAD/JPD/si

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
John Walko, Esq., Solicitor – Kilkenney Law
92 County Line Road Associates, LLC - Applicant
Christen G. Plonzio, Esq., Hamburg, Rubin, Maxwell, Mullen & Lupin, PC

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 18, 2024

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

Re: MCPC #24-0260-001
Plan Name: 92 County Line Road Associates, LLC Conditional Use
(1 lot, approximately 11.51 acres)
Situate: 92 County Line Road, near Richardson Road
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced conditional use application as you requested on November 22, 2024. We forward this letter as a report of our review.

BACKGROUND

92 County Line Road Associates, LLC has submitted a conditional use application regarding their 75,950 square foot vacant building at 92 County Line Road, near Walnut Street and Richardson Road in the Light Industrial zoning district. The conditional use application requests permission to lease 22,192 square feet of the building to a tenant in order to operate an indoor athletic facility comprised of 12 batting cages, which is covered under Section 230-103.C(2) of Montgomery Township's zoning code. The code further states that these types of facilities shall be located in a building that has at least 20,000 square feet of gross floor area, although the indoor athletic facility does not need to use the whole building, and may include accessory retail sales and video arcades/game rooms, provided that these two accessory uses do not comprise more than 15% of the gross floor area of the athletic facility or 3,000 square feet, whichever is less. The applicant's submission states that all provisions necessary for Conditional Use approval can be met, and that the existing building was recently upgraded and renovated and has more than the required amount of parking.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this parcel as part of the Business Area on its future land use map, and encourages redevelopment of underutilized and vacant industrial land, especially by allowing alternative uses. We believe that this conditional use application is compliant with *Montco 2040*.



Montgomery Township's 2022 Comprehensive Plan shows this parcel on its Future Land Use Map in the Industrial area, along with the surrounding properties on County Line Road and Richardson Road. As this is a conditional use application for a tenant lease with minimal required fit-out, meaning that if industrial operations were eventually desired for this site the building and property could be switched back at that time, there should be no concerns for long term land use incompatibility. Therefore, 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.

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 (#24-0260-001) 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
Christen G. Pionzio, Esq., Applicant's Contact

Attachments: (1) Site Plan
(2) Aerial

Site Plan – 92 County Line Road, Montgomery Township



Aerial – 92 County Line Road, Montgomery Township



92 County Line Road Associates
LLC Conditional Use
MCPC#240260001

Montgomery
County
Planning
Commission

0 100 200 400 Feet

Montgomery County Planning Commission
1000 Walnut Street, Suite 200
Piquette, OH 45359
Phone: 937.763.1234
Fax: 937.763.1235
www.montgomerycountypa.gov





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

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

December 11, 2024

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

Re: 92 County Line Rd Asso. LLC

Dear Marianne:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the: 92 County Line Rd Asso. LLC. Using the 2018 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

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

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

Sincerely,

John Scheiter
Asst. Chief / Deputy Fire Marshal

Mary Gambino

From: William Peoples <wpeoples@montpd.org>
Sent: Tuesday, November 26, 2024 3:12 PM
To: Mary Gambino
Subject: RE: Request for Review 92 County Line Road Associates Conditional Use Application

No issues on the police side.

From: Mary Gambino <mgambino@montgomerytp.org>
Sent: Monday, November 25, 2024 2:06 PM
To: William Peoples <wpeoples@montpd.org>; William Wiegman <WWIEGMAN@MONTGOMERYTWP.ORG>; John Scheiter <jscheiter@montgomerytp.org>; Andrew Backlund <abacklund@montgomerytp.org>
Cc: Marianne J. McConnell <MMcconnell@montgomerytp.org>
Subject: Request for Review 92 County Line Road Associates Conditional Use Application

Good afternoon Bill, Bill, John, and Andrew,

Attached please find a request for review of a Conditional Use Application submitted by 92 County Line Road Associates, to lease a 22,192 square foot tenant space to D-Bats, to operate an indoor facility consisting of 12 batting cages. Paper copies of the application are in the mailroom for you. Please return your comments by December 20, 2024.

Thank you,

Mary L. Gambino
Project Development Coordinator
Montgomery Township
Planning & Zoning Dept.
1001 Stump Road
Montgomeryville, PA 18936
Phone: (215) 393-6920
Fax: (215) 855-1498
mgambino@montgomerytp.org

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MONTGOMERY TOWNSHIP
DEPARTMENT OF PLANNING AND ZONING

1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936-9605

Telephone: 215-393-6920 · Fax: 215-855-1498

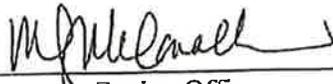
www.montgomerytp.org

DATE: December 23, 2024
APPLICANT: 92 County Line Road Associates
PROJECT NAME: 92 County Line Road Associates – Proposed Indoor Athletic Facility
TWP PROJECT #: C-24-002

The Township Planning & Zoning Department has conducted a preliminary review of the proposed project noted above. The applicant proposes to lease a 22,192 sq ft tenant space within an existing 75,950 sq ft building located at 92 County Line Road to operate an indoor athletic facility. The proposed tenant, D-Bats, wishes to operate a batting cage facility.

Comments:

1. The property sits within the LI – District / Limited Industrial District.
2. Section 230-103C(2). An indoor athletic facility is allowed by Conditional Use.
3. Shall demonstrate compliance with standards and criteria set forth in Section 230-156.2.
4. The application indicates 12 batting cages; however, the site plan notes 25 batting cages.
5. Section 230-138. Parking space sizes must be minimum 10x20 in size. The “property profile” indicates up to 265 parking spaces provided for the site, however, the aerial and plan submitted do not show the parking lot striped and these numbers cannot be confirmed. In addition, aisle widths and ingress/egress are not depicted. Will parking spaces be provided for tractor trailer parking for other tenants in building? If so, where in relation to the indoor athletic facility?
6. Additional tenants / spaces have not been identified to determine if the proposed indoor facility and remaining tenants meet parking requirements.
7. No information has been provided regarding the operations of the proposed batting cage facility: floor plan, hours of operations, open to public?, team rentals?, private party rentals?, number of employees, employee shifts, peak hours of operations, anticipated volume?
8. Any proposed future signage must comply with Article XVIII of the Code of Montgomery Township, shall be a separate review, and not part of the Conditional Use review process.



Zoning Officer

12/23/24

Date

Montgomery Township
Planning Commission Meeting Minutes
January 16, 2025

The meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. Thursday, January 16, 2025. The members of the planning Commission in attendance included: Rutuke Patel, Jim Rall, Jay Glickman, Tom Borghetti, Dave Fetzer, and Leon McGuire. Also present: Candyce Fluehr Chimera, Board Liaison; Kailie Melchoir, Township Solicitor; Marianne McConnell, Director of Planning and Zoning /Zoning Officer; and Mary Gambino, Land Development & Project Coordinator.

The meeting was called to order at 7:07 p.m. by Chairman Tom Borghetti.

After The Pledge of Allegiance, the Reorganization Meeting was held. The members unanimously elected Tom Borghetti as Chairman of the Planning Commission upon a motion made by Jay Glickman and seconded by Dave Fetzer. The members unanimously elected Steve Krumenacker as Vice-Chairman, upon a motion made by Jay Glickman and seconded by Jim Rall. The members unanimously elected Jim Rall as Secretary, upon a motion made by Jay Glickman and seconded by Dave Fetzer.

The regular meeting was begun with Roll Call, and the approval of the minutes of November 21, 2024 meeting, as submitted, upon a motion by Jay Glickman and second by Jim Rall.

107 Knapp Road 2-Lot Subdivision LDS-24-010

Dave Caracausa, real estate broker, developer, and principal owner of Premier Homes, addressed the Planning Commission, with Susan Rice, of STA Engineers, to present a proposed subdivision plan located at the intersection of Knapp Road and Sycamore Drive. Mr. Caracausa explained that the property consists of an existing farmhouse, pool and outbuilding on approximately three acres. The property has public sewer and water service and was recently improved with landscaping, some site clearing, seeding, sodding, and exterior painting, in anticipation of the sale of the farmhouse. Mr. Caracausa further explained that the county planning commission had no issues in their review of the application. Jim Rall questioned if the trees removed in the clearing would be included in the replacement tree count. Mr. Caracausa responded that all trees removed would be included in the replacement tree count. Dave Fetzer questioned the number of lots that would be included in the subdivision. Mr. Caracausa stated that there would be four lots, including the farmhouse lot, none would be flag lots, and all would be oversized according to the R2 Zoning requirements. Tom Borghetti questioned whether sidewalks would be provided along Sycamore Drive. Mr. Caracausa stated that sidewalks would be provided to meet those existing along Knapp Road and would be extended around the radius of the intersection on Sycamore Drive, but would not continue on Sycamore. He pointed out that there are no curbs or sidewalks currently on Sycamore Drive. Susan Rice stated that installing curbs along Sycamore Drive could adversely impact the stormwater management in the area, as Sycamore Drive is not crowned and water flows from the properties along Sycamore Drive into an inlet where the street meets Beechwood Drive. Ms. Rice further stated that stormwater management facilities will be installed in the front of each lot. Marianne McConnell commented that the area is prone to water issues, as reported by the local residents over a number of years. Dave Fetzer commented that young families with children would probably be occupying the new homes and the Planning Commission would like to see

sidewalks in the area to accommodate foot traffic. Rutuke Patel stated that Knapp Elementary School is within walking distance and sidewalks would make sense along the Sycamore Drive frontage. Candyce Chimera stated the Board of Supervisors is requiring sidewalks with new developments to make the township more walkable. Marianne McConnell pointed out that a request for a waiver of curbs and sidewalks would have to be presented for consideration to the Board of Supervisors.

Upon motion by Jay Glickman, and second by Tom Borghetti, the commission recommended the Board of Supervisors approve the proposed subdivision as presented, subject to the recommendation of the township staff and consultants, with waiver requests to be determined by the Board of Supervisors. All in favor.

Conditional Use Application 92 County Line Road Associates C-24-002

Attorney Christen Pionzio, and engineer Kim Fasnacht of Rettew, Inc., presented the application of D-Bats, to lease a 22,192 square foot tenant space within an existing 75,950 square foot building, for an indoor athletic facility, consisting of 15 batting cages, at 92 County Line Road, which is permitted, by Conditional Use, in the LI Limited Industrial District. Ms. Pionzio explained that the site was a former superfund site, and the owner has worked with the Pennsylvania Department of Environmental Protection to clean the site and make it safe for lease. Todd Montigney, the D-Bats franchise owner, addressed the Commission to present his plan to make batting practice available to his target audience; 7-10 year-old baseball and softball players. The facility would also be opened to the general public, Monday through Friday from 10 a.m. to 9 p.m.; Saturday from 10 a.m. to 6 p.m.; and Sunday from 12 noon to 6 p.m. He emphasized the need for this type of facility within the community. Ms. Fasnacht stated that the parking lot would be striped to provide 50 parking spaces for the athletic facility, with two accessible spaces, and there is an existing landscape buffer on the property. It is anticipated that four instructors and three employees will be on site during business hours. Jim Rall questioned the number of teams who could use the facility at one time. Mr. Montigney replied that two teams could use the facility simultaneously. Marianne McConnell questioned if field practice would be provided as well at batting practice. Mr. Montigney stated that there would be no field practice provided. Gabe Park, of 92 County Line Road Associates, stated that the building is currently one large space which can be easily divided to provide the space for D-Bats and still allow space for an additional tenant or tenants. Marianne McConnell advised that any subdivision of the building would need approval from the Montgomery Township Municipal Sewer Authority. Tom Borghetti stated that the commission members liked the proposal.

Upon motion by Jay Glickman, and second by Jim Rall, the commission recommended the Board of Supervisors approve the proposed Conditional Use application, as presented, subject to the recommendation of the township staff and consultants. All in favor.

There being no further business to come before the commission, the meeting adjourned at 7:50 p.m. The next meeting is scheduled for February 20, 2025, in the township building.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #09

SUBJECT: Public Hearing - Proposed BP Zoning Text Amendment Ordinance #25-346
MEETING DATE: January 27, 2025
BOARD LIAISON: Audrey Ware-Jones, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Mr. Daniel Dunleavy owns two adjacent properties located at 1008 Upper State Road (corner of Horsham Road and Upper State Road). In 2008, these properties, along with several adjoining parcels along Horsham Road, were re-zoned from Residential (R-2) to BP – Business Professional with a corresponding zoning text amendment, creating Section 230-83K, Special Regulations where a BP property abuts a residential zoning district. The applicants are now proposing the following text amendments to this provision of the ordinance:

1. A text amendment to the 5,000 sq ft building size provision; specifically increasing it to a single floor area of 10,000 square feet, provided that (1) the property provides a minimum lot area of 70,000 square feet, (2) the lot sits wholly within the BP zoning district, (3) complies with regulations set forth in 230-79, (4) vehicular access is adequate for emergency services and daily ingress and egress, and (5) off-street- parking is provided as required by Section 230-83B.
2. Include parallel and temporary sign provisions.
3. Add Animal Hospital use allowed by Conditional Use. (Veterinarian use is currently allowed by Conditional Use within the BP District).
4. Provide parking requirements for Animal Hospital Use.

The proposed amendments would also apply to each property within the BP-Business Professional zoning designation.

The proposed text amendment has been submitted and reviewed by Montgomery County Planning Commission, Montgomery Township Planning Commission, Township Staff, and Consultants. The review letters and minutes are included in your packet.

The proposed text amendment was advertised on January 13, 2025 and January 20, 2025 as required.

MOTION/RESOLUTION:

MOTION to adopt Ordinance 25-346 to amend Chapter 230 of the Code of Montgomery Township, as presented.

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

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 25-346

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MONTGOMERY, CHAPTER 230, ZONING, BY AMENDING ARTICLE XIV, SECTION 230-80.A REFERENCING TABLE 230-A ENTITLED "TABLE OF PERMITTED USES" TO PERMIT AN ANIMAL HOSPITAL AUTHORIZED BY CONDITIONAL USE; AND BY AMENDING SECTION 230-83 SUBSECTION B SUBPART 2 REGARDING PARKING REGULATIONS; AND BY AMENDING SECTION 230-83 [SPECIAL REGULATIONS], SUBSECTION K [SPECIAL REGULATIONS WHERE A BP DISTRICT PROPERTY SHALL ABUT A RESIDENTIAL ZONING DISTRICT] SUBPART (2) TO AMEND THE SINGLE FLOOR AREA REQUIREMENT; AND BY AMENDING SECTION 230-83 [SPECIAL REGULATIONS], SUBSECTION K [SPECIAL REGULATIONS WHERE A BP DISTRICT PROPERTY SHALL ABUT A RESIDENTIAL ZONING DISTRICT] SUBPART (11) TO ADD STANDARDS FOR INSTALLATION AND PLACEMENT OF PARALLEL AND TEMPORARY SIGNS FOR BUSINESSES WITHIN THE BP BUSINESS OFFICE AND PROFESSIONAL DISTRICT

WHEREAS, the Second Class Township Code authorizes the Board of Supervisors to make and adopt ordinances that are consistent with the constitution and the laws of the Commonwealth that it deems necessary for the proper management, care and control of the Township and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Board of Supervisors deems it to be in the best interest and general welfare of the citizens and residents of Montgomery Township to amend the Code of the Township of Montgomery, Chapter 230, Zoning, by amending Article XIV, BP Business Office and Professional Zoning District;

WHEREAS, the Montgomery Township Planning Commission, pursuant to the applicable provisions of the Zoning Ordinance and the Pennsylvania Municipalities Planning Code, has reviewed this proposed amendment and issued a recommendation to the Board of Supervisors regarding the same; and

WHEREAS, the Board of Supervisors has met the procedural requirements of 53 P.S. §10101, et. seq. of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including holding a public hearing.

NOW, THEREFORE, the Board of Supervisors hereby ordains the Township Code, Chapter 230, Zoning, be amended as follows:

Section 1. Chapter 230, Article XIV, Section 230-80.A [Use Regulations] Referencing Table 230-A [Entitled "Table of Permitted Uses"] is hereby amended to permit an Animal

Hospital as a use permitted in the BP Business Office and Professional Zoning District when approved as a conditional use by the Board of Supervisors.

Section 2. Chapter 230, Article XIV, Section 230-83 Subsection B, Subpart (2) is hereby amended to replace the existing language and add, in its stead, the following: The minimum number of parking spaces shall be equal to one space for each 200 square feet of service area or part thereof or for each patron seat. For medical, dental or similar practitioners or in case of principal or branch offices of insurance companies, the minimum number of parking spaces shall be one space for each 100 square feet of service area. For Animal Hospitals, the minimum number of parking spaces shall be one space for each 250 square feet of total floor area. But in all cases, except for a congregate care/independent senior living use, the minimum required parking shall not be less than one parking space for every 250 square feet of total floor area. Notwithstanding the foregoing, the minimum number of parking spaces for a congregate care/independent senior living use shall be no less than 0.6 parking spaces per suite.

Section 3. Chapter 230, Article XIV, Section 230-83 [Special Regulations], Subsection K [Special Regulations Where A BP District Property Shall Abut A Residential Zoning District] Subpart (2) is hereby amended to add the following:

(2.1) The single floor area of a building may be increased to a maximum of 10,000 square feet provided that:

- (a) The lot to be developed has a minimum gross lot area of at least 70,000 square feet;
- (b) The lot to be developed shall be located wholly within the BP Business Office and Professional Zoning District;
- (c) Vehicular access to the lot shall be adequate for both emergency services and for daily vehicular ingress and egress through provision of acceptable levels of service at the driveways to the public roadways. Satisfaction of these requirements shall be demonstrated during the land development approval process and/or during the PennDOT Highway Occupancy permit process, as applicable; and
- (d) Off-street parking shall be provided as required by Section 230-83.B of the Zoning Ordinance.

Section 4. Chapter 230, Article XIV, Section 230-83 [Special Regulations], Subsection K [Special Regulations Where A BP District Property Shall Abut A Residential Zoning District] Subpart (11) is hereby amended to add the following:

- (e) One (1) Parallel Sign (as defined by Section 230-123 [Definitions] A. Types of Signs (21) [Parallel Sign]) shall be permitted in accordance with the following regulations:

- i. The total area for the parallel sign shall be calculated based on either one (1) square foot of sign area for each one (1) foot of distance a building is set back from the curblineline or edge of roadway or two (2) square feet of sign area per linear foot of front building wall, whichever is less, with a maximum permitted sign area of 100 square feet. If the above calculation renders the allowable area to be less than 50 square feet, then an area of 50 square feet is allowed.
- ii. The parallel sign shall not be installed on a building wall facing a residential use, property or property line. The maximum sign area on each building wall is limited to 25% of the area of the building wall, including doors and windows, to which the sign is attached.

(f) Temporary Signs (as defined by Section 230-123 [Definitions] A. Types of Signs (29) [Temporary Sign]) shall be permitted in accordance with the provisions set forth in Section 230-127.A.(5) of the Zoning Ordinance and further provided that:

- i. No temporary sign, or banner, on a building wall may be placed facing a residential use, property or property line.
- ii. The maximum area of a temporary ground sign shall not exceed 24 square feet and the maximum size of a temporary banner shall not exceed 100 square feet.

Section 5. The Township Zoning Officer is hereby authorized and directed to amend the Montgomery Township Zoning Ordinance of 1952, as Amended In 1959 to carry out the intent and purpose of this amendment.

Section 6. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of any inconsistency.

Section 7. This Ordinance amendment shall be incorporated into the official ordinance book and map by reference with the same force and effect as if duly recorded therein.

Section 8. If any provision or part of this Ordinance is held invalid, the remaining provisions or parts of this Ordinance shall not be affected thereby. If the application of this Ordinance or any of its provisions or parts to any persons, property or circumstances is held invalid, the application of this Ordinance to other persons, property or circumstances shall not be affected thereby.

Section 9. Nothing in this Ordinance or in the Zoning Ordinance, as hereby amended, shall be construed to affect any rights acquired, or liability incurred, any permit validly issued, or any cause or causes of action existing under said Zoning Ordinance prior the adoption of this amendment.

Section 10. This Ordinance shall become effective five (5) days after enactment as by law provided.

ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, this 27th day of January, 2025.

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

ATTEST:

By: _____
Carolyn McCreary, Township Secretary

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 7, 2024

File No. 2024-00645

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

Reference: 1008 Upper State Road LDS-24-009
Zoning Ordinance Text Amendment
TMP#: 46-00-01138-00-4 and 46-00-01135-00-7

Dear Marianne:

As requested, Gilmore & Associates, Inc. have reviewed the revised zoning text amendment for 1008 Upper State Road received November 1, 2024.

Zoning Text Amendment

The applicant proposes a Zoning Text Amendment for the BP Business Office and Professional Zoning Districts. The intent of the proposed amendment is to permit an increase in the maximum floor area of a proposed building from 5,000 s.f. to 10,000 s.f. if the lot has a minimum lot area of 70,000 s.f., is located wholly within the BP District, and complies with the minimum area and dimensional requirements of the district.

The Revised Amendment has corrected minor clerical errors contained in the previous version of the text amendment; incorporated language recommended by the Montgomery County Planning Commission; revised the minimum lot area requirement; and incorporated signage provisions. The Revised Amendment also seeks an amendment to the BP District regulations that would permit, by conditional use, an animal hospital use subject to specific dimensional and parking requirements applicable to such use.

We offer the following comments for your consideration:

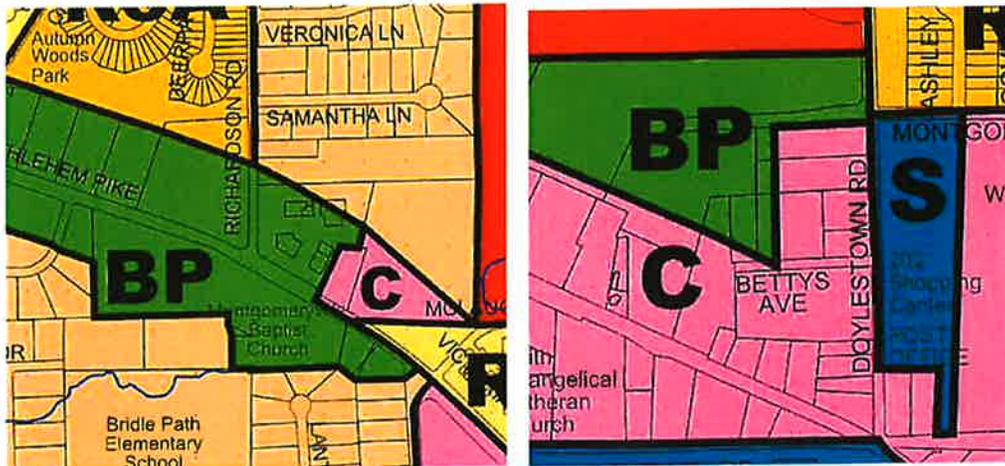
1. The following uses are permitted by right within the BP Zoning District:
 - Art, music, photographer, dance studio
 - Business or professional office
 - Day-care facility (see § 230-156.1)
 - Day-care, senior citizen
 - Medical and dental clinic
 - Personal service shop, consisting of tailor, barber, beauty salon, shoe repair, or dressmaking
 - Residential
 - Wireless telecommunications (See Article XXX)

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

The following uses are permitted by conditional use within the BP Business Office and Professional Zoning Districts:

- Congregate care/independent senior living
 - Veterinarian
2. The proposed amendment would permit an "Animal Hospital" by conditional use in the BP District. The Zoning Ordinance currently includes provisions for animal hospital and veterinarian uses. As per ZO Section 230-5, an animal hospital (veterinary hospital) is defined as a "place where animals or pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use. Facilities that breed and/or board animals (i.e., kennels) are not permitted." A veterinarian is defined as "limited to treatment and prevention of disease and injury to domestic animals; not an animal hospital or kennel." Table 230-A, Table of Permitted Uses, indicates an animal hospital is currently permitted by special exception in the C District only. A veterinarian office is permitted by right in the C District, S District and RS District, and is permitted by conditional use in the BP District.
 3. Section 2 of the text amendment proposes to revise ZO Section 230-82.D(2)(b) to permit a reduced front yard setback (from 60-foot front yard setback to 40-foot front yard setback) for an animal hospital use on a corner lot. However, the provisions of ZO Section 230-82.D(2)(b) are regarding side yards on corner lots. We recommend the amendment of ZO Section 230-82.D(1) to include this provision.
 4. Section 3 of the text amendment proposes to revise ZO Section 230-83.B(2) to add "For Animal Hospitals, the minimum number of parking spaces shall be one space for each 250 square feet of total floor area." ZO Section 230-134, required parking, does not include parking requirements for an animal hospital use. As per the American Planning Association, *Parking Standards*, PAS Report Number 510/511, parking for an animal hospital use varies from 1 space per 200 square feet of gross floor area to 1 space per 350 square feet of gross floor area. The proposed off-street parking requirement appears appropriate for an animal hospital.
 5. Section 4 of the text amendment proposes that the maximum building floor area of a property in BP Business Office and Professional District, when directly abutting a Residential Zoning District, may be increased from a maximum of 5,000 s.f. building floor area to a maximum of 10,000 s.f. building floor area provided that:
 - a. The lot to be developed has a minimum lot area of at least 70,000 s.f. in size;
 - b. The lot to be developed shall be wholly within the BP Business Office and Professional Zoning District;
 - c. Vehicular access to the lot shall be adequate for both emergency services and for daily vehicular ingress and egress through provision of acceptable levels of service at the driveways to the public roadways. Satisfaction of these requirements shall be demonstrated during the land development approval process and/or during the PennDOT Highway Occupancy permit process, as applicable; and
 - d. Off-street parking shall be provided as required by Section 230-83.B of the Zoning Ordinance.
 6. Section 5 of the text amendment proposes to permit additional signage including parallel (wall) signs and temporary signs in the BP District.

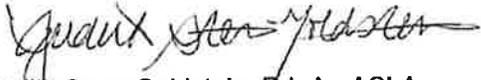
7. The intent for the BP Zoning District is to allow for low-density and low-intensity services and office uses. The proposed amendment proposes an increase in maximum building size, which would increase the density, the amount of use, and the daily traffic created within the BP zoning district. The text amendment proposes to increase the potential intensity of the use of parcels within the BP zoning district.
8. A condition of the zoning text amendment is that the "the lot to be developed shall be wholly within the BP Business Office and Professional Zoning District." There are multiple parcels that are only partially within the BP District. Per this proposed ordinance amendment those parcels would be excluded.



9. The applicant indicates that "vehicular access to the lot shall be adequate for both emergency services and for daily vehicular ingress and egress through provision of acceptable levels of service at the driveways to the public roadways. Satisfaction of these requirements shall be demonstrated during the land development approval process and/or during the PennDOT Highway Occupancy permit process, as applicable." The zoning text amendment does not provide clear criteria to determine "acceptable levels of service," or indicate which Township regulations might provide clear regulations for ingress and egress.
10. It should be noted that if the zoning text amendment is approved and adopted, then the proposed increase in maximum floor area would be permitted in all BP zoning districts throughout the township, where the parcel directly abuts a residential district, is located wholly within the BP District, and has a minimum of 70,000 s.f. lot area. There appears to be only one additional parcel within the Township which is currently vacant and meets the proposed criteria. However, this does not preclude future redevelopment of occupied sites and/or the consolidation of multiple parcels within the BP District to meet the minimum lot area requirement.
11. The zoning text amendment proposes that "off-street parking shall be provided as required by Section 230-83.B of the Zoning Ordinance." Consideration should be given to how increasing the maximum floor area of a building would cause an increase in the required off-street parking, which would cause an overall increase in the maximum impervious area.

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.

JSG/sjy/sl

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 12, 2024

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

Re: MCPC #24-0195-002
Proposal Name: Dunleavy Property Zoning Ordinance
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced zoning code text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 12, 2024. We forward this letter as a report of our review.

BACKGROUND

Montgomery Township has submitted a text amendment on behalf of Daniel and Lorraine Dunleavy to amend portions of Township Code Chapter 230 (Zoning). These portions include: adding "animal hospital" as a conditional use to the Business Professional zoning district in Section 230-80.A, amending parking requirements in Section 230-83.B(2), and adding two subparts to Section 83-K, the special regulations for when a property in the BP-Business Professional zoning district abuts a residential zoning district. The first subpart would allow a single building floor area to measure up to 10,000 square feet, higher than the 5,000 square feet set forth in the code currently, if the BP-zoned lot is at least 70,000 square feet in size and wholly in the BP zone, and conforms to additional regulations for emergency service access and off-street parking. The second subpart permits parallel and temporary signs (with regulations) on these special properties.

A previous letter dated October 4, 2024 dealt with the initial submission of this text amendment; since the original letter, the provisions addressing the animal hospital use and signage have been added, the parking requirements have been amended, and the minimum square foot lot size was changed from 60,000 to 70,000 square feet. A development plan was not included with this submission.

COMPREHENSIVE PLAN COMPLIANCE

Comments are reprinted from the original letter.

Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, shows this property along with its neighbors on the north side of Horsham Road as part of the "Suburban Residential Area" future land use area. However, the other side of Horsham Road from this location, along with the Montgomeryville/Five Points



corridor just northwest along Horsham Road, is part of the “Regional Mixed Use Center” area. While developments that fit with the general character of suburban residential areas are expected, the location is close enough to denser development to make sense as an area with slightly more intensive building developments than are present now. We feel that this proposed amendment is broadly in compliance with *Montco 2040*.

Similar to the county’s plan, Montgomery Township’s 2022 comprehensive plan denotes this area as “Lower Density Residential” on its future land use map, but it is across Horsham Road from a “Mixed Use” zone and down the street from Commercial zones. The plan’s economic development implementation strategies also lists that the township will “analyze potential for adaptive reuse of underutilized properties and promote appropriate redevelopment options”. While it is not explicitly in alignment with the future land use map, the Business Professional zone was meant to offer the potential to include professional office spaces in a more low-density residential setting when it was developed (with help from this very zoning amendment applicant) in 2008. Indeed, most of the other BP zones across the township are included in non lower-density residential future land use areas. Therefore, we believe this amendment is compatible with the spirit of Montgomery Township’s comprehensive plan.

RECOMMENDATION

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

REVIEW COMMENTS

PROCESS COMMENT

As stated in the previous letter, the MCPC acknowledges the challenges and difficulties faced by the property owners in attempting to find a suitable tenant for this particular location that can fit with the required zoning code. However, zoning text amendments that alter how development can take place in every BP-zoned parcel across the township should only be considered as a last resort. We would encourage the property owners and township to discuss whether attempting to pursue a Zoning Hearing Board ruling granting variance relief for this site is a more palatable method to address the local constraints, rather than changing the regulations for all BP-zoned parcels in the Township. (The comments below assume that the process to pass the ordinance will continue.)

ORDINANCE COMMENT

We appreciate that the township was able to incorporate two of the three comments from our original letter regarding clarifications in the zoning ordinance proposal. We reiterate that the township may wish to take this opportunity of amending the zoning code to consider adding additional design standards and setback requirements for properties that fall into this situation where the special regulations apply, especially as it concerns screening adjacent to residential properties. Larger and more intense BP uses

than would normally be found in the township may need more consideration for separation of nuisances from nearby residential neighbors.

CONCLUSION

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

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 adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



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

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



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: October 10, 2024
APPLICANT: Daniel Dunleavy (1008 Upper State Road property)
PROJECT NAME: Proposed Text Amendment – BP District
TWP PROJECT #: LDS-24-009 – Land Development Amendment

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

In 2008, these properties along with several adjoining parcels along Horsham Road were re-zoned from Residential (R-2) to BP – Business Professional with a corresponding zoning text amendment creating Section 230-83K, Special Regulations where a BP property abuts a residential zoning district.

A proposed text amendment to Section 230-83K has been submitted to amend Section 230-83K(2) by adding the following:

(2.1) The building floor area may be increased to a maximum of 10,000 square feet in area provided that:

- (a) The lot to be developed has a minimum lot area of at least 60,000 square feet acres in size;
- (b) The lot to be developed shall be located wholly within the BP Business Office and Professional Zoning District;
- (c) The lot to be developed shall be developed in a manner which conforms with all applicable regulations set forth in Article XIV, Section 230-79, et seq. of the Zoning Ordinance;
- (d) Vehicular access to the lot shall be adequate for both emergency services and for daily vehicular ingress and egress through provision of acceptable levels of service at the driveways to the public roadways. Satisfaction of these requirements shall be demonstrated during the land development approval process and/or during the PennDOT Highway Occupancy permit process, as applicable; and
- (e) Off-street parking shall be provided as required by Section 230-83.B of the Zoning Ordinance.

Comments:

1. Remove “acres” from 2.1(a).
2. Per Section 230-82C, the maximum building coverage of any lot shall not exceed 15% of the total lot area. A 10,000 sq ft (single floor building) on a 60,000 sq ft lot would equal 16.67 % building coverage and would not comply.

3. No provisions are in place for the installation of parallel signage or placement of temporary signs for businesses within the BP District, Section 230-83K(11). The following is suggested:
- a. One Parallel Sign is permitted (as defined in Section 230-123A Types of Signs (21))
 - i. The total area for one parallel sign shall be calculated based on either one square foot of sign area for each foot of distance a building is set back from the curblineline or edge of roadway or two square feet of sign area per linear foot of front building wall, whichever is less, with a maximum of 100 square feet shall be permitted. If the above calculation renders the allowable area to be less than 50 square feet, then an area of 50 square feet is allowed.
 - ii. The parallel sign shall not be installed on a building wall facing a residential use, property, or property line. The maximum sign area on each building wall is limited to 25% of the area of the building wall, including doors and windows, to which the sign is attached.
 - b. Temporary Signs following provisions set forth in 230-127A(5) and
 - i. No temporary sign, or banner on a building wall, may be placed facing a residential use, property or property line.
 - ii. The maximum area of a temporary ground sign shall not exceed 24 sq ft in size and such banner shall not exceed 100 sq ft in size.



Zoning Officer

10/11/24
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 TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item # 10

SUBJECT: Review of Zoning Hearing Board Applications
MEETING DATE: January 27, 2025
BOARD LIAISON: Audrey R. Ware-Jones, Chairwoman
INITIATED BY: Marianne McConnell, Zoning Officer

BACKGROUND:

Included in your packet is a summary of the application(s) before the Zoning Hearing Board for their February 5, 2025 meeting.

Potential Action of the Board:

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

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



Montgomery Township Zoning Hearing Board

Meeting Date: February 5, 2025 - 6:30 pm

The agenda for the scheduled hearing is as follows:

1. Application #24120002 – 102 Lily Way / Shen & Xu - The applicants own and occupy the 3,429 sq ft single family home on a 6,120 sq ft lot within the Meadows at Parkview Development in the R3B zoning district. The applicants propose to enclose the existing roofed patio with a 2x16 foot extension. The proposed sunroom enclosure will sit 18 feet from the rear property line where a minimum of 20 feet is required. The applicants seek a variance from the provisions of Section 230-53.3C(1) in order to construct the proposed sunroom enclosure.

2. Application #25010001 – 668 Bethlehem Pike / Costazul, LLC – The applicant owns the 5.487-acre property located primarily within the C-Commercial District along Bethlehem Pike (small portion in rear sits in the R-2 Residential District). The property is currently improved with a 44,960 square foot six-unit shopping center and 101 parking spaces. Previous relief was granted in 1976 to allow 108 parking spaces with four users. Over the years, use variances were granted for additional tenants noting the 108 parking spaces. These tenants have vacated and additional tenants are proposed requiring adjusted parking calculations. The applicant proposes to provide 132 parking spaces where the minimum required calculates to 160 per today's requirements. The applicant requests the following:

1. Confirmation that the existing quantity, configuration of the parking, and dimensions of the existing parking spaces exist as a legal non-conformity.

Or, in the alternative, relief from the following provisions of the Code of Montgomery Township:

1. Variance from Section 230-134 to provide 132 parking spaces where 160 parking spaces are required.
2. Variance from Section 230-138 to permit the configuration and dimensions of the existing parking spaces.

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

**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY**

Item # 11

SUBJECT: Consider Applications for 2024 Tree City USA Recertification and Growth Award
MEETING DATE: January 27, 2024
BOARD LIAISON: Audrey Ware-Jones, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning & Zoning

BACKGROUND:

The Tree City USA® program, sponsored by the Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters gives national recognition for urban and community forestry programs in towns and cities that meet the following four standards: A Tree Board or department, a Tree Care Ordinance, a Community Forestry Program with an annual budget of at least \$2 per capita, and an Arbor Day Observance and Proclamation.

The application process is to be completed online at Arborday.org. Attached is the Application Signature Page and the 2024 Annual Work Plan. Montgomery Township has received the Tree City recognition for the last twenty seven years and has received the Growth Award for twenty three of those years.

PREVIOUS BOARD ACTION:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approve application for submittal as done in previous years.

MOTION/RESOLUTION:

MOTION to approve the applications for Montgomery Township to receive the 2024 Tree City USA Recertification and 2024 Growth Award.

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



Arbor Day
Foundation.

2024 Tree City USA Application for Certification

The Tree City USA award is in recognition of work completed by the community during the 2024 calendar year.

PRIMARY CONTACT INFORMATION

Contact Name:

Amy Gehman

Email:

agehman@montgomerytwp.org

Phone:

+12153936920

Address:

1001 Stump Road

Montgomeryville, Pennsylvania 18936

Montgomery Township COMMUNITY INFORMATION

Select which best describes your community:

Community has both a Tree Board and a Department Chair/City Manager

Ordinance Date:

11/27/1995

Ordinance Uploaded

Per-capita Expenditure

\$3.18

Arbor Day Date

04/27/2024

Arbor Day Proclamation Uploaded

As Mayor or Equivalent of the Community of Montgomery Township

Mayor or Equivalent Signature

Title Date

Application Certification (to be Completed by the State Forester)

The above-named community has made formal application to this office. I am pleased to advise you that we reviewed the application and have concluded that, based on the information contained herein, said community is eligible to be certified as a Tree City USA community, for the 2024 calendar year, having in my opinion met the standards required for recognition.

State Forester Signature

Title Date

MONTGOMERY TOWNSHIP 2024 ANNUAL WORK PLAN

Arbor Day 2024– This year, the Annual Roy Rodriguez Arbor Day Tree Give-Away was held on Saturday, April 27th, 2024 at the Montgomery Township Building Gazebo Park. The day’s events included the reading of the Arbor Day Proclamation, the distribution of 275 free native shade and ornamental trees to residents, and the presentation of the 2023 Tree City USA Certification and Growth Award to Montgomery Township. Township staff, Landscape Architect, and several volunteers were on hand to provide tree selection, care, and maintenance advice to our residents. The trees cost \$3,596.25.

Basin Naturalization Program – Reassessments were completed on 13 basins that were previously assessed in 2017 and 2018. Overall, most basins have progressed nicely. Biggest concern was blocked access to structures and suggested adding riprap to some of these basins. This project was completed at a cost of \$9,500.00. (*awaiting final invoices as of 1/21/25*)

2024 Planting Projects: 15 Trees were installed; 9 trees at the Township Building and 6 trees at the Addison Lane Basin for a total cost of \$8,400.00.

2024 Community Forestry Workshop - Montgomery Township and Bartlett Tree Experts hosted our annual Workshop on November 3rd of this year. The full day event was held at the Community Center with 40 attendees, 10 volunteer speakers, and staff. The agenda included topics such as, Tree Disease & Insect updates, PA Pesticide regulatory updates, Beech Leaf Disease, Root Collar Disorders & Mitigation, Street Tree & Developmental Pruning, Tree Risk Assessment using Drones & other means, and Soil to make your trees happy. PA Pesticide and ISA credits were approved and made available for all attendees.

Montgomery Township - Additional Projects / Achievements

Montgomery Township adopted Ordinance 24-344 amending Chapter 189 (Shade Trees) and Chapter 205 (SALDO). The amendment updated definitions, added provisions for permitting for the removal / replacement of residential street trees, and updated the shade tree protection, replacement and pruning provisions.

Montgomery Township conducted its annual Christmas Tree Recycling with a drop-off location available to residents in one of our local parks.

Montgomery Township completed construction of the new dog park located at Knapp Road & Rte 202. The existing dog park will be closed and remain a natural area with large trees and open space. The new dog park features an area for large dogs, rotation area, area for small dogs, and an entry area. Landscaping was installed in 2024 including 31 trees and 18 shrubs along the perimeter of the park.

Montgomery Township received recertification for Tree City USA for the 27th year and received the Growth Award for the 23rd year for our commitment and dedication to providing a sound community forestry program.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #12

SUBJECT: Award of Bid – Municibid Online Auction of Surplus Items
MEETING DATE: Monday, January 27, 2025
BOARD LIAISON: Candyce Fluehr Chimera
INITIATED BY: Chief William F. Wiegman III, Department of Fire Services

BACKGROUND:

On January 7, 2025, the Township authorized the disposal of eight Key Secure Knox boxes, surplus assets, through Municibid, an online auction platform. The auction concluded successfully on January 22, 2025.

<u>Listing ID</u>	<u>Surplus Asset</u>	<u>Amount</u>	<u>Highest Bidder</u>
7105542	Key Secure Knox boxes (qty. 8)	\$310.00	Coty Marsh

The Township will receive \$310.00 for the sale of the surplus assets within 30 days of approval by the Board of Supervisors.

RECOMMENDATION:

It is recommended that the Board of Supervisors authorize the sale of the above-listed items to the highest bidder, Coty Marsh

MOTION/RESOLUTION:

Motion to authorize the sale of the above-listed equipment to the highest bidder as noted.

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



KeySecure 3b by the Knox Company

Seller: FinanceMontTwpPA **Listing #** 71055542 **Custom ID:** **Starting Bid:** \$25.00 **HIGH BID:** \$310.00

Started: 1/8/2025 10:00:00 AM **Ended:** 1/22/2025 3:06:00 PM **Number of Bids:** 17 **Number of Views:** 2146 **Reserve Price:** \$150

Winning Bidder: Coty Marsh

Bidder Email: duchracing@yahoo.com **Bidder Phone:** 443-789-1792 **Address:** 1603 Baer Ave , Hanover PA 17331

Proxy bids take priority over regular bids. Proxy bids are bids that are higher than the minimum bid. Proxy bidding lets the system bid on the bidders behalf.

Bid History

Bid Date/Time	Bid	Username	First	Last	Email	Phone
1/22/2025 3:02:42 PM	\$310.00 (Proxy)	Duchracing	Coty	Marsh	duchracing@yahoo.com	443-789-1792
1/22/2025 3:02:42 PM	\$300.00	leonardc	Casey	Leonard	teamcgsjj@msn.com	724-875-9647
1/22/2025 3:01:57 PM	\$290.00 (Proxy)	Duchracing	Coty	Marsh	duchracing@yahoo.com	443-789-1792
1/22/2025 3:01:57 PM	\$280.00	leonardc	Casey	Leonard	teamcgsjj@msn.com	724-875-9647
1/22/2025 3:01:49 PM	\$270.00 (Proxy)	Duchracing	Coty	Marsh	duchracing@yahoo.com	443-789-1792
1/22/2025 3:01:49 PM	\$260.00	leonardc	Casey	Leonard	teamcgsjj@msn.com	724-875-9647
1/22/2025 3:01:39 PM	\$250.00 (Proxy)	Duchracing	Coty	Marsh	duchracing@yahoo.com	443-789-1792
1/22/2025 3:01:39 PM	\$240.00	leonardc	Casey	Leonard	teamcgsjj@msn.com	724-875-9647
1/22/2025 3:01:31 PM	\$230.00 (Proxy)	Duchracing	Coty	Marsh	duchracing@yahoo.com	443-789-1792
1/22/2025 3:01:31 PM	\$220.00	leonardc	Casey	Leonard	teamcgsjj@msn.com	724-875-9647
1/22/2025 2:59:20 PM	\$210.00 (Proxy)	Duchracing	Coty	Marsh	duchracing@yahoo.com	443-789-1792
1/22/2025 2:59:20 PM	\$200.00	leonardc	Casey	Leonard	teamcgsjj@msn.com	724-875-9647
1/21/2025 7:01:20 PM	\$190.00 (Proxy)	Duchracing	Coty	Marsh	duchracing@yahoo.com	443-789-1792
1/21/2025 7:01:20 PM	\$180.00	leonardc	Casey	Leonard	teamcgsjj@msn.com	724-875-9647
1/10/2025 2:57:08 PM	\$170.00 (Proxy)	Duchracing	Coty	Marsh	duchracing@yahoo.com	443-789-1792
1/10/2025 2:57:08 PM	\$160.00	barneythecat	jon	yankelitis	freadoo007@yahoo.com	570-561-3671
1/9/2025 11:35:29 PM	\$150.00	Duchracing	Coty	Marsh	duchracing@yahoo.com	443-789-1792

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #13

SUBJECT: Consider Award of Contract to upgrade to Gasboy Islander Prime at the Fuel Pumps Located at the Public Works Building
MEETING DATE: January 27, 2025
BOARD LIAISON: Audrey R. Ware-Jones, Chairwoman
INITIATED BY: Greg Reiff, Public Works Director

BACKGROUND:

The original Gasboy Islander system was installed in 2015 (with the fuel pump upgrade) and has been problematic for the past 10 years. The low bid equipment provider/installer went out of business shortly after the upgrade. Attempts at troubleshooting, part replacement and repairs have been unsuccessful resulting in the system being reset more frequently. The concern surrounding the upgrade request is complete failure resulting in emergency vehicles being without the ability to obtain fuel.

The Public Works Department obtained three (3) quotes from three (3) qualified and responsible vendors/contractors ranging from \$16,606.10 to \$24,960.00. E. M. Grant Fleet Automation Specialists has provided us with the lowest quote dated January 2, 2025, in the amount of \$16,606.10.

BUDGET IMPACT:

The funding for the upgrade to Gasboy Island Prime at the fuel pumps located at the Public Works building is included in the approved 2025 Capital Investment Plan.

RECOMMENDATION:

Per the quote provided, award the contract to E. M. Grant Fleet Automation Specialists, the lowest qualified vendor/contractor, to perform the services outlined in our specifications for a total cost of \$16,606.10.

MOTION/RESOLUTION:

Motion to award the contract for the upgrade to Gasboy Island Prime at the fuel pumps located at the Public Works building to E. M. Grant Fleet Automation Specialists, the lowest qualified vendor/contractor, in the amount of \$16,606.10.

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

E.M. Grant

Quote #1



Fleet Automation Specialists

P.O. Box 1047 • Huntingdon Valley, PA 19006 • Phone/Fax (215) 914-0224 • emgrantfas@aol.com

EM GRANT QUOTATION

TO: Mrs. Stacey Rymkiewicz
COMPANY: Montgomery Township Public Works
FAX:
FROM: Eric M. Grant
DATE: 1/2/2025
PAGES: 1
PHONE:

Item	Description	Unit Price	Quantity	Total
Part	GASBOY Islander Prime - Electronic	\$12,778.00	1	\$ 12,778.00
Service	Factory Warranty Startup and Training	\$ 1,296.00	1	\$ 1,296.00
Install	Installation of Prime using all existing wiring .	\$ 2,890.00	1	\$ 2,890.00
Shipping	Factory Freight Charge	\$ 281.00	1	\$ 281.00
Discount	Municaple / Contract Customer Discount On Equipment		1	\$ (638.90)
			TOTAL	\$ 16,606.10

Quote valid for 30 days.
30% Restocking Fee For Cancelled Orders.
50% Deposit Required.

Quotation Approval:

Customer Signature & Date



Quote #2

***** QUOTE ORDER *****

WHITEMARSH CORPORATION
 80 BAEKELAND AVENUE
 MIDDLESEX NJ 08846
 Phone: 732-356-7070
 Fax : 732-356-9583

Quote # : Q82242
 Quoted : 01/10/2025
 Required: 01/13/2025
 Division: 1
 Branch : 1
 Page : 1
 Tr Type : QO

SOLD TO: NEWCUST
 MONTGOMERY TOWNSHIP
 MONTGOMERY, NJ

SHIP TO:
 ATTN: STACEY

Via: BEST WAY
 FOB: SHIPPING POINT
 Frt: PREPAID AND ADD
 Taxable: Y

Taken By: RM
 Sls Rep : RM
 Job No. :
 Tax ID : NJ06625

Cust PO#: GASBOY SYSTEM
 Terms : TO BE DETERMINED
 Required: 01/13/2025

LINE	ITEM / DESCRIPTION	QTY	UM	UNIT PRICE	PC	EXTENSION	
10	GBFL-OEHOIP-00 ISLANDER PRIME, ELECT-9800SERIE	1	EA	12778.00	EA	12778.00	
20	GBSTART START UP & TRAINING	1	EA	1300.00	EA	1300.00	
30	INSTALL INSTALLATION AS FOLLOWS: INSTALL NEW ISLANDER PRIME REUSE ALL EXISTING WIRING	1	EA	3550.00	EA	3550.00	

QUOTE DONE BY RON MASARIK							

						SUB TOTAL	17628.00
						FREIGHT	300.00
						SALES TAX	1187.73
						-----	-----
						TOTAL	19115.73

QUOTE EXPIRES: 02/09/2025	BUYER:	DATE:
---------------------------	--------	-------

Quote #3

FERGUSON & McCANN, Inc.

MECHANICAL CONTRACTORS

SERVICE STATION EQUIPMENT

Installed • Serviced • Removed

EXCAVATING EQUIPMENT RENTALS

270 BODLEY ROAD • ASTON, PA 19014

Established 1933

Email: Contact@fergusonmccann.com Website: www.fergusonmccann.com

January 9, 2025

Montgomery Township
Stacey Rymkiewicz
srymkiewicz@montgomerytwp.org

Re: Gasboy Fuel Management
Montgomery Township Public Works
90 Domorah Drive
Montgomeryville, PA 18936
Project # 2591101

Dear Ms. Rymkiewicz,
We are pleased to submit the following proposal for your consideration.
To furnish necessary labor, material and equipment to perform following:

Scope of Work

ITEM #1

To remove and dispose of existing Gasboy fuel management system.

ITEM #2

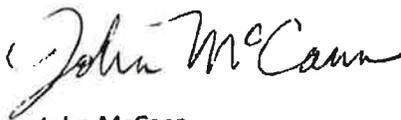
To supply and install the following:

1 – Gasboy Islander Prime with pedestal, pump controls, color display, contactless MiFare reader, software, IP/TCP communication. Includes 20 – MiFare tags/keys, start up and training.

For the sum of: \$24,960.00

Estimate valid for 15 days.

NOTE: Based on reuse of existing conduits, wire and PC.



John McCann
Ferguson & McCann, Inc.

Accepted

Date

FERGUSON & McCANN, Inc.

MECHANICAL CONTRACTORS

SERVICE STATION EQUIPMENT

Installed • Serviced • Removed

EXCAVATING EQUIPMENT RENTALS

270 BODLEY ROAD • ASTON, PA 19014

Established 1933

Email: Contact@fergusonmccann.com Website: www.fergusonmccann.com

Terms

½ down, Balance at completion

Visa/MasterCard Accepted

The following are not in the contractor's estimate and would be considered an extra.

1. Repair/removal, replacement of utilities, driveway, sidewalk, trees, landscaping if encountered.
2. The handling/testing and/or removal of contaminated soil or product.
3. Liquid disposal at an additional cost of \$1.50 per gallon and a \$35.00 load verification fee.
4. Additional soil/backfill material due to contamination.
5. Soil sampling and/or PADEP tank closure report.

Thank you for contacting Ferguson & McCann, Inc.

Ferguson & McCann, Inc. **Terms & Conditions**

Prices

Prices quoted are for acceptance within 15 days, unless otherwise specified, are subject to change without notice after that date.

Delivery

Delivery promises are contingent upon fires, strikes, accidents or other causes beyond our control. We will endeavor to maintain schedules, but do not guarantee to do so. Ferguson & McCann, Inc. is not liable for any loss or damages resulting from delay.

Terms

A ½ deposit is required on all contracts. Balance is due at completion of job. Ferguson & McCann, Inc. reserves the right to charge interest at the current rate on all past due accounts. Client agrees to pay reasonable attorney fees and court costs if his account is placed in the hands of an attorney for collection.

Installation

It is understood that the client shall provide Ferguson & McCann, Inc. with full access to the job site and the installation location during the installation period.

Excavation

Excavation quotations are based on normal soil conditions. Ferguson & McCann, Inc. shall not be responsible for delays caused by underground structures, cable, debris, conduits, rock, water, foundations, shoring, sewer lines, manholes, or similar non-visible obstructions encountered and/or damaged during the project. Additional costs shall be borne by the client.

Floating Tanks

Client will be responsible for filling underground storage tanks with liquid ballast immediately upon setting tanks in excavation. Ferguson & McCann, Inc. shall notify client when the product will be required. In the event that the underground storage tanks are not filled, as requested, client accepts responsibility for any damage that may occur.

Non-Union Labor

Prices quoted are based on using non-union labor. In the event that Union Labor is used, all extra costs shall be borne by client.

Contaminated Soil

In the event that contaminated soil is encountered the cost of removal and disposal shall be the client's responsibility.

Tank Bottoms – Water in Tank

Unless otherwise specified additional cost of removals and disposal of tank bottoms or water, shall be borne by the client.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #14

SUBJECT: Amend Resolution 2022-16, North Wales Restaurant Associates –
Intermunicipal Transfer of Liquor License

MEETING DATE: January 27, 2025

BOARD LIAISON:

INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The Township Manager received correspondence from J. Kenneth Butera, Esq. dated January 15, 2025. Mr. Butera referred to the liquor license transfer approved by the Board of Supervisors on March 14, 2022. He noted the Pennsylvania Liquor Control Board (PLCB) has requested that the Township amend its resolution to include the suite address.

RECOMMENDATION:

Staff recommends the Board adopt a resolution amending and replacing Resolution No. 2022-16 which will correct the address to include the suite number.

MOTION/RESOLUTION:

Motion to adopt Resolution No. 2025-04 amending Resolution No. 2022-16 regarding the intermunicipal transfer of liquor license for North Wales Restaurant Associates.

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

BUTERA ♦ BEAUSANG ♦ COHEN ♦ BRENNAN
A T T O R N E Y S A T L A W

William J. Brennan
Kevin A. Palmer
N. Curtis Ward
J. Kenneth Butera
Rodney S. Fluck

January 15, 2025

Via Regular Mail and Email cmccreary@montgomerytwp.org

Ms. Carolyn McCreary
Township Manager
Montgomery Township Municipal Building
1001 Stump Rd.
Montgomeryville, PA 18936

Re: North Wales Restaurant Associates, LLC Resolution for Intermunicipal Transfer
of Pennsylvania Liquor License R14112: RESOLUTION NO. 2022-16

Dear Ms. McCreary:

I represent North Wales Restaurant Associates, LLC. In February of 2022 we made an application for an intermunicipal transfer for the above-referenced liquor license which was approved by the Board of Supervisors on March 14, 2022. Needless to say there have been delays in getting this project to fruition, however, the project is finally getting back on track. The Pennsylvania Liquor Control Board ("PLCB") is now requesting the Resolution that was adopted by the Montgomery Township Board of Supervisors on March 14, 2022 be amended to include the suite address which is A7. Therefore, we are requesting that the Board of Supervisors amend the Resolution to include the suite number on the address approved by the Board of Supervisors back in 2022. I have enclosed a copy of the adopted Resolution for your convenience. Naturally, my client will cover any costs that may be associated as a result of this amendment.

I am available for any questions or comments, we look forward to hearing from you.

Very truly yours,


J. Kenneth Butera
jkbutera@buteralaw.com

JKB:ebb

Enclosure

CC: Sean P. Kilkenny, Esq. via email sean@skilkennylaw.com

THE TOWNSHIP OF MONTGOMERY
RESOLUTION NO. 2022-16

A RESOLUTION OF THE TOWNSHIP OF MONTGOMERY,
COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA,
APPROVING THE TRANSFER OF RESTAURANT LIQUOR LICENSE NO. R-14112
INTO THE TOWNSHIP OF MONTGOMERY FROM MICHAELS FAMILY RESTAURANT, IX, INC.,
440 PLYMOUTH RD., PLYMOUTH MEETING, PA 19462-1608

WHEREAS, Act 141 of 2000 ("the Act") authorizes the Pennsylvania Liquor Control Board to approve, in certain instances, the transfer of restaurant liquor licenses across municipal boundaries within the same county regardless of the quota limitations provided for in Section 461 of the Liquor Code if sales of liquor and malt or brewed beverages are legal in the municipality receiving the license; and

WHEREAS, the Act requires the applicant to obtain from the receiving municipality a resolution approving the inter-municipal transfer of the liquor license prior to an applicant's submission of an application to the Pennsylvania Liquor Control Board; and

WHEREAS, the Liquor Code stipulates that, prior to adoption of a resolution by the receiving municipality, at least one hearing be held for the purpose of permitting individuals residing within the municipality to make comments and recommendations regarding applicant's intent to transfer a liquor license into the receiving municipality; and

WHEREAS, an application for transfer filed under the Act must contain a copy of the resolution adopted by the municipality approving the transfer of a liquor license into the municipality.

NOW, THEREFORE, BE IT RESOLVED, that North Wales Restaurant Associates, LLC., has requested the approval of Montgomery Township's Board of Supervisors for the proposed transfer of Pennsylvania restaurant liquor license no. R-14112 by Michaels Family Restaurant IX, Inc., from 440 Plymouth Rd., Plymouth Meeting PA, 19462-1608 to 1200 Welsh Road, North Wales, PA 19454 with the understanding that said transfer must be approved at a later date by the Pennsylvania Liquor Control Board; and

BE IT FURTHER RESOLVED, that the Montgomery Township's Board of Supervisors has held a properly advertised public hearing pursuant to the notice provisions of Section 102 of the Liquor Code to receive comments on the proposed liquor license transfer; and

BE IT FURTHER RESOLVED that Montgomery Township approves, by adoption of this Resolution, the proposed inter-municipal transfer of restaurant liquor license no. R-14112 into Montgomery Township by North Wales Restaurant Associates, LLC and

BE IT FURTHER RESOLVED those transfers, designations and assignments of licenses hereunder are subject to approval by the Pennsylvania Liquor Control Board.

Duly adopted this 14th day of March 2022, by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, in lawful session duly assembled.

MOTION BY: **C. CHIMERA**
SECOND BY: **A. LONG**
DATE: March 14, 2022

VOTE: 5-0

THE TOWNSHIP OF MONTGOMERY
BOARD OF SUPERVISORS:


Tanya C. Bamford, Chairwoman

**THE TOWNSHIP OF MONTGOMERY
RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE TOWNSHIP OF MONTGOMERY,
COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA,
APPROVING THE TRANSFER OF RESTAURANT LIQUOR LICENSE NO. R-14112
INTO THE TOWNSHIP OF MONTGOMERY FROM MICHAELS FAMILY RESTAURANT, IX, INC.,
440 PLYMOUTH RD., PLYMOUTH MEETING, PA 19462-1608**

WHEREAS, Act 141 of 2000 (“the Act”) authorizes the Pennsylvania Liquor Control Board to approve, in certain instances, the transfer of restaurant liquor licenses across municipal boundaries within the same county regardless of the quota limitations provided for in Section 461 of the Liquor Code if sales of liquor and malt or brewed beverages are legal in the municipality receiving the license; and

WHEREAS, the Act requires the applicant to obtain from the receiving municipality a resolution approving the inter-municipal transfer of the liquor license prior to an applicant’s submission of an application to the Pennsylvania Liquor Control Board; and

WHEREAS, the Liquor Code stipulates that, prior to adoption of a resolution by the receiving municipality, at least one hearing be held for the purpose of permitting individuals residing within the municipality to make comments and recommendations regarding applicant’s intent to transfer a liquor license into the receiving municipality; and

WHEREAS, an application for transfer filed under the Act must contain a copy of the resolution adopted by the municipality approving the transfer of a liquor license into the municipality.

NOW, THEREFORE, BE IT RESOLVED, that North Wales Restaurant Associates, LLC., has requested the approval of Montgomery Township’s Board of Supervisors for the proposed transfer of Pennsylvania restaurant liquor license no. R-14112 by Michaels Family Restaurant IX, Inc., from 440 Plymouth Rd., Plymouth Meeting PA, 19462-1608 to 1200 Welsh Road, Suite A7, North Wales, PA 19454 with the understanding that said transfer must be approved at a later date by the Pennsylvania Liquor Control Board; and

BE IT FURTHER RESOLVED, that the Montgomery Township’s Board of Supervisors has held a properly advertised public hearing pursuant to the notice provisions of Section 102 of the Liquor Code to receive comments on the proposed liquor license transfer; and

BE IT FURTHER RESOLVED that Montgomery Township approves, by adoption of this Resolution, the proposed inter-municipal transfer of restaurant liquor license no. R-14112 into Montgomery Township by North Wales Restaurant Associates, LLC and

BE IT FURTHER RESOLVED those transfers, designations, and assignments of licenses hereunder are subject to approval by the Pennsylvania Liquor Control Board.

Duly adopted this 27th day of January 2025, by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, in lawful session duly assembled.

MOTION BY:
SECOND BY:
DATE: January 27, 2025

VOTE:

THE TOWNSHIP OF MONTGOMERY
BOARD OF SUPERVISORS:

Audrey R. Ware-Jones, Chairwoman

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #15

SUBJECT: Completion of Ready For 100 Ad Hoc Committee Work
MEETING DATE: January 27, 2025
BOARD LIAISON: Beth A. Staab
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

At the May 10, 2021, public meeting, the Board of Supervisors voted to adopt the Ready For 100 renewable energy resolution. Subsequently, the Board commissioned a committee to help draft an energy transition plan, reviewing the work done by the Township's consultant.

The Sierra Club's Ready For 100 campaign advocates for an equitable and affordable energy system powered by 100% clean, renewable energy by the year 2050.

Communities across the United States are committed to leading the transition to 100% clean, renewable sources of energy, like wind, solar, and battery storage. As civic and religious leaders, students, parents, frontline workers, business owners, educators, mayors, and beyond, we are nurturing a diverse movement in cities and towns across the country to pursue the solutions needed to develop strong, healthy, resilient communities.

With the completion of the work and the issuance of the report, the Township may now dissolve this committee with staff continuing to work on the recommendations in the energy transition plan.

Members who served on this committee are Anushk Gupta, Al Gryga, Kevin Kowalick, Jon Love, and Paul Mau. Supervisor Staab and Township Manager, Carolyn McCreary served as the Board and staff liaison respectively.

RECOMMENDATION:

Staff recommends the Board of Supervisors sunset this committee and thank the members for their efforts on behalf of the Township and the environment as a whole.

MOTION/RESOLUTION:

Motion to dissolve the Ready For 100 Ad Hoc Committee and thank its members for the work they have completed on this important initiative.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #16

SUBJECT:	Appointment of Tax Collection Committee Delegates
MEETING DATE:	January 27, 2025
BOARD LIAISON:	Audrey R. Ware-Jones, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Act 32 § 505 (b) requires the governing bodies of school districts, townships, boroughs, and cities, that impose an earned income tax, appoint one primary voting delegate and one or more alternate delegates to be their Tax Collection Committee (TCC) representatives. If the primary voting delegate cannot be present for a TCC meeting, the alternate voting delegate shall be the voting representative at the TCC meeting.

RECOMMENDATION:

Staff recommends that the Board appoint the Finance Director to serve as the delegate, the Township Manager to serve as the first alternate delegate, and the Board of Supervisors liaison to the Finance Committee as the second alternate delegate.

MOTION/RESOLUTION:

Motion to adopt Resolution 2025-03 appointing the Finance Director to serve as the delegate, the Township Manager to serve as the first alternate delegate, and the Board of Supervisors liaison to the Finance Committee as the second alternate delegate to the Montgomery County Earned Income Tax Collection Committee.

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

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2025-03

A RESOLUTION OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, APPOINTING DELEGATES TO THE MONTGOMERY COUNTY TAX COLLECTION COMMITTEE.

WHEREAS, Act 32 § 505 (b) requires the governing bodies of school districts, townships, boroughs, and cities that impose an earned income tax to appoint one voting delegate and one or more alternate delegates to be their tax Collection Committee (TCC) representatives.

WHEREAS, the purpose of this resolution is to appoint the required delegates.

NOW, THEREFORE, BE RESOLVED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, that the following individuals are appointed as TCC delegates for Montgomery Township, Montgomery County, Pennsylvania.

Primary Voting Delegate: Finance Director
First Alternate Voting Delegate: Township Manager
Second Alternate Voting Delegate: Board of Supervisors Liaison to the Finance Committee

ADOPTED and RESOLVED this 27th day of January 2025.

Attest:

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

Carolyn McCreary, Township Manager

By: _____
Audrey R. Ware-Jones, Chairwoman

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #17

SUBJECT: Volunteer Committee/Board Appointments
MEETING DATE: January 27, 2025
BOARD LIAISON: Audrey R. Ware-Jones, Chairwoman
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

We have received several applications from residents interested in serving on the Township's Committees and Boards. The staff has prepared a listing of vacancies on those committees and boards and matched the applicants, in the order received, to those committees and boards in which they expressed an interest. Those applicants, along with their resumes, if provided, are attached.

Applicants who have applied for positions that do not currently have vacancies will be kept on file for future consideration.

RECOMMENDATION:

Staff recommends the Board of Supervisors appoint those applicants interested in serving on committees and boards with vacancies as noted below:

MOTION/RESOLUTION:

Motion to appoint the following residents to volunteer committees and boards:

- **Richard Morrow** to the Finance Committee for the remainder of the one-year term, which expires on January 1, 2026; and
- **Nancy M. Saladik** to the Park and Recreation Board for the remainder of the five-year term, which expires on January 1, 2026; and
- **Christopher Leonardo** to the Public Safety Committee for the remainder of the one-year term, which expires on January 1, 2026; and
- **Kathleen Karatas** to the Zoning Hearing Board as an Alternate member for the remainder of the three-year term, which expires on January 1, 2026; and
- **Staci Klemmer** to the Planning Commission as an Alternate member for the remainder of the four-year term, which expires on January 1, 2029; and
- **Wesley Nappen** to the Business Development Partnership for the remainder of the one-year term, which expires on January 1, 2026.

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

Deborah A. Rivas

From: GIS Notifications
Sent: Monday, April 8, 2024 5:35 PM
To: General Information
Subject: New Volunteer Committee Application
Attachments: Resume+2023.pdf

Name: Richard G Morrow

Committee Choice Selections:
Finance Advisory Committee

RICK MORROW

Professional Summary

Senior-Finance Executive with an exemplary record of leading finance for small- to medium-sized companies across diverse industries. Recognized for developing more effective accounting systems, optimizing processes to support the needs of the business, and streamlining financial operations, while ensuring credible operational and financial reporting. Demonstrated success in identifying areas of deficiency and implementing effective solutions, along with the ability to translate results into actionable strategies. Motivational leader cultivates high performing teams that exceed expectations. Select accomplishments: Rebuilt a failed accounting function, which supported the growth of the company (consolidated manual and online applications onto one system). Avoided a million-dollar overage by developing a budget that was used to manage the business for a nonprofit standards group. Managed monthly budget meetings for senior executives to better control the business. Successfully merged two accounting departments where others had previously failed. The results included streamlining of processes, elimination of duplicate functions, and timely, reliable reporting of operational and financial results. Core Leadership Competencies Selecting, Coaching and Managing Direct and Indirect Reports Financial Management Financial Audits Financial Analysis Budgeting Cash Management Corporate Governance Cost Reductions Regulatory Compliance Staff Development Working with Start-ups and Mature Companies Business Analysis Planning and Forecasting Internal Reporting Operational Strategies Banking Relationships Chapter 11 Bankruptcies Working with Nonprofit/Private Companies Mergers and Acquisitions Executing Strategies with Financial Expertise

Skills

- Regulatory Compliance
- Staff Development
- Working with Start-ups and Mature Companies
- Planning And Forecasting
- Internal Reporting
- Banking Relationships

- Working with Nonprofit/Private Companies

Work History

Manager, 02/2019 to Current

I A.M. Home Watch LLC – Estero, FL

Established a company to support my son's business initiative. Prepared the necessary legal documentation in support of the business, set up the accounting system and established and managed the banking relationships. Established a pricing strategy and assisted in providing manual labor in support of the business.

Registered Representative, 01/2014 to 02/2019

Prudential Insurance Company of America – Chalfont, PA

- Assist clients in identifying financial challenges and providing solutions that fit their needs and budgets.
- Work with clients to understand their insurance products and provide recommendations to enhance the performance of their variable insurance products.
- Identify potential markets and penetrate to be the premier provider of investment based financial products.

PRINCIPAL, 01/2012 to 01/2014

QUAD FINANCIAL LLC – PA

- Established a company to provide opportunities for clients to maximize wealth and plan for a financially secure retirement through the creative use of insurance-based products.
- Basically, helping individuals and families achieve peace of mind.

CONTROLLER, 01/2008 to 09/2012

ANSWERNET, INC – Willow Grove, PA

- Company manages call centers in the U.S. and Canada, with revenue of \$44M.
- Hired to consolidate two accounting functions.
- Responsible for cash management reporting, monitoring operating results and delinquent collections.
- Managed a staff of 19.
- Merged two accounting departments into one, while providing same level of company service, as well as reduced headcount from 24 to 19 and costs of \$.25M (annualized) per year.
- Combined two accounting systems to a single platform to facilitate report production and improve understanding of the numbers, and how they related to the business.

- Project was on time and on budget.
- Researched and established a payroll process for two Canadian subsidiaries, ensuring they met compliance requirements.
- Identified and eliminated the unnecessary collection of federal taxes for one of the subsidiaries.

VICE PRESIDENT OF FINANCE, 01/2007 to 01/2008

LITHIUM TECHNOLOGY CORPORATION – Plymouth Meeting, PA

- Company was in the development phase of high-energy lithium batteries for transportation and industrial uses.
- Responsible for cash management and closing the books in a timely manner as well as updating the accounting system.
- Managed one direct report.
- Basically, hired to clean up the records and issue correct SEC filings so as to become current.
- Rebuilt the company's books for 2006 to ensure that complicated debt/equity transactions were properly reflected in the applicable accounts and subsequent financial reports.
- Re-organized the accounting infrastructure to support the business.
- Upgraded the accounting system to support a manufacturing environment, improved controls and access, and formalized the backup of data at an offsite facility.
- Instituted monthly inventory audits.
- Coordinated effort to restate 2005 and 2004 financials, ensuring complicated debt and equity transactions were properly reflected on the books.
- Completed 2006 financial statements.
- Changed the banking relationship to obtain better services in cash management at a lower cost.

VICE PRESIDENT, CONTROLLER, 01/2007 to 01/2007

MAGELLAN GROUP – Plymouth Meeting, PA

- A consulting group.
- INTERIM CONTROLLER, 2010 Client was a start-up operation in the development and management of alternative energy sources.
- Scope of assignment was expanded from primarily preparing monthly financial reports to managing the development of a forecast to completing a year-end annual report.

- Also provided counsel with respect to managing tax liabilities, as well as worked with client's Audit Committee and external auditors.
- Published monthly reports with meaningful narrative on time for Senior Management and the Board of Directors.
- Prepared the Annual Report of the Company for distribution to investors and shareholders.
- This private company anticipated going public and wanted to get an infrastructure in place when market conditions were favorable.
- Prepared a mid-year forecast by project for management to determine future cash needs, both short and long term., Responsibilities included cash management and timely publishing of financial results.
- Oversaw a staff of four in Princeton, NJ and three in London, UK.
- Hired as a consultant to assist in developing financial statements.
- Took over accounting systems that had collapsed and rebuilt to support the SEC requirements and provide a platform for growth, which resulted in efficient production of reliable financial reports.
- Prepared quarterly and annual closings, consolidating results from US operations with the UK subsidiary, which supported Form 10-Q and Form 10-K for timely submission to the SEC.
- Active member of the Management Council, where the Company's strategic direction was defined and executed.
- The company went from a loss of \$0.15 net income per diluted share to income of \$0.19 per diluted share.
- Managed the company's external auditors, the IRS and state auditors to ensure successful outcomes; also effectively managed the company's banking relationships.

CONSULTANT, 01/2006 to 01/2007

ROBERT HALF MANAGEMENT RESOURCES – Princeton, NJ

- A management consulting company, Identified and executed improvements in the reporting of financial results for a start-up public company.
- Automated the close process to minimize errors and improve accuracy of financial statements.
- Reduced the amount of time to produce financial reports from one month to two weeks.
- Established communications with the subsidiaries to enable management to react to business issues in a timely manner.

- Formalized the preparation of accounting information so that every transaction was supported by meaningful documentation.
- Ensured the footnote disclosure and supporting documentation for reporting of derivatives complied with SFAS 133 and SEC requirements for a public company.
- Restated prior year financial documents to reflect appropriate accounting for derivative instruments.

ASSOCIATE, 01/2000 to 01/2006

RESOURCES GLOBAL PROFESSIONALS – Philadelphia, PA

- Consulting firm focused on problem solving and execution of solutions.
- Solutions for various clients in a variety of industries (medical publishing, educational foundation, and energy generation).
- Sampling of Projects.
- Changed the reporting model of a nonprofit company to accurately support its mission.
- Improved the accuracy of the accounting system, restructured reports and developed a discipline to enable management to objectively review results.
- Coordinated the development of forecasts and budgets for nonprofit standards group; prepared presentations to the client's Board of Governors for review and approval.
- As a result of efforts, \$3M in expense was identified and avoided to ensure the client met its financial targets.
- Performed due diligence and recommended a new accounting system for a client to meet the needs of a growing business.
- Organized and managed the installation.
- System was installed on time and on budget.
- Re-organized finance at a subsidiary of a multinational publishing company.
- Worked with the client's Information Support staff to develop an automated revenue recognition model.
- Established procedures and controls to ensure reporting of results were accurate.
- Implemented a time sheet system to track employee productivity in one of its operating divisions.

Education

Bachelor of Science: Accounting and Management

LaSalle College

Affiliations

- Kirkwood Camp and Conference Center - Chair of Board, Chair of Finance and Mission Planning Committees. Developed policies and procedures to ensure proper governance developed budget planning tool, and coordinated search for a new Director.
- Montgomery Township, PA - Member of Finance and Pension Committees 2002-2006.
- Doylestown Presbyterian Church/ Oak Lane Presbyterian Church/ First Presbyterian Church of Bonita Springs. Taught Sunday School from 2000-2021. Participated in a Wednesday Youth Night in an urban setting at Oak Lane Presbyterian Church.
- Member, The Presbyterian Committee on the Self Development of People since 2018. Sit on the Finance Committee as well as the Northeast Task Force.

Deborah A. Rivas

From: GIS Notifications
Sent: Tuesday, October 1, 2024 5:30 PM
To: General Information
Subject: New Volunteer Committee Application
Attachments: resume+Nancy+Saladik_3_2021.pdf

Name: Nancy M. Saladik

Committee Choice Selections:
Park and Recreation Advisory Bo
Community & Recreation Center A

ARTIST/EDUCATOR

Nancy Saladik

PERSONAL STATEMENT: A passionate, creative, and driven art educator with varied experience in different facets of the education field including higher education and K-12 in both rural and urban settings. Dedicated to meeting the needs of all students using research-based instruction, differentiation, technology, and continuous assessment. Encourages the integration of diversity in creative arts throughout the curriculum as well as in the community.

Art website: nancysaladik.com

Instagram: [nansalart](https://www.instagram.com/nansalart)

Professional Artist – self employed

August 2019 – present

- Art services including oil painting portraits on commission, plein air landscapes and still life from nature
- Substitute teacher – (Mount St. Joseph Academy) AP Studio, AP Art History, Design Basics

Swenson Arts and Technology High School – Philadelphia School District, Phila., PA **August 2017 – August 2019**

Secondary Art Teacher

- Diversified Arts curriculum and lesson plan implementation according to National standards promoting STEM to STEAM initiative. Emphasis on creative thinking and willingness to think “out of the box”
- Implemented a diversified classroom approach using differentiation strategies for mixed level learners
- Implemented unique studio experiences for all level learners including Life Skills, IEP students
- Art Exhibit Coordinator

Delaware Valley Charter High School – Philadelphia, PA

August 2015 – June 2017

Secondary Art Teacher

- Unique broad-based Arts curriculum and lesson plan implementation according to educational standards with emphasis on design principles, painting, drawing, 2-D, 3-D, color theory and art history
- Motivational skills to encourage students to creatively express themselves in a positive learning environment
- Implemented a diversified classroom approach using differentiation strategies for mixed level learners
- Strong classroom management and behavior skills. Culturally fair, open-minded, patient and objective
- Art Club Coordinator

Montgomery County Community College - Blue Bell, PA

May 2012 - September 2014

Coordinator, Grant-funded Preparatory Program (serving Norristown and Pottstown School Districts)

- Coordinated and performed academic administrative duties including scheduling of MCCC campus tours, cultural events, classroom assignment, updating applications, email, correspondence, voice mail, government requirements including time logs, Grant compliance and data reports
- Supported middle and high school student success through academic assistance, grade monitoring, & college access counseling. Managed monthly “Academic Saturdays” & six-week summer learning experience at MCCC
- Supervised college mentors and staff to provide effective direct service and curriculum design.

Buxmont Academy/Community Service Foundation - Lansdale, PA

December 2001 - May 2012

Art teacher – Alternative Education

- Classroom teaching experience; restorative practices, unique fine arts curriculum design and implementation
- Leader for art department including staff orientation and training, managing art supplies
- Fine art courses including drawing, painting, 2-D, 3-D design, sculpture, printmaking, and art history

EDUCATION

Arcadia University, Glenside, PA

M.Ed. Art Education

4.0 GPA (Honors with Distinction)

PA Dept. of Ed. Teaching Certification Art K-12

Kutztown University, Kutztown, PA

BFA Communication Design

ART SKILLS

Painting, Drawing, Illustration, 2-D, 3-D, Art History,
Fiber Arts, Printmaking, Jewelry, Graphics,
Interior Design, Sculpture, Ceramics

HONORS/ACHIEVEMENTS/

PROFESSIONAL DEVELOPMENT

- Barnes Foundation – Barnes de Mazia teacher Scholarship recipient 2019
- North Penn Arts Alliance – Best Portrait Award 2019
- PMA VAST Teacher Scholarship recipient 2016, 2017
- Barnes Foundation Teacher Summer Institute, 2015
- Oreland Art League Art Show– 1st Place – 2015
- National Art Educators Association member
- College Prep Workshops, SAT, ACT, 2012-2014
- Montgomery County Community College Art Show – “Best in Show” – 2014
- NWS Teacher Scholarship Recipient – 2010

Deborah A. Rivas

From: GIS Notifications
Sent: Thursday, November 28, 2024 2:34 PM
To: General Information
Subject: New Volunteer Committee Application
Attachments: file.json

Name: Christopher Leonardo

Committee Choice Selections:
Public Safety Committee

Christopher Leonardo

Program | Project | Product | Operations | Management Leader

Hands on Leadership | Strategic Partnership | Continuous Improvement

Extensive experience leading cross-functional complex project, operations, and development teams in delivering customer solutions to market. Data-driven strategist, providing strong support to multiple portfolios, centered on customer satisfaction, and business revenue. Leads with a team-oriented approach to mentoring colleagues and collaborating across multiple disciplines. Recognized as a subject matter expert, performing thorough research, problem solving, exchanging ideas, and defining project scope.

Professional Experience

RESOURCE GLOBAL PROFESSIONALS (RGP), Remote, PA

Product Development Program Manager, Google Fiber (GFiber) 2024 – Present

PM lead supporting the entire product team on projects ranging from research and development to GTM solutions, including BSS development, process and analytics, reporting metrics to senior leadership on the overall success of the business.

- Oversee all project milestone updates and report bi-weekly status to SLT.
- Lead cross functional team meetings with engineering and third party vendors on R&D programs.
- Responsible for the monthly market health reporting, compiling data on network, device and customer metrics.
- Developed for the team project tracking, program status reports and intake tool.
- Analyze operation metrics, determine areas for improvement and build a business plan on possible solutions.

COMCAST BUSINESS, Philadelphia, PA

Director, Program Management 2021 – 2023

Served as Leader of a PMO department and established the department. Managed multiple portfolios, working cross functionally with sales, product, operations, engineering, and training stakeholders. Planned, executed, developed, and delivered new go-to-market business customer solutions, processes, and enhancements.

- Partnered with Product Managers on the strategic business vision (scope) and overall portfolio objectives for large-scale, Enterprise and Mid-Market customers, including prioritization, roadmaps, budgets, and product lifecycles.
- Oversaw all cross-functional weekly E2E meetings with stakeholders from each business unit, aligning priorities, SOW contracts, automation processes, resourcing, development timelines, feature creation, testing, and customer journey, implementing team's change and communication management artifacts.
- Hired, coached and trained program manager personnel. Established and track yearly performance goals for each individual team member and providing career mentorship with suggested training, specific to role.
- Assigned project work by Jira intakes to the team based on Tableau resource capacity dashboards, ensuring work is evenly distributed and empowered the team to mitigate risk and drive results.
- Developed KPI reports for market trials, market launches, and on all feature development, outlining success, revenue, and attach rates per product line.
- Provided governance over all Safe Agile platform development releases with RTE and scrum master for Product Feature Group and User Story refinement, grooming and acceptance, daily standups, ensuring healthy backlog for PI readiness.

Senior Manager, Operations Transformation 2017 - 2021

Ran a team of program managers overseeing business process management and release management for service delivery, care and technical field operational system requirements, UX design, and content development, for Business Video, Voice, SaaS, Internet, and Cyber Security product deployments to market.

- Participated in cross-functional E2E business team meetings as operations stakeholder, defining, developing, and implementing features on software tools that impact customer care or created customer efficiencies.
- Gained alignment on all process changes with operations stakeholders and employed change management (ADKAR) methods, building awareness and knowledge for frontline customer care support agents.
- Led all QA testing for products and enhancements before market release on improvement projects.
- Provided escalation support for order management, care and tech ops teams in divisions related to post-deployment activities and continuous improvement projects.

COMCAST BUSINESS (Continued)

Program Manager, Product Effectiveness 2016 - 2017

Individual leader, overseeing deployments of key product launches across multiple high revenue portfolios within the business sector.

- Developed KPI reporting dashboards and developed SLAs for operations on proof of concepts, trials, and general availability of new features, showing data analysis measuring success, and tracking variances.
- Created job aids and end user content for agents and Ulearn, building training material by partnering with writers for sales and customer care operations.
- Presented to senior leadership, including impacts, risks, plans and forecast of any new products to market.
- Participated in cross-functional business team meetings regarding PLCM, serving as SME for all operational functions.
- Tracked and monitored progress of deployment, measuring success related to requirements provided at beginning of life cycle

Senior Project Manager, Product Delivery 2015 - 2016

Focused on collaborating with other senior PMs, driving consistency on delivery of tools and processes, measuring success of adoption of those processes and coached users not within success percentage.

- Ensured new product launches aligned with business and stakeholders of OPMO objectives by providing feedback and insight into impact assessments and process designs during development stages.
- Provided support for order management, Carrier, and cell backhaul CPM teams regarding any job-related impacts.
- Participated in user story creation, business readiness testing, trials and first run activities with BU before deployment.
- Managed all customer-facing documents that CPM used by working with the marketing team and keeping templates updated.

National Complex Project Manager 2013 - 2015

Provided tactical leadership and oversight to timely complete Ethernet service delivery activities across all markets, including carrier, wholesale, enterprise, national, advanced voice, off-net and coax.

- Acted as a single point of customer contact, post receipt of order, for Metro E data and voice solutions delivered to end user.
- Managed project status and information in the form of formal updates, meetings, and electronic communication.
- Drove escalations within inter-departmental teams to ensure project timelines stayed on track.

LINE SYSTEMS INC, West Chester, PA

Director of Operations 2006 - 2013

Led all aspects of operations for data and voice installations including order management, account management, switch provisioning, device configuration, technicians, customer service, and billing.

- Hired, trained, managed and conducted reviews for all personnel, including multiple managers and supervisors.
- Acted as the lead account manager for the top 50 customers we supported including several hospital systems. This included managing all of these customers' telecommunications requirements.
- Provided second level escalation support for the entire customer base regarding installations and network outages.
- Supported all sales agents on large prospects, providing technical knowledge and account level relationships.

Education

- Project Management Professional (PMP) Certification, Villanova University, Villanova, PA
- Bachelor of Science (BS), Telecommunications (Television & Radio Production), Business Administration, Kutztown University, Kutztown, PA

Skills

Project Management | Change Management | Communications | Leadership | Process Design | Operations | Presentation

Technology

Program / Project Management & CRM: Smartsheets, Salesforce, Microsoft Project, Workday, Confluence & Trello

BSS / OSS Development: Rally, Jira, Miro

Methodologies: Safe Agile, Waterfall, Prosci Change Management

Data Analytics: Excel, Google Sheets, Tableau

Certifications

Prosci / ADKAR Change Management | SAFE Agile 4.0 | PMP

Deborah A. Rivas

From: GIS Notifications
Sent: Monday, December 30, 2024 2:49 PM
To: General Information
Subject: New Volunteer Committee Application
Attachments: file.json

Name: Kathleen Karatas

Committee Choice Selections:
Zoning Hearing Board

KATHLEEN KARATAS, CPA

EDUCATION

University of Delaware, BS in Accounting
State of Pennsylvania, CPA licensure

PROFESSIONAL EXPERIENCE

Partner at Bee, Bergvall and Company serving clients in both the Audit and Accounting Services Group and the Business and Individual Tax Groups.
Provided audit, accounting and advisory services to a wide variety of clients for over 40 years.
Worked with more than 100 of the firm's not for profit clients.
Experienced in insurance company auditing serving insurance companies including statutory insurance and captive insurance.

PROFESSIONAL MEMBERSHIPS

American Institute of Certified Public Accountants (AICPA)
Pennsylvania Institute of Certified Public Accountants (PICPA)

BOARD POSITIONS

Montgomery Township 300th Anniversary Committee

PUBLICATIONS

Contributing author to the American Institute of Certified Public Accountants Publications including Audit Guides, Technical Practice Aids and Trends in Financial Statement Disclosures.

Deborah A. Rivas

From: GIS Notifications
Sent: Monday, December 30, 2024 12:29 PM
To: General Information
Subject: New Volunteer Committee Application
Attachments: file.json

Name: Staci Klemmer

Committee Choice Selections:
Zoning Hearing Board
Planning Commission Alternate *DAR*

STACI KLEMMER

PROFILE

I'm passionate about beer, soccer and musical theater.

I'm a proud mom of two boys who runs my own t-shirt business out of my basement while teaching high schoolers the joy of geometry.

My team is the Philadelphia Union.

EXPERIENCE

Educator, Pennridge HS - 2005 - present

Responsible for the education of teenagers which requires quick thinking and patience. I work with all levels - including Special Education, English as a Second language and Gifted students. Also skilled in calming parents when they are freaking out about their kids' grades. Organized multitasker who can plan a lesson, grade papers and email students all at the same time.

Owner, Spark Shirts - 2016 - present

Heat press shirts - from 1 to 650. Have three employees - my husband and eldest son who help press and my youngest son who does all the art work. I run the business side - quote jobs, send invoices and interact with the clients.

Director of Customer Service, Suntex - 1995 - 2005

Maker of the 24 Game - number one selling math game (at least in my mind). Created new games (Integers and Variables). Marketed both the games and the online program via one on one meetings with educators and district administrators and large groups at conventions. Traveled the world training teachers and selling the product. Have attended conventions in at least 36 states to demonstrate the game and present workshops to teachers.

EDUCATION

Texas A & M University, BBA, Finance 1987

George Washington University, MA, Math Education 1995

VOLUNTEER

North Penn Theatre Guild - 2017 - present

STACI KLEMMER

PAGE

215 692 4393
mstklem24@yahoo.com

415 Bonnie Ln
Lansdale, PA
19446

Parent group responsible for raising money for our high school theatre group and most importantly feeding the kids during show week. I am the president of this crew and will be for the next two years until my son graduates from high school.

[Philadelphia Union Fan Council - 2018 - present](#)

Honestly, we don't do much, but they ask us our opinion about marketing stuff and it makes me feel special.

[Montgomery United Soccer Club - 2006 - 2018](#)

Uniform Coordinator and Board Member - pressed thousands of uniforms and shirts for our local soccer club. Helped organize and run tournaments and events.

[RANDOM](#)

[Peace Corps Volunteer - Gabon, Africa - 1989 - 1991](#)

Taught in a small village at a Catholic school. No books. No technology. Just me, a chalkboard and a class of "7th graders" ranging in age from 12 - 19.

Found my passion for soccer here during the 1990 World Cup when Cameron beat Argentina. I took that passion to volunteer at the World Cup in 1994 in Washington DC where I met my husband.

[Untapped 2015 - present](#)

I am a firm believer in not drinking the same beer twice, unless its Whirlpool. I have over 1000 unique checkins, mostly small craft brewers. I am a fan of Vermont...beer and skiing.

Deborah A. Rivas

From: GIS Notifications
Sent: Wednesday, January 22, 2025 2:58 PM
To: General Information
Subject: New Volunteer Committee Application
Attachments: file.json

Name: Wesley Nappen

Committee Choice Selections:
Business Development Partnershi

[Click to download attachment](#)

Weslev H. Nappen

EDUCATION

Temple University, College of Liberal Arts: Philadelphia, PA
Master of Liberal Arts
GPA: 3.93

Graduation Date, Spring 2024

TEMPLE UNIVERSITY, College of Liberal Arts: Philadelphia, PA
Bachelor of Political Science, Concentration
GPA: 3.81 (Dean's List, Fall 2017, Spring 2018, Fall 2018, Spring 2019)
Institution Honors: Cum Laude

Graduation Date, Spring 2019

THE GEORGE WASHINGTON UNIVERSITY, Columbian School of Arts and Sciences: Washington D.C.
Bachelor of Political Science, Concentration

Attended Fall 2015 – Spring 2016

WORK EXPERIENCE

President
Nappen & Associates

Montgomeryville, PA
June 2019 – Present

Description: Oversee all aspects of industrial real estate development, property management and leasing.

President
Montgomeryville Nissan

Montgomeryville, PA
January 2024 – Present

Description: Work with general manager and controller in overseeing all aspects of dealer operations for sales, service and parts departments.

President
Montgomeryville Acura

Montgomeryville, PA
June 2024 – Present

Description: Work with general manager and controller in overseeing all aspects of dealer operations for sales, service and parts departments.

President
Montgomeryville Mitsubishi

Montgomeryville, PA
January 2024 – Present

Description: Work with general manager and controller in overseeing all aspects of dealer operations for sales, service and parts departments.

President
Cherry Hill Nissan

Cherry Hill, NJ
January 2024 – Present

Description: Work with general manager and controller in overseeing all aspects of dealer operations for sales, service and parts departments.

SKILLS/ACTIVITIES/CERTIFICATES

-Licensed Pennsylvania Vehicle Salesperson, 2016

-National Society of Collegiate Scholars, Temple University, 2017

-Licensed Pennsylvania Real Estate Salesperson, 2017

-Study Abroad in London, England, Summer 2018

-Delta Rho Chapter of Pi Sigma Alpha National Political Honor Society, Spring 2019

-Alpha Upsilon Chapter of Phi Alpha Theta History Honor Society, Spring 2019

-Temple University Department of Political Science Outstanding Capstone Paper Award, Spring 2019

-Presenter at the Temple University Symposium for Undergraduate Research and Creativity, Spring 2019

-Research Publication in *Perceptions* Vol. 5 No. 2, Spring 2019

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #18

SUBJECT: Authorize the Advertisement of a Proposed Ordinance to Increase the Board of Supervisors Salary
MEETING DATE: January 27, 2025
BOARD LIAISON:
INITIATED BY: John Walko, Esq. – Township Solicitor

BACKGROUND:

Act 94 of 2024 amended the Second-Class Township Code to adjust the maximum thresholds for supervisor compensation and to allow township supervisors to be paid on a per-meeting basis.

Our firm has researched this matter, and we believe that the ordinance will need to be in place by February 15th in order for it to be effective for the Supervisors running in the next election due to the Emoluments Clause of the PA Constitution.

BUDGET IMPACT:

Any increase would be included in the 2026 and future budgets.

MOTION/RESOLUTION:

Motion to authorize the advertisement of a proposed ordinance increasing the compensation for future members of the Board of Supervisors as per Act 94 amending the Second Class Township Code.

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



Supervisor Compensation Model Ordinances Now Available

Posted on [October 31, 2024](#)

PSATS now has model ordinances available for implementing supervisor compensation. Act 94 of 2024 amended the Second Class Township Code to adjust the maximum thresholds for supervisor compensation and to allow township supervisors to be paid on a per-meeting basis.

After the new act takes effect on December 1, 2024, each board of supervisors may choose whether to implement all or part of the increase by ordinance or to leave current compensation rates in place. The new caps for supervisor compensation are as follows:

Township Population	Current Caps	New Caps (Effective 12/1/24)
not more than 4,999	\$1,875	\$3,145
5,000 to 9,999	\$2,500	\$4,190
10,000 to 14,999	\$3,250	\$5,450
15,000 to 24,999	\$4,125	\$6,915
25,000 to 34,999	\$4,375	\$7,335
35,000 or more	\$5,000	\$8,385

Supervisor compensation may be set by annual salary payable monthly or quarterly. Act 94 provides a new option to set supervisor compensation on a per-meeting basis for advertised public meetings of the board of supervisors in which a supervisor participated. If using the per-

meeting option, the ordinance must provide for excused absences, which must include, but not be limited to illness of the supervisor or their family and family or business travel.

For both the salary and per-meeting option, no supervisor may receive more than the cap each year. If using the per-meeting option, attendance of each supervisor must be tracked, including extra public meetings scheduled, and excused absences documented. [Click here](#) for the model ordinances, which will download in a new window.

The Pennsylvania Constitution prohibits an elected official from approving and receiving an increase or decrease in compensation during their current term of office. Any change in supervisor compensation will not apply to supervisors during their current term. Instead, a supervisor will receive the new rate only after beginning a new term of office. A newly appointed supervisor will receive the increase immediately.

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[Today Is Public Officials Day at the PA Farm Show!](#)

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #19

SUBJECT: New Business – Department Reports
MEETING DATE: January 27, 2025
BOARD LIAISON:
INITIATED BY: Audrey Ware-Jones, Chairwoman

BACKGROUND:

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

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

Public Information Coordinator Derek Muller will introduce Ava Komasz and summarize the 2024 public information metrics this month.

ADMINISTRATION REPORT
December 2024

Administrative Matters (Township Manager)

- Met Department Heads and direct reports individually to discuss operations and outstanding issues.
- Met with Finance staff to update them on the Finance Director search, the hiring of an interim consultant, and the plan for year-end and the upcoming audit.
- Attended the Chamber of Commerce Executive Committee and Board of Directors meetings.
- Met with the engineer and the CRC Director to review the updated cost and scope of work for the gymnasium floor replacement project.
- Met with the Solicitor and staff to discuss a litigation matter.
- Met with Chief Peoples and Lt. Davis to review and discuss the Taser contract.
- Participated in evening Zoom meetings for communities that will host The Wall That Heals in 2025.
- Participated in virtual meetings of the Wissahickon Stormwater Management and Technical Subcommittees, serving as Co-Chair.
- Attended monthly DVHT Executive Committee meeting.
- Attended VMSC pre-board meeting as Vice President.
- Attended virtual PMTA Board meeting.
- Participated in Consortium Executive Committee virtual meeting.
- Participated in Verizon and Comcast webinars regarding broadband equity initiatives.
- Attended pre-construction meeting related to Penn Medicine sitework.
- Met with Police CBU representative to discuss and review a detail in the new collective bargaining agreement.
- Held an agenda preparation meeting with the Department Heads.
- Completed the eight-week professional development training entitled *Leading on Purpose* through ICMA (97%).

Public Information

- Ongoing communication with Township residents, businesses, and staff utilizing the various communication channels.
- Assisted the Fire Department with holiday fire safety tips on social media
- Met with GIS Analyst, Jen Ames, about ideas for informing residents about GIS
- Promotion of Recreation & Community events and programs.
- Worked on social media plans and a new resident guide.
- Implemented accessibility software, Acquia Optimize, for the Montgomerytwp.org website
- Helped coordinate the annual Staff Holiday Gathering
- Attended the following webinars:
 - Marketing and Publicity for The Wall That Heals (VVMF)
 - America 250 Informational Session (Montgomery County)

Human Resources

- Engaged with finance consulting firm to set a start date
- Organized material needed for the consulting firm
- Organized meeting with consulting firm and finance team
- Conducted orientation for police Communications Specialist
- Conducted exit interview for CRC employee who resigned
- Prepared and sent FMLA and STD paperwork for 2 employees
- Reported and maintained paperwork on an injured volunteer firefighter
- Submitted and followed up on paperwork for two WC injuries
- Met with Administrative Supervisor, Public Information Coordinator, and Public Information Intern to discuss transition of intern to FT position effective January 1, 2025
- Worked on updating Inter JD to reflect the duties of the new FT position
- Conducted orientation with inter to provide information on health benefits and other benefits after becoming a FT employee

Community and Recreation Center Report December 2024

The festive Holiday season began early in December at the Montgomery Township Community Recreation Center (CRC). Special Holiday events, bright decorations were all in place during the first few day decorations, and a crowded parking lot was the norm all month. Activity involvement and membership purchases were tremendous throughout December.

Below is an overview of several of the program activities and facility usages that occurred during the month of December 2024:

A bus trip to Longwood Gardens was the lead-off event of the Holidays. 35 people braved a very cold and windy evening to see the lights at the famous horticultural attraction.

Montgomery Youth Basketball began recreation league games on Saturday December 2nd. Games take place throughout the day on Saturday and Sunday.

Group Fitness Classes continued throughout the first 3 weeks in December.

Home Schooled physical fitness/activity class participants now number 15. The Wednesday program will be part of our 2025 winter schedule.

Coloring with a Cop was held on Monday December 23rd in the event room.

The North Penn School District utilized our facility on December 10th. The training session involved training for Special Education teachers.

North Wales Library conducted Holiday Story Time on Wednesday December 18th.

Red Cross CPR took place on December 10th. 8 individuals participated.

The Red Cross also conducted Blood Drive on Wednesday, December 18th.

Holiday Paint Parties were held on December 13th and 15th.

The popular Senior Afternoon Trivia took place on December 17th.

The programming highlight of December was the annual visit from our good friend who resides at the North Pole on Saturday, December 14th. Breakfast and Photos with Santa filled our gymnasiums with over 200 festive people. The Montgomery Township Senior Committee functioned as servers for the event. Their assistance was an essential part in making the event a tremendous success.

2024 proved to be a year of fun, friendship, and positive community interaction throughout Montgomery Township. The CRC staff enjoyed having a role in the process. All of us at the Community Center wish our patrons a Happy New Year!!! We are looking forward to being a focal point in the community throughout 2025.

Floyd S. Shaffer, Community Recreation Center Director



To: Board of Supervisors and Finance Committee
From: Carolyn McCreary, Township Manager
Date: 01/14/2025
Subject: December Finance Report

Attached is a revenue and expenditure report as of 12/31/24 for the Montgomery Township 2024 budget. Please keep in mind that these figures are unaudited and I expect there to be additional entries as we record activity related to 2024.

The General Fund's total operating revenue is \$14,189,510, or 89.6% of the budget. Primary revenue sources (Act 511 Taxes) comprise \$8,880,667(82.2%) of total revenues.

Total Earned Income Taxes collected in the General Fund are \$4,882,838 (81.4%) of the budgeted \$6,000,000. We will receive additional earned income tax revenue when employers file their fourth-quarter returns with Berkheimer. This will be posted to 2024.

Current real estate tax revenue in the General Fund is \$2,996,851 or 99.6% of the budgeted \$3,010,000.

Real estate transfer taxes of \$580,939 did not meet the budget of \$900,000. While home prices continue to remain high, the inventory of homes in the Township is historically low as residents are choosing to remain where they are due to high prices and high interest rates. The only new construction in the Township is the WB Homes townhomes located behind the Wawa.

Total General Fund operating expenditures are \$13,820,186 or 92.6% of the total budget. Police services account for 53.8% of the operating expenditures.

There is a \$850,000 transfer from the General Fund to the Capital Reserves Fund. This represents the portion of the 2.94 mills the Board designated to replenish the fund for future capital projects and purchases.

December 19, 2024
 2025 Municipal Tax Roll Certification – Final – Eff. January 1, 2025

2025 County Millage Rates	
Montgomery County (general)	5.252
MCCC	0.39

	Municipality	Taxable Assessment	County Tax	MCCC Tax
01	AMBLER	\$300,117,220	\$1,576,208	\$117,071
02	BRIDGEPORT	\$206,846,860	\$1,086,348	\$80,667
03	BRYN ATHYN	\$102,424,190	\$537,928	\$39,942
04	COLLEGEVILLE	\$261,385,105	\$1,372,796	\$101,941
05	CONSHOHOCKEN	\$814,334,589	\$4,276,921	\$317,582
06	EAST GREENVILLE	\$107,312,070	\$563,616	\$41,873
07	GREEN LANE	\$25,449,090	\$133,650	\$9,930
08	HATBORO	\$411,876,785	\$2,163,267	\$160,643
09	HATFIELD BORO	\$140,542,930	\$738,123	\$54,797
10	JENKINTOWN	\$276,283,458	\$1,451,058	\$107,760
11	LANSDALE	\$821,215,630	\$4,313,045	\$320,312
12	NARBERTH	\$326,441,920	\$1,714,484	\$127,307
13	NORRISTOWN	\$884,944,712	\$4,647,713	\$345,214
14	NORTH WALES	\$157,095,240	\$825,072	\$61,285
15	PENNSBURG	\$162,142,912	\$851,569	\$63,262
16	POTTSTOWN	\$760,445,232	\$3,993,907	\$296,557
17	RED HILL	\$107,841,594	\$566,394	\$42,051
18	ROCKLEDGE	\$116,560,720	\$612,168	\$45,463
19	ROYERSFORD	\$187,055,990	\$982,426	\$72,935
20	SCHWENKSVILLE	\$51,989,355	\$273,060	\$20,262
21	SOUDERTON	\$296,487,941	\$1,557,155	\$115,637
22-01	TELFORD (Bucks)	\$89,316,570	\$0	\$0
22-02	TELFORD	\$115,199,610	\$605,037	\$44,923

December 19, 2024

2025 Municipal Tax Roll Certification – Final – Eff. January 1, 2025

	Municipality	Taxable Assessment	County Tax	MCCC Tax
23	TRAPPE	\$259,020,820	\$1,360,373	\$101,029
24	WEST CONSHOHOCKEN	\$270,086,205	\$1,418,497	\$105,327
30	ABINGTON	X \$3,420,949,007	\$17,966,790	\$1,334,171
31	CHELTENHAM	\$1,923,679,767	\$10,103,220	\$750,253
32	DOUGLASS	\$653,347,617	\$3,431,349	\$254,845
33	EAST NORRITON	\$980,165,136	\$5,147,793	\$382,242
34	FRANCONIA	\$884,102,247	\$4,643,285	\$344,793
35	HATFIELD TWP	\$1,334,559,740	\$7,009,140	\$520,459
36	HORSHAM	\$2,366,729,588	\$12,430,024	\$922,950
37	LIMERICK	\$1,606,996,302	\$8,439,968	\$626,696
38	LOWER FREDERICK	\$269,230,520	\$1,414,006	\$105,033
39	LOWER GWYNEDD	\$1,419,331,240	\$7,454,311	\$553,582
40	LOWER MERION	X \$7,729,141,744	\$40,593,440	\$3,014,088
41	LOWER MORELAND	\$1,124,972,450	\$5,908,388	\$438,765
42	LOWER POTTS GROVE	\$659,007,235	\$3,461,119	\$257,024
43	LOWER PROVIDENCE	\$1,676,673,357	\$8,805,895	\$653,838
44	SALFORD	\$212,561,170	\$1,116,348	\$82,888
45	MARLBOROUGH	\$223,240,100	\$1,172,459	\$87,062
46	MONTGOMERY	\$2,158,159,404	\$11,334,672	\$841,773
47	NEW HANOVER	\$791,578,882	\$4,157,404	\$308,681
48	PERKIOMEN	\$495,531,060	\$2,602,538	\$193,257
49	PLYMOUTH	\$1,684,629,813	\$8,847,664	\$656,984
50	LOWER SALFORD	\$1,176,539,324	\$6,179,209	\$458,863
51	SKIPPACK	\$841,145,936	\$4,417,608	\$328,098
52	SPRINGFIELD	\$1,350,694,693	\$7,093,837	\$526,757
53	TOWAMENCIN	\$1,106,876,251	\$5,813,306	\$431,702
54	UPPER DUBLIN	\$2,382,164,319	\$12,511,118	\$929,018

December 19, 2024

2025 Municipal Tax Roll Certification – Final – Eff. January 1, 2025

	Municipality	Taxable Assessment	County Tax	MCCC Tax
55	UPPER FREDERICK	\$201,979,750	\$1,060,783	\$78,780
56	UPPER GWYNEDD	\$1,691,815,750	\$8,885,362	\$659,779
57	UPPER HANOVER	\$565,079,652	\$2,967,809	\$220,400
58	UPPER MERION	X \$4,122,008,142	\$21,648,866	\$1,607,624
59	UPPER MORELAND	\$1,535,749,787	\$8,065,750	\$598,992
60	UPPER POTTS GROVE	\$296,400,759	\$1,556,729	\$115,587
61	UPPER PROVIDENCE	\$2,331,306,901	\$12,243,951	\$909,184
62	UPPER SALFORD	\$220,258,194	\$1,156,814	\$85,886
63	WEST NORRITON	\$984,586,185	\$5,171,070	\$383,930
64	WEST POTTS GROVE	\$181,320,711	\$952,288	\$70,714
65	WHITEMARSH	\$1,915,164,885	\$10,058,449	\$746,894
66	WHITPAIN	\$2,084,500,934	\$10,947,809	\$812,922
67	WORCESTER	\$1,058,989,416	\$5,561,822	\$413,060
	Total:	\$62,824,268,146	\$329,953,208	\$24,501,344

**DEPARTMENT OF FIRE SERVICES
DECEMBER 2024
MONTHLY ACTIVITY REPORT**

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

SIGNIFICANT INCIDENTS

- 12/05/2024, Elevator Rescue, Lansdale Hospital, Hatfield Twp
- 12/06/2024, Dwelling Fire, 288 Cricklewood Circle, Montgomery Twp
- 12/12/2024, Gas Leak, Five Points Intersection, Montgomery Twp
- 12/16/2024, Vehicle Rescue, Doylestown Rd & Mont Glen Dr., Montgomery Twp
- 12/19/2024, Dwelling Fire, 11 Woodbridge Circle, Horsham Twp
- 12/20/2024, Building Fire, 205 Easton Road, McDonald's, Horsham Twp
- 12/27/2024, Vehicle Rescue, Horsham Road & Stump Road, Montgomery Twp

ADMINISTRATIVE

Meetings attended during December:

- DFS Staff Meetings & Individual Meetings with Staff
- Department Heads' Meetings with Township Manager
- Township Staff and Departments
- Township Board of Supervisors
- Officers and Members of FDMT & FDMT Relief
- FDMT, FDMT RA, and FDMT Safety Committee monthly meetings
- FDMT 2025 Officer Interviews with Command Staff
- Montgomery County Youthful PIP Meetings
- EVOC Training
- EV Ordinance with Code Department
- McKee Apartment Group Planning
- GIS & EOC Dashboard
- DFS Staff Evaluations
- GIS & FDMT Application with Recruitment and Retention Committee
- Tidings and Togetherness Staff Holiday Gathering
- Bucks County Public Safety Training Center FF1 graduation at Bucks County Community College in Newtown.
- Chief Shane Wheeler of VMSC
- FDMT Holiday Party
- FDMT Santa Run

COMMUNITY EVENTS & CRR

- 12/07/2024, Pearl Harbor Flag Raising Ceremony at MTPD
- 12/14/2024, Sellersville Winterfest Event, Fire Police
- 12/14/2024, Santa Delivery to the Pour House
- 12/16/2024, FDMT Holiday Party at Battalion 1
- 12/17/2024, Firefighter 1 Graduation Ceremony at the BCCC
- 12/21/2024, Santa Run in Montgomery Township

FIRE MARSHAL'S OFFICE

Inspections:

- Life Safety Fire Inspections/Re-inspections - 51
- Closed Out Life Safety Inspections- 17
- Smoke Detectors Installations- 04
- Knox Box Updates/Installs- 02
- Certificate of Occupancy Inspections- 01
- Fire Marshal Follows Up-11

Fire Investigation:

- Dwelling Fire, 288 Cricklewood Circle, Montgomery Township

Plans Review Update:

- Penn Medicine
- Raising's Cane Chicken
- Chase Bank
- Taco Bell
- Village of Windsor
- Costco
- Village Tavern Apartment Project
- Montgomeryville Mitsubishi
- Lloyd Industries Expansion
- Quick Lube of Carolina
- Panera Bread at Airport Square
- Worldwide Stereo Parking Expansion
- Holly Road Subdivision
- Keystone Fellowship Church Expansion
- McKee Group Apartment Building
- 1819 North Line Street
- D-Bats Training Facility
- Knapp Road

DEPARTMENTAL TRAINING

The following training occurred during December for the Department:

There were 11 classes (165 staff attended) and 132.75 training hours (371.75 staff training hours).

Department Hosted Training

- Apparatus Familiarization
- Fire Police
- Driver/Operator
- EVOC
- Engine Company Operations
- Air Monitoring and Instrument Review
- Fire Investigation Training & GIS
- Strategy & Tactics, Preplanning of CCFs

Department Attended Training

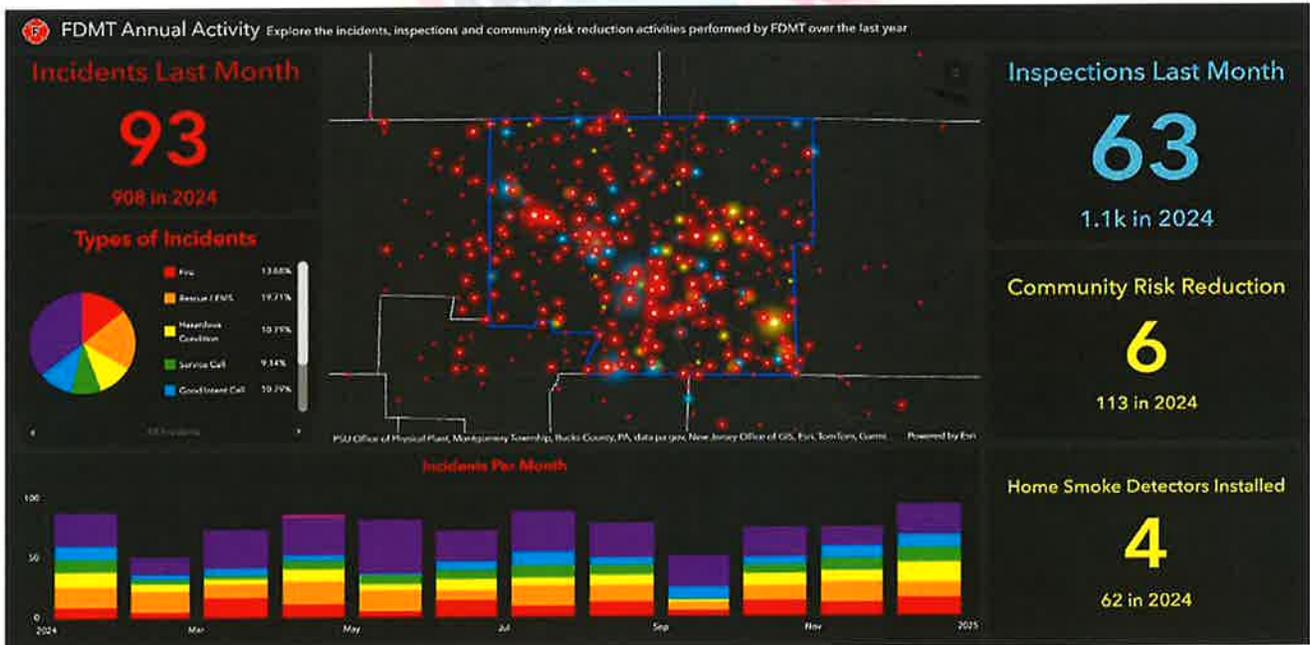
- Online Fire & EMS Training
- Paratech University at MCFA
- Safety Committee Training

DEPARTMENTAL OPERATIONS

- DFS staff presented Strategy and Tactical Considerations and Pre-Planning Training for the FDMT on Congregate Care Facilities in Montgomery Township.
- Three members of the FDMT graduate from the Firefighter 1 Basic Fire Academy Program with the Bucks County Public Safety Training Center at Bucks County Community College.
- FDMT held elections for the 2025 FDMT and FDMT RA Executive Boards.
- FDMT voted on proposed changes to the FDMT Bylaws.
- FDMT held their annual Holiday Party at Battalion 1.
- FDMT held a Special Meeting on 12/16/2024 to appoint the 2025 Operational Officers.
- FDMT held their annual Santa Run in Montgomery Township on 12/21/2024.
- FDMT Safety Committee received their recertification from PA SWIFT.
- The Boy Scouts of America rechartered Explorer Post 18.

OFFICE OF EMERGENCY MANAGEMENT & COMMUNITY RISK REDUCTION

- Staff are continuing to develop the Township's Continuity of Operations Plan. Staff are working to refine the Township's Communication Plan and EOC Operations.
- The department is working with GIS to create Internal Dashboards for Emergency Management.
- The department updated the Township's Emergency Operations Plan. A new digitalized plan version will be available to all Departments and appropriate parties.
- Township leadership will participate in upcoming Emergency Management and NIMS/ICS training on January 30, 2024.





Custom ▾ Dec 1, 2024 - Dec 31, 2024 ▾

88%

FIRE
Percentage of Total Incidents

12%

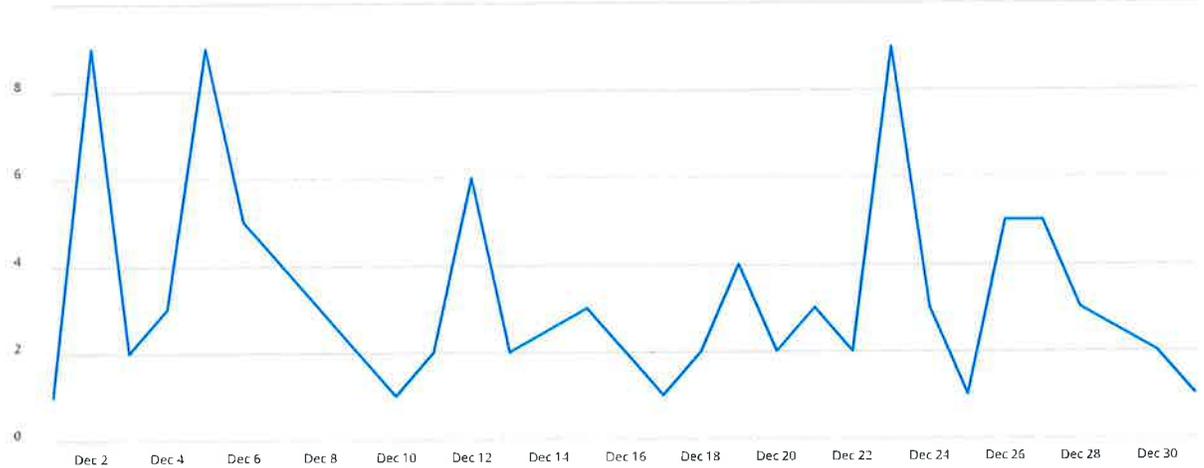
EMS
Percentage of Total Incidents

93

INCIDENTS
In Selected Time Slice

31

DAYS
In Selected Time Slice



Counts
 % Rows
 % Columns
 % All

Week Ending	12/1/24	12/8/24	12/15/24	12/22/24	12/29/24	1/5/25	1/12/25	1/19/25	1/26/25	2/2/25	2/9/25	2/16/25	2/23/25	Total
-------------	---------	---------	----------	----------	----------	--------	---------	---------	---------	--------	--------	---------	---------	-------

(11) Structure Fire		2	2	2	4									10
(13) Mobile property (vehicle) fire			1											1
(14) Natural vegetation fire		3												3
(15) Outside rubbish fire		1												1
(31) Medical assist		4	1	1	2									8
(32) Emergency medical service (EMS) incident				2	1									3
(35) Extrication, rescue		1			1									2
(41) Combustible/fl. spills & leaks		3	3	2	3									11
(42) Chemical release, reaction, or toxic condition			1											1
(44) Electrical wiring/equipm. problem		1	1	1		1								4
(46) Accident, potential accident				1										1
(52) Water problem		1			2									3
(55) Public service assistance		2	4		2									8
(57) Cover assignment, standby at fire station, move-up				1										1

Week Ending	12/1/24	12/8/24	12/15/24	12/22/24	12/29/24	1/5/25	1/12/25	1/19/25	1/26/25	2/2/25	2/9/25	2/16/25	2/23/25	Total
(61) Dispatched and canceled en route		4		3	1	1								9
(65) Steam, other gas mistaken for smoke		1			1									2
(70) False alarm and false call, other	1				4									5
(71) Malicious, mischievous false alarm				1										1
(73) System or detector malfunction			2		3	1								6
(74) Unintentional system/detect... operation (no fire)		8	1	2	2									13
Total	1	31	16	16	26	3								93

Filter statement

Filters **Days in Alarm DateTime** 12/1/24 to 12/31/24 | **Is Locked** true

Incident Type

Incident Type	# of Incidents			Grand Total
	Combination	Stipend	Volunteer	
Alarm system activation, no fire - unintentional	2		1	3
Alarm system sounded due to malfunction		1		1
Arcing, shorted electrical equipment			1	1
Assist police or other governmental agency	3		4	7
Brush or brush-and-grass mixture fire	2		1	3
Building fire	5	2	2	9
CO detector activation due to malfunction			2	2
Carbon monoxide incident		1		1
Cover assignment, standby, moveup		1		1
Defective elevator, no occupants			1	1
Detector activation, no fire - unintentional			1	1
Dispatched & canceled en route	4	1	6	9
Dumpster or other outside trash receptacle fire		1		1
Electrical wiring/equipment problem, other	2		1	3
Extrication of victim(s) from vehicle	1			1
False alarm or false call, other	1	2	2	5
Gas leak (natural gas or LPG)	7	2	2	11
Malicious, mischievous false call, other	1			1
Medical assist, assist EMS crew	4			4
Motor vehicle accident with injuries	3			3
Passenger vehicle fire	1			1
Removal of victim(s) from stalled elevator	1			1
Smoke detector activation due to malfunction	1	1		2
Smoke detector activation, no fire - unintentional	2		1	3
Smoke scare, odor of smoke			2	2
Grand Total	30	14	29	93

1-25 of 31 Results

1 2

Rows per page 25

Average Response Time

Unit Name	Average Response Time Alarm To Arrival		
	Combination	Stipend	Volunteer
AC18	03m:43s		07m:28s
AC18-1	03m:41s	07m:15s	06m:52s
BC18	03m:35s	08m:42s	07m:11s
CH18	04m:15s		01m:47s
DC18		06m:11s	05m:59s
E18	05m:39s		07m:33s
FM47-10	06m:02s		
FM47-8	04m:02s		
FM47-9	06m:02s		
POV	06m:00s	05m:14s	05m:34s
SD18	05m:19s	06m:44s	14m:29s
SD18-1	09m:15s	06m:30s	06m:42s
SS18	03m:56s	06m:49s	07m:29s
SS18-1	05m:59s	06m:23s	10m:10s
STA18A	05m:23s	06m:42s	09m:01s
STA18B	06m:25s	07m:03s	06m:19s
TR18	06m:44s	06m:54s	07m:44s
TW18	02m:33s	11m:38s	05m:53s
U18	02m:48s		11m:38s

Average Personnel Response

Combination	Average Personnel Response		
	Stipend	Volunteer	Grand Total
558	6.36	10.69	8.9

Automatic & Mutual Aid

Aid Given Or Received	# of unique Incident Number
Automatic aid given	21
Automatic aid received	13
Mutual aid given	12
Mutual aid received	5
None	42
# of unique Incident Number	93

Filter statement:

Filters: Days in Alarm DateTime 12/1/24 to 12/31/24 Is Locked true

Department Overall Response Times

Average Response Time Alarm To Arrival

Combination	Stipend	Volunteer
00h:05m:15s	00h:06m:44s	00h:02m:20s

Department Average Response Time

Average Response Time Alarm To Arrival

0h:6m:21s

DEPARTMENT OF PLANNING & ZONING December 2024

Permits Submitted – 73	<i>(December 2023 – 49)</i>
YTD Permits Submitted – 1,182	<i>(2023 YTD – 1,137)</i>
Permit Fees Collected - \$ 30,542	<i>(December 2023 – \$23,761)</i>
2024 YTD Permit Fees - \$763,022	<i>(2023 YTD – \$712,004)</i>
Permits Issued – 59	

Violations / Complaints Investigated –

Non-Residential Building Permits Submitted / Under Review:

Penn Medicine – 200 Dekalb Pike – 60 x 100 Construction Trailer for site
USA Ninja Challenge – 668 Bethlehem Pike – Tenant Fit-out
Relive Health – 1210 Bethlehem Pike Ste B1 – Tenant Fit-out
Pure Smile Dentistry – 981 N Wales Road – Tenant Fit-out
Balaji Supermarket – 741 Bethlehem Pike – Interior Renovations
Take 5 Oil Change Facility – 737 Bethlehem Pike – New Construction
Sherwin Williams Paints – 411 Doylestown Rd – Tenant FitOut
Dick’s Sporting Goods – 1251 Knapp Road – Tenant FitOut
Bob’s Discount Furniture – 751 Horsham Road – Tenant FitOut – Awaiting Resubmittal
Costco – 740 Upper State Road – Interior Renovations

Non-Residential Building Permits Issued / Under Construction:

Sprouts Farmers Market – 751 Horsham Road – Tenant FitOut
Neshaminy Falls Clubhouse – 195 Stump Road
Sunnyside Dispensary – 721 Bethlehem Pike – Interior Alterations
Glemser Bros. Automotive – 750-752 Horsham Rd – Tenant Fit-out
Windlestrae Park / Rosetwig Restrom – Kenas Road
ESW Group – 103 Park Drive - Install two ADA compliant restrooms in existing space
Schwartz & Co. – 595 Bethlehem Pike Bldg 200 - Interior Renovations
Chick-Fil-A – 794 Bethlehem Pike - Second Drive-thru lane and interior alterations – awaiting information requested
Vacant Space – 1251 Knapp Road – Interior Demolition and Shell work (former Gabe’s)
Bharatiya Temple – 1612 County Line Road – New Learning Center building
Paris Baguette – 1222 Welsh Road (former Karate space) – new restaurant with outdoor seating.
Tous les Jours Bakery – 981 N. Wales Rd – Tenant Fit-out

New Residential Building Permits Submitted / Under Review: none

Non-Residential Certificates of Occupancy Issued:

Top Pot Korean BBQ & Hot Pot and Nanxiang Express – Montgomery Mall - Restaurant
Hot Pot Noodles – 110 Garden Golf Blvd – Restaurant
Raising Cane’s – 860 Bethlehem Pike – Restaurant with drive-through
Chick-fil-A – 794 Bethlehem Pike – existing Restaurant with drive-through

Zoning Hearing Board Applications heard:

Application #24090001 – 309 Autovest Properties, LP / 1011 Bethlehem Pike – The applicant proposes a second freestanding sign along Bethlehem Pike 20 feet in height, 60 square feet in size (sign area) where one freestanding sign is allowed per street frontage for the Mitsubishi dealership. The applicants seek a variance from the provisions of Section 230-127A(4) of the Code of Montgomery Township.

Other Planning Department Projects:

Scanning (Scantek / Laserfiche) – All property files upstairs have been scanned and formatted into individual property folders. Basement property files have been picked up for scanning. Currently scanning in-house all new documents, forms, permits to link to the electronic property file. The department continues to clean out files and Land Development files prepping for scanning (removing duplicates and unnecessary paperwork). ZHB files have been scanned. First 80 boxes of Land Development files in the basement have been picked up for scanning. The department has leased a large plan scanner for in-house future scans, copies, and right to know requests.

Tyler Software / EP&L - The gathering of information for the Permitting, Land Development, and Zoning Hearing Board modules within the software has been completed. Tyler Software will continue to build the program for Permitting, Land Development and Zoning Hearing Board processes. Permitting, Zoning Hearing Board, and Land Development is currently being tested and updated accordingly. Current permit / certificates have been forwarded to Tyler for creation of forms and reports. The mapping of fields for data conversion was completed. Awaiting the first pass of the data conversion for review.

2024 Community Forestry Workshop – This year's workshop was held on Friday, November 1, 2024 with 39 attendees. The attendees earned credits for ISA, PCH, and PA Pesticide licenses.

LAND DEVELOPMENT

PROJECT NAME	#	LOCATION	APP. DATE	MTPC	STATUS	
Higher Rock – Phase 1 & 2	694	Bethlehem Pike	12/18/17		Phase 1 Completed Phase 2 Under Construction	Design Center completed. Awaiting revised plans for Office Bldg & amended DEP approval?
Village at Windsor	704	Horsham and North Wales – Vacant Lot	3/22/19		Under Review	Preliminary Approved July 2022 – Awaiting Bldg Permit submittal
Bharatiya Temple – phase 2	707	County Line Road	8/14/19		Approved with conditions Jan 2022	Under Construction
Antonucci 2 lot Subdivision	715	311 Stump Road				Finalizing DEP Sewer Module
Rita's Water Ice	LD-23-002W	752 Horsham Road		X	Reviews completed. Awaiting response	Staff Meeting held 6/1/23. Awaiting Resubmittal
JP Morgan Chase Bank	LD-23-003	773 Bethlehem Pike	4/24/23	3/21/24	Reviews completed 12/27/23, forwarded to applicant	BOS Approved 7/8 Finalizing Land Dev.
Taco Bell	LD-23-004	North Wales Road	4/28/23		PC 6/20/24	BOS Approved 7/8/24
Penn Medicine	LD-23-005 (C-79)	Dekalb Pike	5/4/23		Under Review (resubmittal) due 3/8/24	CU Approval 4/10/23, LD BOS Approval 8/28/23 Finalizing Land Dev.
Atlas Broadband	LD-23-006 C-80	1011 Lansdale Ave	5/5/23 7/28/23		BOS Approved CU 9/26, LD 11/13/23	Under Construction
Raising Canes	LD-23-007	860 Bethlehem Pike	7/21/23	10/23	BOS Approved 10/23/23	Issued CO 12/24
Lloyd Industries	LD-23-008	231 Commerce Drive	9/1/2023		Staff Meeting held 1/29/24	Resubmitted Fall 2024, reviews completed
Panera Bread	LD-23-009	801 Bethlehem Pike	11/6/23	7/18/24	PC 8/15/24	BOS Approved 9/23/24 Awaiting signed Resolution
Panera Bread	C-24-001	801 Bethlehem Pike	2/29/24	4/18/24		BOS 4/25/24
309 Autovest Properties, LP / Mitsubishi	C-81	1011 Bethlehem Pike	10/3/23		BOS Approved 11/27/23	PC 11/16/23 BOS 11/27/23
309 Autovest Properties, LP / Mitsubishi	LD-23-011	1011 Bethlehem Pike	12/27/23	6/20/24	PC 6/20/24	BOS Approved 7/8/24
Quick Lube of Carolina	LDS-24-001	737 Bethlehem Pike	2/7/24	4/18/24	PC 4/18/24	BOS 4/25/24 LD approval. Submitted Building permit for review
Harry Hassan / Village Shopping Center	C-82	511 Stump Road	10/17/23	done	BOS Approved 12/11/23 Awaiting Written Decision	PC 11/16/23 BOS 12/11/23
Harry Hassan / Village Shopping Center	LDS-24-002	511-521 Stump Rd		6/20/24	Awaiting DEP Sewer Approval	BOS Approved 7/8/24
109 Holly Drive	LDS-24-004	Holly Drive	4/25/24	7/18/24		BOS 9/23/24
Line Street	LDS-24-008	1819 N Line Street	6/10/24	11/21	BOS 12/16/24	Finalizing LD. BOS approved
Dunleavy Text Amendment	LDS-24-009	1008 Upper State Rd	9/9/24	11/21	BOS Authorize Advertisement 10/28 BOS 1/27/25	Sent to MCPC to review changes 11/12/24
92 County Line Rd Associates	C-24-002	92 County Line Rd	11/12/24	1/16/25	BOS 1/27/25	
Caracausa	LDS-24-010	107 Knapp Rd	12/02/24	1/16/25	BOS 2/7/25	Awaiting reviews (resubmittal)

MONTGOMERY TOWNSHIP POLICE DEPARTMENT



MONTHLY ACTIVITY REPORT
DECEMBER 2024



MONTGOMERY TOWNSHIP POLICE DEPARTMENT



December Activity Report for 2024

Crime Data:	Total Calls for Service:	2,691
	Total Part I Crimes:	40
	Total Part II Crimes:	96
	Total Criminal Arrests:	71
Crash Data:	Total Crashes:	106
	Reportable Crashes:	23
	Non Reportable Crashes:	83
	Injuries:	17
Traffic Enforcement Activities:	Traffic Stops: *	493
	Traffic Citations:	
	Warning Notices:	
	Field Contact Cards: *	
	Traffic Complaints Received	38
	Selective Enforcements:	116
Other Police Activities:	Assist Fire Department: *	39
	Building Alarms:	106
	Direct Patrols:	646
	Lockouts:	23
	Medical Assistance:	148
	School Walk-Through:	9
	Vacant Home Checks:	17
	Training Hours:	781
Specialty Unit Usage:	Canine Unit:	9
	Mobile Incident Response Team:	0
	Montgomery County SWAT-CR:	1

Montgomery Township Police Department
Monthly Activity Report
December 2024

COMMENDATIONS:

On December 2, 2024, a letter was received from Sergeant Henry, Lower Gwynedd Police Department, expressing his gratitude towards Officer Hernandez for his professionalism and dedication when assisting him during a political event in their township that hosted Dr. Jill Biden.

On December 2, 2024, an email was received from Michael Rogge thanking Sergeant Rushin, Officer Schreiber, Officer Haber, and Officer Strauss for their assistance during a medical call.

On December 9, 2024, a phone call was received from Karen and James Grant thanking Officer Giordano for his assistance during a medical call.

On December 16, 2024, a message was received from Michelle Pearl-Caldwell thanking Officer Millevoi for going above and beyond to interact with her child at the Shop with a Cop Event.

On December 18, 2024, an email was received from Gerard Taddei thanking Officer Giordano for his professionalism and assistance during an accident investigation.

On December 22, 2024, a phone call was received from Phillip Felix thanking Officer Strauss for his assistance after he was a victim of fraud.

On December 23, 2024, an email was received from Dawne Hopewell thanking Sergeant Wagner, Officer Seydel, Officer Millevoi, and Officer Giordano for their professionalism, compassion, and overall assistance when responding to a domestic dispute involving her elderly parents.

On December 31, 2024, a phone call was received from James Grant thanking Officer Ricci for his assistance during a medical call.

EDUCATION:

On December 2, 3, 4, 5 & 6, 2024, Detective Sergeant Benner and Detective DeJesus attended a Sexual Assault Investigation school in Bucks County.

NOTED INCIDENTS:

On December 2, 2024, officers responded to Mary, Mother of the Redeemer Catholic Church and School, 1325 Upper State Road, for a report of a possible carjacking. Information was received

Montgomery Township Police Department
Monthly Activity Report
December 2024

that the victim had a bloody face and that the actor left the scene on foot. Responding officers located the suspect and detained him while they conducted an investigation. Officers met with the victim and observed a laceration above his eye. While speaking with the victim, they learned he was physically assaulted by the suspect following a verbal dispute. The victim stated he fled from the vehicle and yelled for help in the area of Mary, Mother of the Redeemer, after the defendant got angry and struck him in the head with a firearm. While speaking with the victim, officers observed a burnt glass pipe with a white chalky residue that also contained a Brillo Pad material in the driver door compartment. VMSC arrived on the scene to transport the victim to the hospital, and a search of the victim's person yielded a burnt glass pipe with a white, chalky residue that was discovered in his front right pant pocket. As a result of the drug paraphernalia, he was detained, handcuffed to the stretcher, and transported to Lansdale Hospital for his injury. When officers spoke with the defendant, he stated he was using drugs with the victim, and he began acting erratic, which led to a physical altercation. The defendant denied having a firearm and consented to officers searching his belongings. During the search, a large amount of U.S. currency was in the backpack, along with two digital scales and an unused cigar. A plastic bag was located that contained several smaller plastic bags of what appeared to be marijuana packaged for individual sale. In the backpack, 10 loose live rounds of .357 ammunition were located. The currency amounted to approximately \$3,438. Initial investigations revealed that the victim was not being truthful about the incident. The victim was permitted to use the restroom prior to leaving the hospital and attempted to run away from officers, resulting in a foot pursuit. While attempting to handcuff the suspect, he continued to resist and did not comply with the officer's commands. The subject was eventually able to be taken into custody. Crack cocaine was found on his person, and he was charged with resisting arrest and violations of the Drug Act.

On December 6, 2024, officers responded to Target, 125 Witchwood Drive, for a retail theft in progress. The complainant and asset protection manager for Target advised the suspect passed all points of sale without paying full retail value for the merchandise. The suspect then proceeded to run from Target toward Giant, 1201 Knapp Road. Officers responded to Giant and made contact with the suspect while he was exiting the store. The complainant positively identified the suspect and was then taken into custody. A search incident to arrest revealed that the suspect was in possession of a marijuana grinder with suspected marijuana residue. It was recovered from his front left jacket pocket. The stolen property was retrieved, and the retail value was \$713.96. Officers located the suspect's backpack; a search was conducted, and a black plastic packaging containing suspected marijuana was located. In addition, two ends of marijuana cigars were recovered at the station. The suspected marijuana was logged into evidence and is available for testing. Due to the suspect's two prior convictions for retail thefts, this incident makes this his third offense. The suspect was charged with retail theft and violations of the Drug Act.

On December 8, 2024, officers responded to Boca Del Mar, 411 Doylestown Road, for a shooting in progress. The caller reported that someone was shooting at people from a pickup truck in the

Montgomery Township Police Department
Monthly Activity Report
December 2024

parking lot. Upon arrival, there were numerous people and vehicles in the parking lot as the establishment was closing for the evening. It was learned that the shooting had stemmed from an earlier physical confrontation between patrons inside the nightclub, and the involved parties had left prior to police arrival. Officers secured the scene and began interviewing witnesses. While gathering witness statements, officers located 12 fired cartridge casings with corresponding holes in the blacktop surface of the parking lot. Moments later, the victim contacted 911 advising of the incident. It was later learned that he had been physically assaulted in the parking lot but was not struck by any gunfire. Officers responded and interviewed the victim at Doylestown Hospital, and he was able to provide information that later led to the identity of the shooter. After a follow-up investigation by the Montgomery Township Detective Division, the suspect was positively identified, and criminal charges are now pending.

On December 12, 2024, officers responded to a vehicle accident on Bethlehem Pike at Knapp Road. On scene, officers learned that the offending driver had pulled out from the Roadway Inn and into traffic, causing the accident. After the initial crash, the driver pulled into a nearby driveway and struck a large landscaping boulder. Officers spoke with the operator of the striking vehicle and immediately noted signs of impairment. Standardized Field Sobriety Tests were conducted, which confirmed that he was impaired. A preliminary breath test revealed that his BAC was 0.302%. Blood toxicology later revealed that his BAC was 0.334% at the time of testing, more than 4 times the legal limit. Criminal charges are pending.

On December 13, 2024, officers were advised of an arrest warrant by the Upper Gwynedd Police Department regarding theft from vehicles charges. Officers recognized the suspect's name through prior police contacts and knew he was staying at the Rodeway Inn located at 969 Bethlehem Pike. Officers checked with the front desk, and they confirmed that the defendant was still on location. Officers knocked on the door, and when the suspect answered, he was taken into custody without incident. At this time, the suspect was also charged with numerous thefts from vehicles that occurred in Montgomery Township, as well as loitering and prowling.

On December 23, 2024, officers responded to Lowe's Home Improvement for a theft in progress. Information received was that a male suspect was concealing circuit breakers into a flush-mount ceiling light box. The caller advised the male subject scanned the box with stolen merchandise at the self-check-out but did not pay for the items inside the box. The male then exited the store while in possession of \$1,785.46 of stolen merchandise. The male suspect was subsequently taken into custody, and all merchandise was returned to the store. Lowe's Home Improvement Loss Prevention responded to the scene and advised there was further stolen merchandise inside the suspects' vehicle from other stores. The merchandise was retrieved, and Loss Prevention informed the additional stores.

Montgomery Township Police Department
Monthly Activity Report
December 2024

On December 23, 2024, officers responded to the Hudson Estates, 651 Montgomery Glen Drive, for a report of a suspicious person. While en route, officers were advised that a male wearing a trench coat was bothering staff. It was then related the male left and was traveling south on Doylestown Road. While responding to the Hudson Estates, officers received a call for a male with a gun at 5 Points Beer, 408 Doylestown Road. Upon arrival, officers made contact with the male subject and retrieved the firearm, which was discovered to be a pellet gun. The pellet gun resembled a real firearm, and the only difference was the tip was painted orange. Officers spoke with a complainant and witness, and it was related the male subject made comments that did not make sense. In addition, he walked past vehicles with the pellet gun by his side. Also, he walked to the side of the business, put the pellet gun in the air, and began to take pictures. Based on the officer's investigation, the male was a clear danger to himself and others. The male was taken into protective custody and transported to Lansdale Hospital, where an involuntary commitment was filed.

On December 24, 2024, officers responded to the Water Tower Cinema, 750 Montgomery Glen Drive, for an attempted vehicle theft in progress. The caller advised he was chasing a suspect toward the area of Coventry Circle while his neighbors were pursuing another suspect toward Montgomery Avenue. An officer located a suspect on Ashley Circle and detained him while additional officers searched Montgomery Avenue for the other suspect. The additional suspect was discovered as being detained by a citizen in the area of Montgomery Avenue. Officers responded to Montgomery Avenue and subsequently detained the other suspect. Both suspects were transported to Water Tower Cinema, and the caller positively identified them as the individuals who had attempted to steal his vehicle. The caller's vehicle had damage to the ignition, and advised he observed both males inside his vehicle. The suspects were taken into custody and later released to guardians as they were juveniles.

On December 28, 2024, officers responded to the Knights Inn for an unresponsive subject. Upon arrival, officers observed a male and female deceased in the room from gunshot wounds. Officers checked the room for other potential victims or suspects with negative results. In plain view, officers observed multiple narcotics and paraphernalia scattered through the room. Officers then contacted Montgomery Township Detectives as well as the Montgomery County Detectives to conduct a thorough investigation. The Montgomery County Coroner's office has determined one subject's cause of death as a suicide. The other subject's cause of death is still pending.

ITEMS OF INTEREST:

On December 12, 2024, the Montgomery Township Police Department participated in Lt. Patty Simmon's Annual Food Drive Parade.

**Montgomery Township Police Department
Monthly Activity Report
December 2024**

On December 14, 2024, the Montgomery Township Police Department participated in the North Penn PAL Shop with A Cop Event.

On December 23, 2024, the Montgomery Township Police Department hosted Cocoa and Coloring with A Cop at the Montgomery Township Community Recreation Center.

Bus Patrol Violations:

- Violations Reviewed - 168
- Citations Issued – 116

UPCOMING EVENTS:

Recruit Police Officer Joseph Coates was sworn in during the public Board of Supervisor Meeting on January 6, 2025. He will start his Field Training Program on January 7, 2025.

Montgomery Township Public Works Department

Monthly Report – December 2024

PARKS/OPEN SPACE:

- Routine maintenance & repairs, trash removal, playground inspection and equipment maintenance.
- The following tree work was done throughout the Township:
 - Scott D., J. Gormley, Anthony & Larry K. removed two leaning pine trees from Spring Valley Park (Upper).
 - Scott D., Anthony, Dale, Larry K. & J. Gormley removed a dead pine tree from Whistlestop Park.
 - Scott D., Scott Y., Anthony, Josh, Dale, Larry K. & J. Gormley removed four 4 river birch trees that were dropping branches on the police cars in front of the Police Department building.
 - Scott D., Anthony, Josh & J. Gormley removed a dead maple tree from Autumn Woods Park.
 - Josh, Dale & Larry K. ground tree stumps throughout the Townshp.
- Scott D., Scott Y., Anthony, Josh, Dale, Larry K. & J. Gormley prepared trucks and plows for winter.
- Scott D., Scott Y., Anthony, Larry K. & J. Gormley worked on repairing potholes in the stone parking lots at Windlestrae Park – Zehr Tract and Township property on Usher Lane.
- Scott Y., J. Gormley, Scott D. & Anthony made repairs to and serviced the tub grinder.
- Scott D., Anthony & Dale spread Pros Choice infield conditioner on the baseball fields at William F. Maule Park at Windlestrae and Windlestrae Park – Rose Twig.
- Scott D., Scott Y., Josh, Dale, Larry K. & J. Gormley repaired the pickleball fence and wind screen at Friendship Park.
- Scott D., Anthony, Dale, Larry & J. Gormley removed the basin fence and wire from the basin behind the Administration building.
- Scott D., Scott Y., Anthony, Josh, Dale, J. Gormley installed “push/pull” signs on the gates at the Bark Park.
- Scott Y. made a new “Christmas Tree Recycling sign and he and Scott D. installed it at William F. Maule Park at Windlestrae.
- Scott D., Scott Y. & Josh repaired the lending library at the CRC.
- Scott Y., Scott D., Dave & Anthony made repairs to the salt storage bin at the Public Works Garage.
- Anthony assisted with the leaf collection that took place on December 21st at William F. Maule Park at Windlestrae.

ROADS:

- Bryan, Joe & Chris overhauled and repaired the plows following snow plowing event.
- Bill & Bryan hauled leaves and street sweeping material to be recycled as part of the MS4 Stormwater requirements.
- Joe & Anthony made repairs to the stone parking lot on Usher Lane.
- Scott S. handled several resident complaints throughout the Township.
- Bill inspected several road occupancy permits for completion throughout the Township.
- Bryan & Chris hauled fill dirt to the reclamation quarry.
- Bryan, Joe & Chris assisted J. Gross with various vehicle maintenance projects throughout the month.
- Chris, Joe, Josh & Bryan continued sweeping Township roads as part of the MS4 Stormwater requirements.
- Scott S. monitored ongoing projects being done by contractors for Montgomery Township.
- Scott S., Bryan, Joe & Chris completed the sign restoration at the Administration building.
- Joe, Chris, Bill, Bryan & J. Gross used the street sweeper to vacuum out various storm sewer inlets as part of the MS4 Stormwater requirements.
- Bill assisted the Facilities crew with PA One Calls and traffic signal repairs/emergencies due to low staff during the holidays.
- Bill inspected storm sewer inlets for clogging/potential drainage issues as part of the MS4 Stormwater requirements.

- Joe, Bryan, Bill & Chris performed routine drainage maintenance throughout the Township as part of the MS4 Stormwater requirements.
- Chris & Bill performed repairs to damaged storm sewer lids.
- Bill, Chris & J. Gross replaced several damaged inlet grates.
- J. Gormley & Anthony fabricated new tailgate spacer bars for the installation of salt spreaders on new dump trucks.
- J. Gross made an emergency repair of a blown transmission line to get the dump truck back into service for snow events.
- Chris & J. Gross assisted with repairs to the salt building.
- J. Gross performed the annual services and routine maintenance on several Township vehicles.
- J. Gross performed the annual inspections on several Township vehicles and trailers.

FACILITIES:

- Jeff cleaned the Administration & Police Department complex.
- Dave & Larry replaced damaged streetlight fixture at the corner of Compton Court & Shelburn Drive (pole #794).
- Dave & J. Gormley turned off Spring Valley Park's sports lighting for the winter.
- Dave & Bill replaced red light out at Route 152 & County Line Road.
- Freezing temperatures caused the faucets to crack and leak in the restrooms at William F. Maule Park at Windlestrae. Todd shut off the water and closed restrooms.
- Dave & Larry N. shut off the water and closed the restrooms at Spring Valley Park to prevent damage due to freezing temperatures.
- Todd, Don, Dave & Larry N. made minor building repairs and improvements to the Administration & Police Department Complex, CRC, both firehouses, and the park restrooms.
- Todd, Don, Larry N. & Dave replaced both faucets in the men's and both faucets in the women's restrooms at William F. Maule Park at Windlestrae.
- Dave, Don, Todd & Larry N. responded to a total of 155 PA One Calls throughout the month.
- Dave worked with Gilmore, Rhythm Engineering, Signal Control and Tony Still to address ongoing traffic signal issues.

SNOW/ICE EVENTS:

- Salted/Plowed Township roads due to snow/ice on the following dates:
 - December 20, 2024 (*salted*)
 - December 24, 2024 (*salted*)

Project Tracking Montgomery Township					
Job Name	Job Number	Status	Task	PennDOT #	Last Update
Bethlehem Pike & Taylor Rd/McLaughlin Rd Signal Upgrade	2101016.01	In Construction	Construction completed. Punchlist items issued. Final payment request received.	295335	1/13/2025
5 pts Plaza (Lowes)/ Horsham Road	2208086	Completed	Construction completed. Punchlist completed. Final Payment recommendation to be forward to Township.	301209	11/12/2024
North Wales & Harbob <i>need easements</i>	2303013	Plans approved.	Bid package ready.	321552	1/20/2025
Stump Road RRFB	2307039	Plans approved.	Signal plan approved. Township coordinating with property owners.	335709	1/20/2025
Raising Canes sidewalk	2303081.02	In Construction	Need to schedule final PennDOT inspection	328558	1/20/2025
Route 63 and Parkway	999101601	Plans approved.	Approved. Prohibited left-turn movement. Publicworks arranging install.	336041	1/20/2025
US 202 Parkway - merge area	999101601	In Construction	Issued worked order 5/8/2024		10/31/2024
Bethlehem Pike & English Village Signal Upgrades	2202069.01	In Progress	Received comments 10/11/2024. Looking at split phasing.	352572	1/20/2025
Taylor Road and Cowpath Road Signal Upgrades	2400517	In Progress	Preparing plans.		10/31/2024
Horsham Road/County Line Road Emergency Preemption		In Construction	Construction completed. Punchlist items issued.		10/31/2024
Bethlehem Pike and North Wales Road Signal Upgrade	2103021	On Hold	On hold per Village of Windsor and Chase Bank	281180	10/31/2024
Route 309 & Montgomery Mall South Signal Modification	999101601	In Progress	Looking at WB restriction		1/20/2025
Knapp Road & Route 309	999101601	In Progress	Add blank-out signs.		1/20/2025
Knapp Road & North Wales Road		In Progress	Montco is updating pedestrain facilities		1/20/2025
ARLE at North Wales/Route 309 and Parkway/Horsham		In Construction	MTPD		1/20/2025
Parkway & Horsham No Turn on Red	2201016.01	Completed	Completed. Installed	293732	7/26/2023
Upper State Rd & Spring Valley Dr RRFB	2202068	Completed	Completed. Check if final payment was issued and close out permit.	273436	1/20/2025
Kenas Rd & Windlestrae Park RRFB	2202068	Completed	Completed. Check if final payment was issued and close out permit.	273429	1/20/2025



165
Municipal Responses

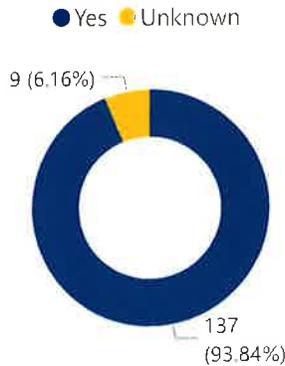
0m 37s
Chute Time

6m 45s
Response Time

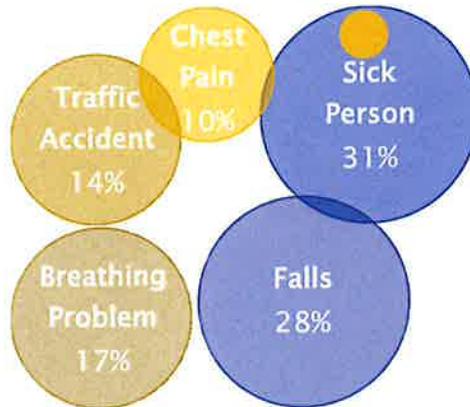
53m 58s
Call Time

100%
Agency On-Status

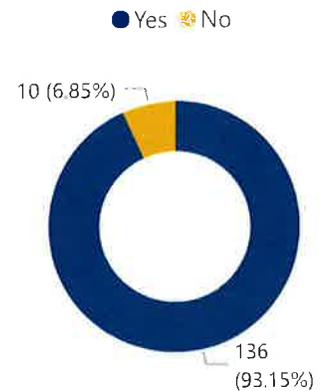
Did the Patient's Condition Improve because of our Care?



Top 5 Call Types



Was the Patient Transported?

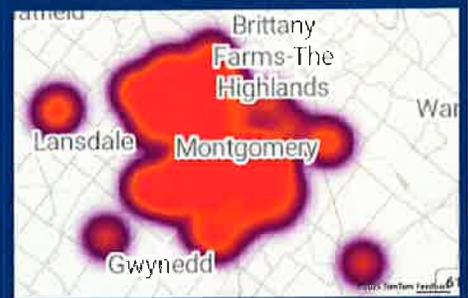


Municipality Critical Response Triad

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



Where are our calls?



VMSC's December Global Scale

- Mental Health** | Responded to 44 behavioral health-related calls.
- Community Harm** | Handled 25 Overdoses, up from 27 last month, resulting in 6 Narcan administrations by EMS. 16 of which were transported to the hospital. Also responded to 21 incidents of causing deliberate injury, down from 29 last month.
- Climate** | Dispatched to 26 weather related motor vehicle crashes.
- Diversity** | 49 patients had language barriers. 26 patients were morbidly obese. 28 were in a state of emotional distress. And 24 were developmentally impaired.

December 2024 Patient Satisfaction Rating



"They were professional, effective and efficient, as well as warm-hearted. We can't thank you enough." - Patient, 12/4/24

Mutual Aid

VMSC provided mutual aid for 96 calls this period, up from 79, with the most significant contributions to Freedom Valley (32 calls), Ambler (18 calls), and Chal-Brit (6 calls).

Conversely, VMSC received mutual aid 23 times, up from 14, in the areas of Franconia (6 calls), Hatfield (4 calls), and Montgomery (4 calls).

Touching Lives - NPSD Giving Tree & Plymouth Toy Run

During this season of giving, VMSC staff extended our mission of touching lives by ensuring children in our community had a joyful holiday. Through our 13th annual Giving Tree, we supported four families from the North Penn School District, and we also participated in the Plymouth Community Ambulance Association's Operation Christmas Kids Toy Run, collecting toys for children spending the holidays in the hospital. These initiatives helped bring joy and comfort to children and families during the holiday season.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #20

SUBJECT: New Business – Committee Board Liaison Reports
MEETING DATE: January 27, 2025
BOARD LIAISON:
INITIATED BY: Audrey R. Ware-Jones, Chairwoman

BACKGROUND:

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