

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
NOVEMBER 22, 2021
7:00 P.M.

www.montgomerytp.org

Tanya C. Bamford
Candyce Fluehr Chimera
Annette M. Long
Matthew W. Quigg
Beth A. Staab

Carolyn McCreary
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Announcements
4. Public Comment
5. Consent Agenda:

Consider Approval of Minutes of November 8, 2021 Meeting and Payment of the Bills

6. Presentation: American Red Cross Presentation

Planning & Zoning:

7. Conditional Use Hearing: Westrum Development, 13-17 Bethlehem Pike (continued from 10/25/21)
8. Shake Shack, Airport Square Shopping Center: Requesting Preliminary/Final Approval – LDS 716
9. PEMV Partners, LP, 1274 Welsh Road – Escrow Release No. 5
10. Board Positions for New Zoning Hearing Board applications

Public Safety:

11. Fulfillment of *One Mind* Campaign Pledge

Recreation:

12. Approval of 2022 Winter Recreation Programs and Fees

Administration & Finance:

13. Acceptance of End of Maintenance Period for Cutler Development Landscaping Project
14. Approval of Northern Montgomery County Recycling Commission Compost Agreement Renewal

Other Business:

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # **3**

SUBJECT: Announcements
MEETING DATE: November 22, 2021
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

Our annual Toys for Tots Drive is underway! We've all heard about the supply chain issues and how they might affect the holiday shopping season. Well, we don't want it to hurt the [Marine Toys for Tots Foundation](#) drive so we're asking our residents to consider purchasing toys now. Toys are being collected now through **December 15th**.

Chief Bendig will provide an overview of the recent Unites States police canine Association Region 6 Police Dog I Field Trials that occurred last weekend in Montgomery Township.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item # 4

SUBJECT: Public Comment
MEETING DATE: November 22, 2021
BOARD LIAISON:
INITIATED BY:

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 # 5

SUBJECT: Consent Agenda:
Approval of Minutes of November 8, 2021 Meeting and Payment of Bills

MEETING DATE: November 22, 2021

BOARD LIAISON:

INITIATED BY:

BACKGROUND:

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

- Minutes of the November 8, 2021 Board meeting;
- Payment of Bills for November 22, 2021

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
NOVEMBER 8, 2021**

1. Call to Order: The November 8, 2021 public meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Vice-Chairman Matthew W. Quigg called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

Vice Chair Matthew W. Quigg
Supervisor Candyce Fluehr Chimera
Supervisor Annette M. Long
Supervisor Beth A. Staab
Township Manager, Carolyn McCreary
Township Solicitor, Sean Kilkenny, Esq.

ALSO IN ATTENDANCE:

Police Chief, J. Scott Bendig
Director of Fire Services, William Wiegman
Director of Finance, Brian Shapiro
Director of Planning Bruce Shoupe
Director of Rec. & Community Ctr. Floyd Shaffer
Director of Administration & HR, Ann Shade
Information Tech Wesley Whitaker
Recording Secretary, Deborah A. Rivas
Public Information Coordinator, Derek Muller

ABSENT:

Chair Tanya C. Bamford

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, the following announcements were made by Mr. Quigg:

- On November 12th -14th Montgomery Township will host the 2021 United States Police Canine Association Region 6 "Police Dog 1" Field Trials. This event will be held at Windlestrae Park and is open to the public to view during the certification events.
- The annual Toys for Tots Drive is underway. With supply chain issues possibly affecting the holiday shopping season, we're asking residents to purchase toys now to support the Marine Toys for Tots Foundation drive. Toys will be collected now through December 15th.

4. Public Comment – Amy Hanson of 116 Gwynmont Circle stated that back in July, the Board declined to take any action on allowing the raising of backyard chickens in the Township and recommended that residents apply to the Zoning Hearing Board to seek a variance. Since that time, Ms. Hanson completed an application for the Zoning Hearing Board, as well as prepared detailed exhibits but could not get any further in the process. She indicated that after speaking with ten different attorneys with ten differing opinions, it was agreed that the Zoning Hearing Board would reject the request outright because the way the code is currently written. Ms. Hanson asked the Board to consider adding R-2 Residential to the code to permit backyard chickens. Ms. Staab thanked Ms. Hanson for staying on task and understands her frustration. Ms. Staab stated that she would like to see the Board approve something to permit any size lot to consider having backyard chickens so that the Zoning Hearing Board can permit exceptions when applications are made.

5. Announcement of Executive Session – Township Solicitor Sean Kilkenny, Esquire, announced that the Board of Supervisors met in an Executive Session prior to this public meeting at 6:45 p.m.

to discuss one litigation matter. Mr. Kilkenny stated that the topic discussed is a legitimate subject of an Executive Session pursuant to the Commonwealth of Pennsylvania's Sunshine Law.

6. Consent Agenda:

MOTION: Upon motion by Mr. Quigg, seconded by Ms. Chimera and unanimously carried, the minutes of the October 25, 2021 meeting, the minutes of the Budget Worksessions of October 13, 27 and 28, and the Bills List dated November 8, 2021 were approved as presented.

7. Presentations: 2022 Montgomery Township Municipal Sewer Authority Budget – Shannon Drosnock, Executive Director of the Municipal Sewer Authority presented the 2022 budget. Christopher Kelm, Chair of the Sewer Authority Board was also present. Ms. Drosnock indicated that revenues are rebounding from 2020 and expenses are 5% under budget. Capital projects were reviewed and for the 11th straight year, there will be no rate increase.

Public Safety & Public Works:

8. Sale of Municipal Equipment by Online Auction:

MOTION: Upon motion by Ms. Long, seconded by Ms. Staab and unanimously carried, the Board authorized the sale of the following equipment through the online auction company Municibid:

- Public Works Department – 2006 Ford F-350 with Snowplow; 2000 Ford F550 Dump Truck with Salt Spreader & Plow; and 1997 Gravely Walk-Behind Mower with a 50" Cut
- Police Department – Laser Technology Inc. 2008 Mapping Unit; ITC Traffic Ace Classifier; Trax Mite Traffic Counter; ENRADD Speed Device Unit; and 2013 Ford Police Interceptor.
- Fire Department – 2002 E-One Rear Mount Platform Ladder Truck

9. Award of Stump Road Sidewalk Bid:

MOTION: Upon motion by Ms. Long, seconded by Ms. Staab and unanimously carried, the Board awarded the bid to install sidewalk, ramps and a crosswalk along Stump Road between Gwynedd Lea and Newport Lane to Drumheller Construction Co., Inc. for a cost of \$34,907.00.

Administration & Finance:

10. Montgomery Mall Real Estate Tax Appeal Settlement: Ms. McCreary reported that the property owner of 804 Bethlehem Pike (Montgomery Mall) filed an assessment appeal in 2018. The property is comprised of three tax parcels. Based upon the risks and costs of litigation the

parties have decided it is in their best interests to settle this matter. The proposed stipulated settlement has been approved by the North Penn School District and the property owner. The new assessed valuation of the property will result in a refund by the township for tax years 2019, 2020, and 2021 totaling \$148,293.79. Ms. Long inquired if the mall is sold, can the property be reassessed, and Mr. Kilkenny indicated that it could.

MOTION: Upon motion by Ms. Chimera, seconded by Mr. Quigg and unanimously carried, the Board approved the stipulated settlement for 804 Bethlehem Pike and authorized the Township Solicitor to execute the settlement stipulations.

11. Presentation of the 2022 Proposed Budget: Ms. McCreary reviewed details of the 2022 budget process, noting that proposed capital projects and expenditures were presented on September 27, 2021, with worksessions held on October 13, 27 and 28, and in an Executive Session held on October 12 to discuss personnel matters. Ms. McCreary stated the budget is a tool for the staff, reflecting the Board's priorities and who we are, what we value. It also reflects the Township's obligations to provide public safety, emergency services, public works, and recreational opportunities residents expect.

She noted included in the presentations made at the budget worksessions in October were highlights of each department's accomplishments and operations in 2021 as well as their goals for 2022 and how many of the proposed capital expenditures tied into these goals.

She pointed to the memo that accompanied the proposed budget, stating it was detailed by fund, explaining sources of revenue, primary expenditures, and any substantive activity for 2022. In the case of the General Fund it was broken down by department and its operational expenditures are decreasing by \$50,000 in 2022.

A key point in the 2022 budget is a recommended 1 mill tax increase. Ms. McCreary stated she and Mr. Shapiro had studied the numbers, looking at past activity and trends before deciding this was the most prudent action for the Board to consider. This recommendation is based on three outstanding issues related to normal operations, the fire services budget, the operations of the community and recreation center and the debt service related to the community and recreation center and the general obligation note which will be used for the capital and infrastructure needs over the next five years. These three issues have impacted the General Fund with a proposed transfer of \$1.83 million to these funds, reducing the projected fund balance in the general fund of about \$3 million at the end of 2022. This is a 30% decrease and if we continue to transfer at this rate, the fund balance would be reduced to zero before the end of 2024. The 1 mill tax increase would generate about \$1.9 million which would solely be used to offset the shortfalls in the Debt Service, Fire and CRC funds.

Ms. McCreary reminded the Board that in 2003 when the Township enacted the earned income tax for which it receives .5% it reduced the real estate tax rate from 1.60 to 1.52 mils, and reduced it further in the next three years to its current 1.49 mils. She shared a chart showing the Township real estate tax rate is 30th out of 38 townships in Montgomery County, noting several of the

townships with lower rates have no Police Department, instead relying on state police, and two townships collect \$9 and \$10 million of earned income tax respectively. She stated the ability to maintain this position was also due in part to the residential and commercial growth in the Township resulting in a higher assessed valuation. However, the assessed valuation has dropped 2.5% and that is before the Montgomery Mall's tax appeal has been finalized.

Currently the Township's real estate tax represents 4.5% of a resident's tax bill with the County being about 12% of it and the North Penn School District comprising the remaining 83.5%.

Ms. McCreary completed her presentation and answered questions from the Board.

MOTION: Upon motion by Mr. Quigg, seconded by Ms. Chimera and unanimously carried, the Board authorized the advertisement of the proposed 2022 budget (all funds), including a 1 mill tax increase, as being available for public inspection.

Other Business:

15. Adjournment: There being no other business, upon motion by Ms. Chimera and seconded by Ms. Long, the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 01 UNIVEST CHECKING					
11/10/2021	01	90007	00000500	U.S. BANK	104,190.00
11/10/2021	01	90008	100001840	PROGRESSIVE TECHNIQUES, INC	2,500.00
11/19/2021	01	90009	MISC	% VIKING ASSOCIATES	1,170.01
11/19/2021	01	90010	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	1,697.44
11/19/2021	01	90011	00000006	ACME UNIFORMS FOR INDUSTRY	382.06
11/19/2021	01	90012	100000892	ADAM ZWISLEWSKI	120.00
11/19/2021	01	90013	00001202	AIRGAS, INC.	283.55
11/19/2021	01	90014	MISC	AIRPORT SQUARE SHOPPING ASSOCIATION	684.23
11/19/2021	01	90015	MISC	Altringer Family, Pete's Express Mo	1,000.00
11/19/2021	01	90016	100000814	AMAZON.COM SERVICES, INC	3,218.88
11/19/2021	01	90017	100000814	VOID	0.00
11/19/2021	01	90018	100000888	ANDREW WEINER	150.00
11/19/2021	01	90019	00000027	ARMOUR & SONS ELECTRIC, INC.	653.47
11/19/2021	01	90020	MISC	Assi Plaza, Inc.	664.89
11/19/2021	01	90021	00000030	ASSOCIATED TRUCK PARTS	261.98
11/19/2021	01	90022	00000043	BERGEY'S	96.34
11/19/2021	01	90023	MISC	BJ's Wholesale Club, Inc.	7,412.94
11/19/2021	01	90024	MISC	BL Companies	270.75
11/19/2021	01	90025	100000979	BRANDON UZDZIENSKI	105.00
11/19/2021	01	90026	100001631	BRIDGE GLOBAL SERVICES	3,721.15
11/19/2021	01	90027	MISC	C/O GOODMAN PROPERTIES	4,853.48
11/19/2021	01	90028	00000072	CANON FINANCIAL SERVICES, INC	1,996.30
11/19/2021	01	90029	100000878	CARL HERR	40.00
11/19/2021	01	90030	00001601	CDW GOVERNMENT, INC.	26.86
11/19/2021	01	90031	00091234	CENERO, LLC	1,861.00
11/19/2021	01	90032	100001842	COLONIAL OIL INDUSTRIES, INC	3,068.69
11/19/2021	01	90033	100001843	COLONIAL OIL INDUSTRIES, INC	3,642.15
11/19/2021	01	90034	00000363	COMCAST	258.39
11/19/2021	01	90035	00000363	COMCAST	497.23
11/19/2021	01	90036	00000335	COMCAST CORPORATION	1,486.08
11/19/2021	01	90037	00000222	COMMONWEALTH PRECAST, INC.	2,292.00
11/19/2021	01	90038	00000086	DAVID D. DUNLAP	443.81
11/19/2021	01	90039	00000629	DAVIDHEISER'S INC.	486.00
11/19/2021	01	90040	00000125	DISCHELL, BARTLE DOOLEY PC	80.00
11/19/2021	01	90041	100000213	DOG TOWN	182.99
11/19/2021	01	90042	100000893	DONALD TUCKER	40.00
11/19/2021	01	90043	00906057	E.M. GRANT	4,989.15
11/19/2021	01	90044	100000473	EAGLE POWER TURF & TRACTOR, INC	1,030.32
11/19/2021	01	90045	00000152	ECKERT SEAMANS CHERIN &	2,800.00
11/19/2021	01	90046	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	4,240.00
11/19/2021	01	90047	100001856	ETNA CORPORATION INC.	863.10
11/19/2021	01	90048	00000161	EUREKA STONE QUARRY, INC.	137.12
11/19/2021	01	90049	100001859	FAVIAN ZENDEJAS	99.90
11/19/2021	01	90050	00000169	FEDEX	37.54
11/19/2021	01	90051	100001602	FRANK BLUSIEWICZ	60.00
11/19/2021	01	90052	100000408	FSSOLUTIONS	184.95
11/19/2021	01	90053	03214568	FULTON CARDMEMBER SERVICES	2,232.92
11/19/2021	01	90054	100001744	FUNDAMENTAL TENNIS	670.00
11/19/2021	01	90055	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	138.00
11/19/2021	01	90056	MISC	GH WHOLESALE CLUB LP	5,000.00
11/19/2021	01	90057	00000198	GLASGOW, INC.	1,262.89
11/19/2021	01	90058	00001323	GLICK FIRE EQUIPMENT COMPANY INC	284.11
11/19/2021	01	90059	00000219	GLOBAL EQUIPMENT COMPANY	225.32
11/19/2021	01	90060	00000213	HAJOCA CORPORATION	14.18
11/19/2021	01	90061	00000215	HAVIS, INC.	1,428.50
11/19/2021	01	90062	00000903	HOME DEPOT CREDIT SERVICES	103.85
11/19/2021	01	90063	MISC	HOPKINS NEIL C	699.39
11/19/2021	01	90064	00000829	IMSA - INTERNATIONAL MUNICIPAL	80.00
11/19/2021	01	90065	00000102	INTERSTATE BATTERY SYSTEMS OF	235.90
11/19/2021	01	90066	100000882	JACOB MILLEVOI	15.00
11/19/2021	01	90067	100001667	JACOB SCHMIDT & SON	259.50
11/19/2021	01	90068	100000881	JOHN H. MOGENSEN	30.00
11/19/2021	01	90069	MISC	John Lyons/Toll Mid-Atlantic LP Co	5,000.00
11/19/2021	01	90070	00000740	K.J. DOOR SERVICES INC.	3,426.60
11/19/2021	01	90071	00000107	KENNEDY COMPANIES	90.00
11/19/2021	01	90072	100001811	KEYSTONE MUNICIPAL SERVICES, INC.	8,400.00
11/19/2021	01	90073	100001857	KRISTINE BOCCELLA	50.00
11/19/2021	01	90074	100001661	KYLE STUMP	80.00
11/19/2021	01	90075	MISC	LEONARDO CHRISTOPHER M & HEATHER A	1,200.00
11/19/2021	01	90076	00001706	LOWE'S COMPANIES INC.	21.04
11/19/2021	01	90077	100001765	MARVIN MOSEBY	45.00
11/19/2021	01	90078	MISC	Maser Consulting	13,652.51
11/19/2021	01	90079	00001330	MCCALLION STAFFING SPECIALISTS	406.98
11/19/2021	01	90080	00000744	MCDONALD UNIFORMS	2,135.00
11/19/2021	01	90081	100000875	MICHAEL BEAN	45.00
11/19/2021	01	90082	100000885	MICHAEL SHEARER	45.00
11/19/2021	01	90083	00000715	MID-ATLANTIC FIRE AND AIR	16,820.00
11/19/2021	01	90084	MISC	MONTGOMERY COMMONS ASSOCIATES	7,300.00

Check Date	Bank	Check	Vendor	Vendor Name	Amount
11/19/2021	01	90085	MISC	MONTGOMERY CROSSING ASSOCIATES	13,683.13
11/19/2021	01	90086	00000324	MOYER INDOOR / OUTDOOR	155.35
11/19/2021	01	90087	100001858	NICK EUFRASIO	80.00
11/19/2021	01	90088	00000356	NORTH WALES WATER AUTHORITY	71.64
11/19/2021	01	90089	00000270	NYCE CRETE AND LANDIS CONCRETE	42.20
11/19/2021	01	90090	00001134	OFFICE DEPOT, INC	188.64
11/19/2021	01	90091	00000958	OUR TOWNE CATERING	1,087.50
11/19/2021	01	90092	03214653	OVERHEAD DOOR CORPORATION	670.88
11/19/2021	01	90093	00000558	PA DUI ASSOCIATION	35.00
11/19/2021	01	90094	100000890	PAUL MOGENSEN	120.00
11/19/2021	01	90095	00000397	PECO ENERGY	536.51
11/19/2021	01	90096	00000447	PETTY CASH - POLICE	234.54
11/19/2021	01	90097	00000945	PIPERSVILLE GARDEN CENTER, INC.	144.31
11/19/2021	01	90098	00001158	PITNEY BOWES	733.95
11/19/2021	01	90099	00000345	PRINTWORKS & COMPANY, INC.	110.00
11/19/2021	01	90100	100001010	RACHEL GIBSON	55.00
11/19/2021	01	90101	100000886	RACHEL TROUTMAN	30.00
11/19/2021	01	90102	MISC	RAYMOUR & FLANIGAN	2,982.20
11/19/2021	01	90103	00906102	READY REFRESH	65.87
11/19/2021	01	90104	00000430	REM-ARK ALLOYS, INC.	219.75
11/19/2021	01	90105	00001146	RESERVE ACCOUNT	2,000.00
11/19/2021	01	90106	100000873	RYAN ALLISON	15.00
11/19/2021	01	90107	100000884	RYAN RUDELLE	45.00
11/19/2021	01	90108	00000653	SCATTON'S HEATING & COOLING, INC.	519.30
11/19/2021	01	90109	MISC	SCHORN CONSTRUCTION CO	3,446.10
11/19/2021	01	90110	00000556	SCOTT DEILEY	100.00
11/19/2021	01	90111	100000790	SHOEN SAFETY & TRAINING	540.00
11/19/2021	01	90112	100001855	SMG REAL ESTATE DEVELOPEMENT	36,369.56
11/19/2021	01	90113	MISC	SOMERVILLE MONTGOMERY LP	5,972.56
11/19/2021	01	90114	00000015	SPRINT	108.06
11/19/2021	01	90115	00001394	STANDARD INSURANCE COMPANY	8,277.75
11/19/2021	01	90116	100000701	STAPLES BUSINESS CREDIT	951.82
11/19/2021	01	90117	MISC	SUMMIT REALTY ADVISORS, LLC	3,914.66
11/19/2021	01	90118	MISC	SUSTEVE LLC	601.98
11/19/2021	01	90119	100000835	TELFORD 55 ENTERPRISES	722.46
11/19/2021	01	90120	00002020	THOMSON REUTERS	247.74
11/19/2021	01	90121	MISC	TRADESVILLE STRUCTURES LLC	512.37
11/19/2021	01	90122	00000506	TRANS UNION LLC	80.00
11/19/2021	01	90123	00000040	VERIZON	269.00
11/19/2021	01	90124	00000040	VERIZON	44.37
11/19/2021	01	90125	00000040	VERIZON	73.18
11/19/2021	01	90126	100000854	VINAY SETTY	90.00
11/19/2021	01	90127	100000891	VINCENT ZIRPOLI	240.00
11/19/2021	01	90128	MISC	WATER TOWER SQUARE ASSOCIATES	17,864.97
11/19/2021	01	90129	00001329	WELDON AUTO PARTS	559.53
11/19/2021	01	90130	00001329	WELDON AUTO PARTS	150.98
11/19/2021	01	90131	100001267	WESLEY J WHITAKER	57.09
11/19/2021	01	90132	100000229	YOUNG REMBRANDTS SOUTHEAST - PA	1,200.00
11/19/2021	01	90133	100001042	ZACHARY EIDEN	15.00
11/19/2021	01	90134	100000814	AMAZON.COM SERVICES, INC	303.42
11/19/2021	01	90135	100000405	C.E.S.	585.00
11/19/2021	01	90136	00000215	HAVIS, INC.	7,821.84
11/19/2021	01	90137	00001134	OFFICE DEPOT, INC	121.59
11/19/2021	01	90138	00001676	PA DEPT OF AGRICULTURE	25.00
11/19/2021	01	90139	00906102	READY REFRESH	3.99
11/19/2021	01	90140	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	2,009.04
11/19/2021	01	90141	00000191	GENERAL CODE, LLC	1,195.00
11/19/2021	01	90142	100001254	KILCOYNE & KELM, LLC	1,650.00
11/19/2021	01	90143	00000284	LIZELL OFFICE FURNITURE	865.00
11/19/2021	01	90144	100000701	STAPLES BUSINESS CREDIT	109.62
11/19/2021	01	90145	100000701	STAPLES BUSINESS CREDIT	90.55

01 TOTALS:

(1 Check Voided)

Total of 138 Disbursements:

356,691.44

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD INFORMATION SUMMARY

Item # 6

SUBJECT: Presentation: American Red Cross
MEETING DATE: November 22, 2021
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY:

BACKGROUND:

Rosanne Marks, Account Manager, Biomedical Services, and Jennifer Graham, Executive Director of the Del Val Chapter of the American Red Cross will be here to present the award for the Battle of the Badges Blood Drive that was held in August this year at the Community and Recreation Center.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item # **7**

SUBJECT: Consider Westrum Luxor Lifestyle Apartments - Conditional Use
Hearing C-77 – Vacant Parcel behind 969 Bethlehem Pike
(Roadway Inn)

MEETING DATE: November 22, 2021

BOARD LIAISON: Tanya C. Bamford, Chair

INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

Westrum Development Company is proposing the development of the vacant 10 +/- acre parcel of land behind the Roadway Inn on Bethlehem Pike for approximately 220+ Lifestyle Apartments.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

The Township Planning Commission recommended this project, subject to the Consultants and staff reviews.

A public hearing had been authorized for the Applicant to provide the Board with information on this proposed development and request that the Zoning Code be amended to allow this use in the HLI-Industrial zoning district. A packet of the review information of this proposed use is attached and contain:

- Board Action Summary for continuance of Public Hearing from October 25, 2021 to November 22, 2021
- Print outs of the online advertisement in the Reporter of the Public Hearing on October 8 and 15, 2021.
- Partial Copy of the Conditional Use application submitted.
- Sketch Plan and rendering of the proposed project
- Township Consultants review letters (General Engineering, Landscaping, Traffic, Planning).
- Montgomery Township Police Department review September 30, 2021.
- Montgomery Township Department of Fire Services review dated October 14, 2021.
- Montgomery County Planning Commission letter dated October 11, 2021.
- Montgomery Township Planning Commission recommendation.

MOTION/RESOLUTION:

MOTION to deny, approve or approve with conditions for the Westrum Luxor Lifestyle Apartment Conditional Use Application C-77.

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

WHEREAS, Westrum Development Company, has submitted an application to the Township of Montgomery for Conditional Use approval to allow 220 +/- Lifestyle Apartments on the vacant 10 +/- parcel behind 969 Bethlehem Pike.

WHEREAS, said application was submitted in compliance with Section 230- 156.2 of the Zoning Code; and

WHEREAS, the Board has considered said application, the evidence presented at this hearing, and compliance with the recommendations of the Township staff and consultants, and the opinions of the citizens of the Township.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby;

- _____ Deny the Conditional Use as presented
- _____ Approve the Conditional Use as presented
- _____ Approve the Conditional Use with Conditions

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: Applicant, B. Shoupe, Minute Book, Resolution File, File

REVISED BOARD ACTION SUMMARY

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #8

SUBJECT: Consider Continuance of Westrum Luxor Lifestyle Apartments –
Conditional Use Hearing C-77

MEETING DATE: October 25, 2021

BOARD LIAISON: Tanya C. Bamford, Chair

INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

Westrum Development Company is proposing the development of the vacant 10 +/- acre parcel of land behind the Rodeway Inn on Bethlehem Pike for approximately 230+ Lifestyle Apartments. The Developer expresses that creating this new use would provide a variety of housing types where vacant Limited Industrial zoned land are under-utilized and suitable as a transition use adjacent to residential districts.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

The Applicants have requested that the hearing originally scheduled for tonight, October 25, 2021, as advertised in The Reporter on October 8 and 15, 2021 be continued until Monday, November 22, 2021.

MOTION/RESOLUTION:

MOTION to continue the Public Hearing for the Westrum Luxor Lifestyle Apartments Conditional Use Application C-77 until Monday, November 22, 2021.

- 1) Motion by: A. Long Second by: B. Staab
- 2) Chair will ask for public comment.
- 3) Chair will call for a vote.
- 4) Vote 3 – 0 (C. Chimera and M. Quigg absent)

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, October 25, 2021, at 7:00 p.m. the Montgomery Township Board of Supervisors, during its regularly scheduled meeting, will conduct a public hearing to consider the Conditional Use Application of Westrum Development Company (“Applicant”):

The Application involves tax parcel 46-00-00124-00-1. This parcel does not have a street address but is located behind the Rodeway Inn at 969 Bethlehem Pike, Montgomery Township, Pennsylvania (the “Property”). The property is presently vacant and consists of approximately ten (10) acres in the Limited Industrial (LI) and Highway Limited Industrial Overlay (HLI). The Applicant proposes to develop a lifestyle apartment building on the subject property. A lifestyle apartment is permitted to be developed in the Limited Industrial Zoning District as a conditional use pursuant to Section 230-103.C(4).

The Applicant has requested approval to construct a lifestyle apartment in the Limited Industrial District, by submitting a conditional use application on September 10, 2021. The conditional use application is on file at the Planning and Zoning Office at the Township Building and may be inspected by appointment.

The public is invited to attend and will be given an opportunity to provide comments regarding this proposed conditional use. There will be limited capacity for in-person attendance due to COVID-19 requirements. Once capacity is reached, no other attendees will be permitted in the meeting room. Safety guidelines, including maintaining social distance and wearing a mask, must be followed by those attending in-person. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

At the conclusion of the hearing, the Board will consider approval of the conditional use application, unless it deems additional time is required for consideration and discussion, in which case it will hold an additional public hearing at another meeting at an announced date and time for that purpose.

CAROLYN MCCREARY
TOWNSHIP MANAGER

Reporter, The

Publication Name:
Reporter, The

Publication URL:

Publication City and State:
Lansdale, PA

Publication County:
Montgomery

Notice Popular Keyword Category:

Notice Keywords:
Montgomery township

Notice Authentication Number:
**202110180909377633496
387451020**

Notice URL:

[Back](#)

Notice Publish Date:
Friday, October 08, 2021

Notice Content

MONTGOMERY TOWNSHIP LEGAL NOTICE On Monday, October 25, 2021, at 7:00 p.m. the Montgomery Township Board of Supervisors, during its regularly scheduled meeting, will conduct a public hearing to consider the Conditional Use Application of Westrum Development Company ("Applicant"): The Application involves tax parcel 46-00-00124-00-1. This parcel does not have a street address but is located behind the Rodeway Inn at 969 Bethlehem Pike, Montgomery Township, Pennsylvania (the "Property"). The property is presently vacant and consists of approximately ten (10) acres in the Limited Industrial (LI) and Highway Limited Industrial Overlay (HLI). The Applicant proposes to develop a lifestyle apartment building on the subject property. A lifestyle apartment is permitted to be developed in the Limited Industrial Zoning District as a conditional use pursuant to Section 230-103.C(4). The Applicant has requested approval to construct a lifestyle apartment in the Limited Industrial District, by submitting a conditional use application on September 10, 2021. The conditional use application is on file at the Planning and Zoning Office at the Township Building and may be inspected by appointment. The public is invited to attend and will be given an opportunity to provide comments regarding this proposed conditional use. There will be limited capacity for in-person attendance due to COVID-19 requirements. Once capacity is reached, no other attendees will be permitted in the meeting room. Safety guidelines, including maintaining social distance and wearing a mask, must be followed by those attending in-person. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900. At the conclusion of the hearing, the Board will consider approval of the conditional use application, unless it deems additional time is required for consideration and discussion, in which case it will hold an additional public hearing at another meeting at an announced date and time for that purpose. CAROLYN MCCREARY TOWNSHIP MANAGER LAN: Oct. 8, 15. a-1

[Back](#)

Reporter, The

Publication Name:

Reporter, The

Publication URL:

Publication City and State:

Lansdale, PA

Publication County:

Montgomery

Notice Popular Keyword Category:

Notice Keywords:

Montgomery township

Notice Authentication Number:

202110180902282676790

387451020

Notice URL:

[Back](#)

Notice Publish Date:

Friday, October 15, 2021

Notice Content

MONTGOMERY TOWNSHIP LEGAL NOTICE On Monday, October 25, 2021, at 7:00 p.m. the Montgomery Township Board of Supervisors, during its regularly scheduled meeting, will conduct a public hearing to consider the Conditional Use Application of Westrum Development Company ("Applicant"): The Application involves tax parcel 46-00-00124-00-1. This parcel does not have a street address but is located behind the Rodeway Inn at 969 Bethlehem Pike, Montgomery Township, Pennsylvania (the "Property"). The property is presently vacant and consists of approximately ten (10) acres in the Limited Industrial (LI) and Highway Limited Industrial Overlay (HLI). The Applicant proposes to develop a lifestyle apartment building on the subject property. A lifestyle apartment is permitted to be developed in the Limited Industrial Zoning District as a conditional use pursuant to Section 230-103.C(4). The Applicant has requested approval to construct a lifestyle apartment in the Limited Industrial District, by submitting a conditional use application on September 10, 2021. The conditional use application is on file at the Planning and Zoning Office at the Township Building and may be inspected by appointment. The public is invited to attend and will be given an opportunity to provide comments regarding this proposed conditional use. There will be limited capacity for in-person attendance due to COVID-19 requirements. Once capacity is reached, no other attendees will be permitted in the meeting room. Safety guidelines, including maintaining social distance and wearing a mask, must be followed by those attending in-person. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900. At the conclusion of the hearing, the Board will consider approval of the conditional use application, unless it deems additional time is required for consideration and discussion, in which case it will hold an additional public hearing at another meeting at an announced date and time for that purpose. CAROLYN MCCREARY TOWNSHIP MANAGER LAN: Oct. 8, 15. a-1

[Back](#)

Bruce S. Shoupe

From: Sean Kilkenny <sean@skilkennylaw.com>
Sent: Wednesday, October 20, 2021 2:56 PM
To: Carolyn McCreary
Cc: Bruce S. Shoupe; Judy Goldstein; Rebecca Geiser; Tanya C. Bamford
Subject: Fwd: Stump Road, Montgomery Township

FYI

Sent from my Sprint Samsung Galaxy S10.
Get [Outlook for Android](#)

From: Nase-Poust, Carrie B. <cnase-poust@foxrothschild.com>
Sent: Wednesday, October 20, 2021 2:38:31 PM
To: Sean Kilkenny <sean@skilkennylaw.com>
Cc: Michael Maier <mmaier@westrum.com>; Jon Herzog (jherzog@westrum.com) <jherzog@westrum.com>
Subject: Stump Road, Montgomery Township

Sean,

Following up on our recent conversation, Westrum is requesting that the conditional use hearing scheduled for Monday, October 25, 2021, be postponed until Monday, November 8, 2021. Please announce this continuance at the Board of Supervisors meeting on Monday, October 25th so that this hearing does not need to be readvertised.

Please let me know if you need anything further in order to process this request.

Thank you in advance.

Carrie Nase-Poust
Partner
Fox Rothschild LLP
2700 Kelly Road
Suite 300
Warrington, PA 18976-3624
(215) 918-3646 - direct
(215) 345-7507 - fax
cnase-poust@foxrothschild.com
www.foxrothschild.com

This email contains information that may be confidential and/or privileged. If you are not the intended recipient, or the employee or agent authorized to receive for the intended recipient, you may not copy, disclose or use any contents in this email. If you have received this email in error, please immediately notify the sender at Fox Rothschild LLP by replying to this email and delete the original and reply emails. Thank you.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 30, 2021

File No. 2015-04049

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Conditional Use Application – C-77
Westrum Montgomeryville – 13-17 Bethlehem Pike
Tax Map Parcel Number: 46-00-00124-00-1

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the conditional use application referenced above.

- A. Conditional Use Plan for 13-17 Bethlehem Pike (7 Sheets), prepared by Kimley-Horn and Associates, Inc., dated September 10, 2021.
- B. Traffic Impact Assessment Montgomeryville Apartment Building, prepared by Heinrich & Klein Associates, Inc. dated December 22, 2020.
- C. Application for Conditional Use
- D. Other documents
 - a. Aerial Exhibit for Westrum Montgomeryville, prepared by Kimley-Horn and Associates, Inc., dated September 10, 2021.
 - b. Existing Site Photos.
 - c. Westrum Luxor Montgomeryville Elevation Plan, prepared by Meyer Design, Inc.
 - d. Westrum Luxor Lifestyle Apartments Garage Level Overall Plan, prepared by Meyer Design, Inc., dated July 21, 2021.
 - e. Property Owners List.
 - f. Agreement of Sale.
 - g. Property Deed.
 - h. MCPC Application
 - i. Property Tax Map.

The Applicant proposes construction of a 225-unit lifestyle apartment building with associated parking and appurtenances. The existing 439,306 square-foot (10.08 acre) lot is within the LI Limited Industrial and HLI Highway Limited Industrial Overlay Zoning Districts and is currently vacant. The lot does not have direct frontage to any public right-of-way. Access is provided by proposed easements over adjacent properties to Bethlehem Pike (SR 309) and the Stump Road jughandle (SR 9407). The subject lot abuts non-residential uses to three sides with an existing townhome development adjacent to the east. The applicant's plan includes pedestrian connections to Stump Road and Bethlehem Pike.

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

We offer the following comments for consideration by the Montgomery Township Board of Supervisors. Our review includes consistency with the Township Comprehensive Plan, and the Township Zoning Ordinance (Chapter 230).

PLANNING REVIEW

1. Use

- a. As per Ordinance No. 2021-321Z, the proposed Lifestyle Apartments is permitted by conditional use within the LI Limited Industrial District.

2. Existing Conditions and Surrounding Land Uses

- a. The site is currently vacant. The site is surrounded by industrial uses to the north and south. Retail uses are located to the west. Single-family attached residential is located to the east.
- b. The site is located in the LI Limited Industrial District and does not have any road frontage.

3. Consistency with the Comprehensive Plan

- a. As per the 2008 Comprehensive Plan Update the property is identified as Undeveloped. The Vision Plan identifies the property as Special Area 'B'. The Comprehensive Plan defines Special Area 'B' as:
- b. "Located along 309, upgrades to these buildings are desirable, but driveways are not. Impacts on nearby residential properties should be minimized and a segment of the county trail system included. A coordinated plan for the transformation of all the properties in this area is desirable."

Additionally, housing objectives of the Comprehensive Plan include:

- Allow a diversity of housing types in or near the town center.
- Develop reasonable standards to ensure new housing is an improvement in the township.

The proposed development is generally consistent with the Comprehensive Plan.

4. Traffic and Pedestrian Circulation Patterns

- a. The site does not currently have access from or frontage along any roadways. The plans propose to utilize an existing access easement to gain access to Bethlehem Pike and construct an access drive connecting to a driveway off Stump Road.
- b. The plans propose the following pedestrian improvements:
 - i. A pedestrian path from the proposed building along the access drive out to Stump Road where it connects with the existing sidewalk.
 - ii. Curb ramps and sidewalk connections at the intersection of the access drive and Stump Road.
 - iii. Curb ramps at the intersection of the access drive and Bethlehem Pike.
 - iv. Crosswalk across Bethlehem Pike.
 - v. Curb ramps and sidewalk connections at the intersection of Bethlehem Pike and Knapp Road.
 - vi. Crosswalk across Knapp Road.

5. Conditional Use Requirements

In order to obtain Conditional Use approval, the applicant shall demonstrate the following for 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.

LANDSCAPE REVIEW

Subdivision and Land Development (Chapter 205)

6. §205-52.B – Softening buffers are required in all zoning districts and for all uses, except where a screen buffer is required, to provide an informal separation between neighboring developments. Please note that §205-52.J permits that where preserved natural features existing on site duplicate or essentially duplicate planting requirements, the requirements may be waived or amended by the Board of Supervisors. In addition, §205-52.B(3)(a) requires that softening buffers shall be located within 20' of the property line, but may be sited on any position of the property if permitted by the Board of Supervisors.
 - a. A softening buffer is required along the northwest property line. Existing vegetation, including vegetation located outside of the 20' setback, is proposed to be used to meet the buffering requirement. It appears that the quantity and location of the existing vegetation is, in its current condition, sufficient to meet the intent of the softening buffer ordinance.
 - b. A softening buffer is required along the southwest property line. Proposed plantings in this buffer are shown outside of the 20' setback due to the driveway alignment and proposed stormwater lines. It appears that the quantity and location of proposed plantings combined with existing vegetation (in its current condition) and a proposed berm are sufficient to meet the intent of the softening buffer ordinance. However, we note that the softening buffer material should be located so as not to conflict with the proposed underground stormwater management area.
 - c. A softening buffer is required along the southeastern property line. Existing vegetation, including vegetation located outside of the 20' setback is proposed to be used to meet the buffering requirement. It appears that the quantity and location of the existing vegetation is, in its current condition, sufficient to meet the intent of the softening buffer ordinance.

- d. We recommend that all existing vegetation shaded in grey on the Conditional Use Landscape Plan and indicated as to be used to meet softening buffer requirements be preserved in perpetuity as part of the softening buffers. In addition, a plan for the removal of invasive species and the continued maintenance of the softening buffers should be put in place and implemented as part of the land development approval process.
7. §205-52.C(2)(a) and Table 2 – A screen buffer is required along the northeastern property line. §205-52.C(1) indicates that screen buffers are intended to be an impenetrable visual screen. Existing vegetation is proposed to be used to meet this requirement, as permitted by §205-52.J. However, we note that the vegetation in this location is primarily deciduous, while screen buffers require the use of evergreen trees. While it is appropriate to use the existing vegetation (in its current condition) toward the screen buffer requirements, we recommend that the buffer be supplemented with evergreen trees in order to meet the screening intent of the ordinance. In addition, we recommend that all existing vegetation shaded as grey on the Conditional Use Landscape Plan and indicated as to be used to meet screen buffer requirements be preserved in perpetuity as part of the screen buffer. Lastly, a plan for the removal of invasive species and the continued maintenance of the screen buffer should be put in place and implemented as part of the land development approval process.
8. It should be noted that as this is a Conditional Use application, a detailed review of the Landscape Plan submitted has not been conducted at this time. This review focuses primarily on whether screening of the proposed use from adjacent uses is sufficient to prevent the deleterious impact of the uses upon each other, as specified in the Standards and Criteria for the deciding of conditional use applications (ZO §230-156.2.C(6)). The following will need to be addressed as part of the future land development application; upon submission and review of land development plans it may become apparent that additional relief is required:
- a. §205-52.A(1)(d) requires the provision of street trees as part of the design and construction of access and/or private driveways to residential developments serving four or more dwelling units, where suitable street trees do not exist. A waiver may be required.
- b. §205-52.B(2)(b) requires that softening buffer areas are to be used for no purpose other than the planting of trees, shrubs and lawn to meet planting requirements. Stormwater lines are proposed within portions of the required softening buffer area along the southwest property line, and a portion of the underground stormwater management area is shown within the softening buffer. A waiver may be required.
- c. §205-52.B(2)(d) requires that within the buffer area, no slopes shall be steeper than 25%. A waiver may be required.
- d. §205-52.B(5)(a) requires that within softening buffers, no more than 20% of plants shall be evergreen. The majority of the trees proposed within the southwestern softening buffer are shown as evergreen. While their use appears to be appropriate for this particular buffer, a waiver may be required.
- e. 205-52.D(1)(c) requires that a maximum of 15 parking spaces shall be permitted in a row without a landscape island of 15' in width. Several rows of parking are proposed to be greater than 15 spaces in length. A waiver may be required.
- f. §205-52.D(1)(g) requires that where the total number of parking spaces exceeds 100, the parking area is to be divided by continuous islands perpendicular to the parking spaces every 124 feet. A waiver may be required.
- g. It should be noted that the Landscape Ordinance does not permit 'double-counting' of plant material to meet multiple ordinance requirements. It appears, based on the bulk landscape requirements table, that some trees and shrubs are intended to be used to meet multiple requirements. The plans shall be revised to provide the required landscape material for each landscape requirement separately, or relief would be required.

TRAFFIC REVIEW

Zoning Ordinance (Chapter 230)

9. §230-156.2 C.(2) - All parking spaces are to be a minimum of 10 feet in width by 20 feet in depth (§230-138). The spaces in the parking garage are 9 feet wide by 18 feet deep.

10. §230-156.2 C.(11)

- a. Curb ramps should be provided at the internal site entrance where the asphalt trail and sidewalk terminate. In addition, an accessible ramp must be provided adjacent to the handicapped parking area for access to the building entrance.
- b. Mill and overlay the connector roadway all the way to Stump Road. We note the existing roadway is anticipated to deteriorate further during construction activities for the site development.
- c. The applicant is to provide a trail/pedestrian from the building and along the connector to Stump Road. We note a trail is provided and will be reviewed during the land development review.
- d. The applicant is to provide a pedestrian crossing at Route 309 and Knapp Road. We note crossings are provided and will be reviewed during the land development review.

11. §230-156.2 C.(12)

- a. Traffic Management Study, the Applicant shall address the outstanding comments contained in the G&A letter dated January 20, 2021 regarding the Traffic Impact Assessment.
- b. Parking Garage Layout Plans
 - i. Provide proper back-up area for Spaces 20,53,54,87,88 & 117. The walls next to these spaces do not allow for adequate back up maneuverability.
 - ii. The entrance configuration and layout provided do not align with the land development plans and entrance shown.
 - iii. Revise the garage design to eliminate the offset drive aisle alignment upon entering the garage.

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

12. §230-103.C(4) – Access to the site is provided via easements over adjacent properties. The terms of these easements shall be reviewed and approved by the Township Solicitor.
13. §230-115.B - The height bonus above 30 feet is based upon the additional setback beyond the side yard rather than a 50 ft setback line. The Zoning District Checklist on the Zoning Plan shall note this in the Required (LI) column.
14. §230-138- Parking spaces are to be 10 x 20 feet, except compact spaces per §230-117.B(2). The spaces in the proposed garage are 9 x 18 feet. The spaces must be modified or a variance obtained.
15. The provided lighting plan references §230-212 which is specific to the RC Retail Center District and is not applicable to the LI or the HLI Overlay Districts. The HLI Overlay does include lighting standards at §230-218.A(4). However, we recommend that pedestrian scale lighting in accordance with current IES standards be provided for this development.

General Comments

16. The applicant shall review the location and layout of the parking spaces adjacent to the proposed building with respect to the bollards required by §205-17.A(7) of the Township Subdivision and Land Development Ordinance.
17. EV Chargers are proposed at several outdoor parking spaces. We recommend the developer consider EV chargers be provided within the garage as well.


If the Board grants approval of the conditional use, the applicant will be required to demonstrate compliance with all Local, County, State, and Federal requirements that are applicable to this development at the time of Preliminary Land Development Application.

We note additional comments may be provided upon review of new or revised information submitted with future submissions. 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
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
Westrum Development Company – Applicant
Neil C. Hopkins & Gregory Kessle – Owner
Carrie B. Nase-Poust, Esq. – Fox Rothschild. LLP
Anthony Caponigro, P.E. – Kimley-Horn and Associates, Inc.



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

J. Scott Bendig
Chief of Police

1001 Stump Road • P.O. Box 68 • Montgomeryville, PA 18936
215-362-2301 • Fax 215-362-6383

To: Bruce S. Shoupe
Director of Planning and Code Enforcement

From: J. Scott Bendig, Chief of Police

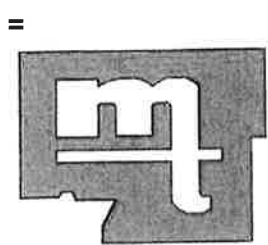
Date: September 30, 2021

Re: Conditional Use C-77
Westrum Property

A review of the above-referenced conditional use was conducted on this date. I would request, as a condition of this review, further information regarding the following:

- Proposed pedestrian crossing on Bethlehem Pike and Knapp Road.
- Traffic movement on Stump Road queuing for the Bethlehem Pike intersection.

Thank you for the opportunity to review this subdivision/land development. Please contact me if you have any issues_or concerns.



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

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

October 14, 2021

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

Re:

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans of the: Westrum Development Company Lifestyle Apartments.

Using the 2015 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments: Westrum Development Company Lifestyle Apartments.

1. **503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
Comment: The applicant proposes to install an underground stormwater management area. The stormwater management area should be designed to support the imposed loads of our fire apparatus. Design calculations shall be submitted to the Township Engineer for review and approval.
2. **912.0 Fire Department Connection(s).** Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. A fire hydrant shall be located within 100 feet of Fire Department connection.
3. **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height.
4. **503.2.2 Authority.** The *fire code official* shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. **Comment: Shall provide a minimum of 26 feet around building for emergency access. In this plan being that only 3 sides of the building can only be accessed due to the topography, the Fire Marshal's office is requesting the following requirements:**

- **Ground ladder platform/placement area on the side without truck access. There needs to be enough room on this side to safely deploy ground ladders.**
 - **Permanent anchors for rope rescue on the roof.**
 - **Purchase of a Duo Safety series 500-C truss 50 foot ladder that will be stored out of the weather on site. The ladder will be well maintained and serviced and certified by a third-party vendor that has been approved by the fire marshal's office on an annual basis.**
5. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*. **Comment: Shall provide truck turning template of MTFD ladder truck maneuvering around building.**
 6. **510.1 Emergency responder radio coverage in new buildings.** All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. Exceptions: 1. Where approved by the building official and the fire code official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an approved radio coverage system. 2. Where it is determined by the fire code official that the radio coverage system is not needed. 3. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.
 7. **909.1 Scope and purpose.** This section applies to mechanical or passive smoke control systems where they are required for new buildings or portions thereof by provisions of the International Building Code or this code. The purpose of this section is to establish minimum requirements for the design, installation and acceptance testing of smoke control systems that are intended to provide a tenable environment for the evacuation or relocation of occupants. These provisions are not intended for the preservation of contents, the timely restoration of operations or for assistance in fire suppression or overhaul activities. Smoke control systems regulated by this section serve a different purpose than the smoke- and heatventing provisions found in Section 910. Mechanical smoke control systems shall not be considered exhaust systems under Chapter 5 of the International Mechanical Code.

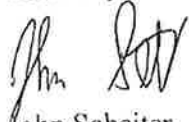
GENERAL COMMENTS AND SAFETY CONCERNS

- All buildings that are 5,000 square feet or more shall be fully sprinklered and the Fire Department Connection shall be shown to indicate exact location.
- Adequate room for ground ladder placement on all sides of the building.
- Permanent roof anchor points to affect rescues from the roof.
- Proper ventilation and detection in underground parking garage.
- All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted in regards to placement of truss placard.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'John Scheiter', written in a cursive style.

John Scheiter

Captain / Asst. Fire Marshal

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 11, 2021

Mr. Bruce S. Shoupe, Director of Planning/Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #21-0176-002
Plan Name: Westrum Lifestyle Apartments Conditional Use
(1 lot, approx. 10.08 acres)
Situate: Bethlehem Pike, near Knapp Road
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced conditional use and sketch plan proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 16, 2021. We forward this letter as a report of our review.

BACKGROUND

The applicant, Westrum Development Corporation, is proposing to construct a 225-unit "lifestyle apartment" building as a conditional use in the Township's LI – Light Industrial zoning district. The 56 foot tall building would be constructed on a 10.08 acre parcel of land between two tributaries of Neshaminy Creek and accessed via an existing right-of-way easement through the back of multiple properties along Bethlehem Pike to eventually access Stump Road. Emergency access and a sidewalk connection would be constructed through an existing access easement to the intersection of Bethlehem Pike and Knapp Road. A total of 358 parking spaces will be provided for the building, with 206 spaces in a parking garage underneath the apartment building. Multiple stormwater management areas are proposed, including an underground area below the parking lot on the northeast side of the building. A previous letter concerning the zoning text amendment enabling this development was sent on July 8, 2021; the zoning text amendment referenced in that letter was adopted, meaning that the applicant is applying for conditional use approval under Section 230-103.C(4) of the township code.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive plan compliance comments are largely reprinted from our July 8, 2021 letter.

Montgomery Township's 2008 *Comprehensive Plan Update Vision Plan* identifies a Special Area B, bordered by PA 309, the since-constructed US 202 parkway, Stump Road, and a potential ring trail adjacent to nearby medium-density residential. The "special conditions and issues" note for Special Area B is as follows: "Located along 309, upgrades to these buildings are desirable, but driveways are not. Impacts on nearby residential properties should be minimized and a segment of the county trail system included. A coordinated plan for the transformation of all of the properties in this area is desirable." While this proposed development would result in upgraded buildings without additional driveway access to 309, as well as county trail access and screening from residential properties, we do not believe that coordination for transforming all of the properties in this area has been accomplished. The necessary access easements across other properties to reach Stump Road shows that coordination is possible, but the Township will need to consider how this entire area can be upgraded as part of this development proposal.

Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision* identifies the entire area around Bethlehem Pike and Knapp Road as part of a regional mixed-use center. In addition, the plan calls for "flexibly adapt[ing] to market conditions and demographics" by encouraging "walkable, mixed use...and entertainment-supportive employment centers, towns, and destinations to attract young workers and other key demographic groups". While this is just the start of Montgomery Township's efforts to implement mixed-use developments, we applaud the township for its willingness to consider broadening zoning classifications in previously restricted areas and believe this proposal is compatible.

RECOMMENDATION

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

REVIEW COMMENTS

STORMWATER MANAGEMENT/FLOOD PROTECTION

1. The applicant's plan shows both 25 foot and 50 foot setbacks from the adjacent tributaries as "floodway" designations. FEMA has not designated a floodplain, let alone a floodway, for this portion of the Little Neshaminy Creek, as this is part of the headwaters area for the creek and the drainage area is below the needed threshold. Per Township code Section 230-12, where a floodplain's boundaries are not defined in the Floodplain Conservation District, the minimum setback from any watercourse for a structure shall be the distance to reach one foot above elevation of the top of the bank, or 50 feet, *whichever is greater*. We are unclear as to why a 25 foot floodway setback line is being shown on the northeast side of the building, and whether a 50 foot floodway setback would interact with any structures supporting the parking lot or drive

aisles. We strongly encourage the township to ensure that the necessary setbacks are in place and that the township engineer concurs with the safe placement of the parking lot and stormwater management areas.

2. Similarly, the applicant should be prepared to provide an evacuation plan for vehicles parked at the low point of the podium garage in case of a major flooding event.

TRANSPORTATION

We appreciate the provision of two electric vehicle charging stations in the outside parking lot next to the building. We would encourage the Township to work with the developer to plan for the future and make sure that additional parking spaces are ready for future installation of charging stations, either inside or outside of the building, if the demand arises.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed development, but we believe that our suggestions 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 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 (#21-0176-002) on any plans submitted for final recording.

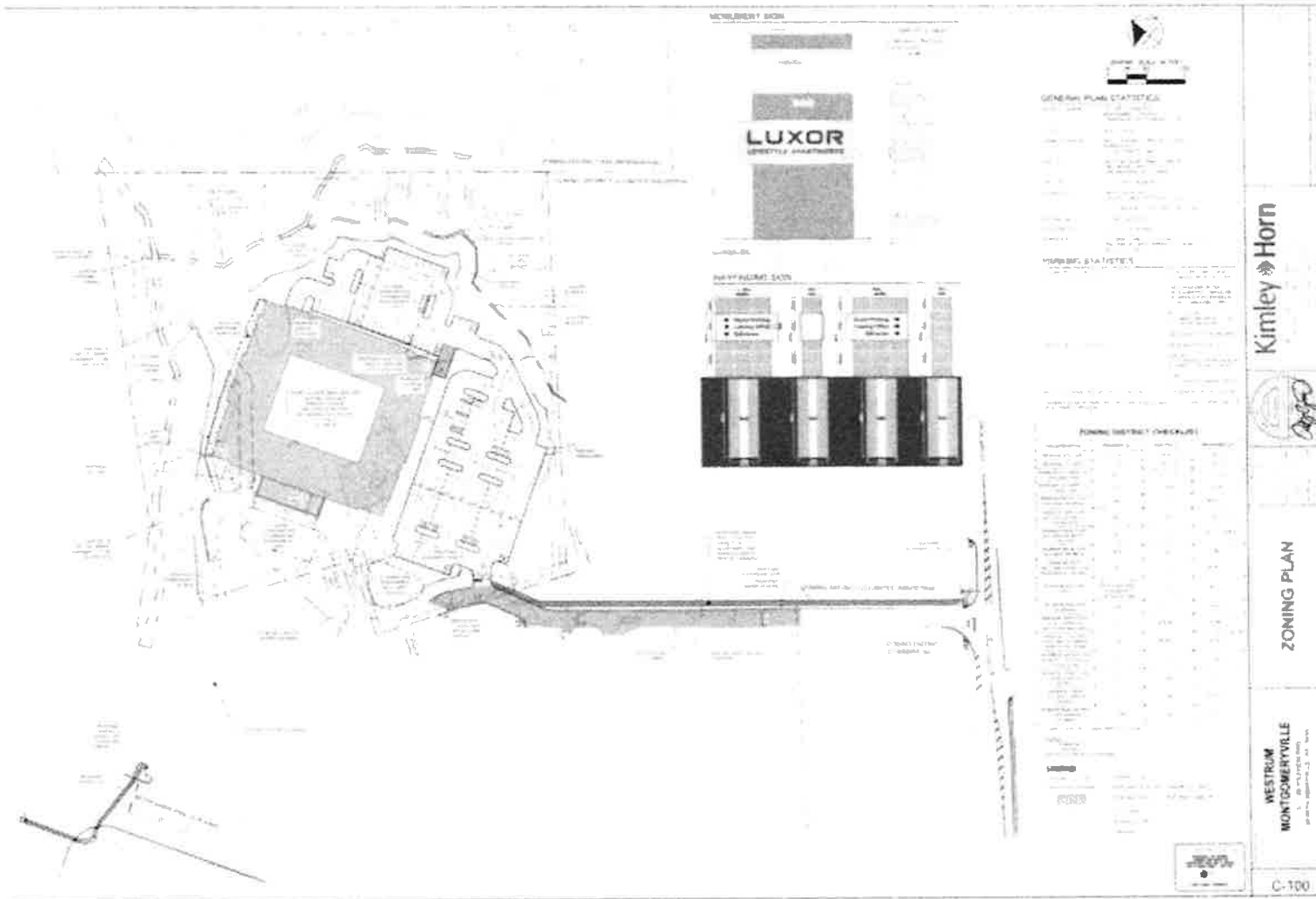
Sincerely,



Matthew Popek, AICP
Transportation Planning Assistant Manager
mpopek@montcopa.org - 610-278-3730

c: Michael Maier, Westrum Development Company, Applicant
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Site Plan –Bethlehem Pike, Montgomery Township



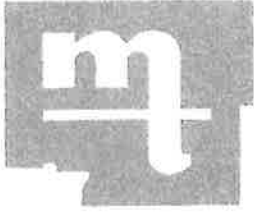
Aerial – Bethlehem Pike, Montgomery Township



Westrum Conditional Use Lifestyle
 Apartments
 MCPC #210176002

Montgomery
 County
 Planning
 Commission
 400 North 10th Street, Suite 200
 P.O. Box 380000
 Philadelphia, PA 19103
 www.montgomerycountypa.gov
 215-261-2000





**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605

Telephone: 215-393-6900 • Fax 215-855-6656
www.montgomerytwp.org

**TANYA C. BAMFORD
CANDYCE FLUEHR CHIMERA
ANNETTE M. LONG
MATTHEW W. QUIGG
BETH A. STAAB**

CAROLYN McCREARY
TOWNSHIP MANAGER

October 5, 2021

RE: Proposed Conditional Use
Westrum Development Company
Parcel 46-00-00124-00-1
Behind Rodeway Inn Conference Center
Bethlehem Pike, Montgomeryville PA

Dear Neighbor:

This letter is to advise you that the Montgomery Township Board of Supervisors will consider, **on Monday, October 25, 2021, after 7:00 p.m.**, the Conditional Use Application of Westrum Development Company, to construct a lifestyle apartment building, consisting of a four story apartment building with underground parking, located behind the Rodeway Inn Conference Center at 969 Bethlehem Pike. The property is currently vacant and consists of approximately ten acres.

The applicant has requested approval to construct a lifestyle apartment building in the Limited Industrial (LI) and Highway Limited Industrial (HLI) Overlay Zoning District, by submitting a Conditional Use Application on September 10, 2021. A lifestyle apartment is permitted to be developed in the Limited Industrial Zoning District as a conditional use pursuant to Section 230-103.C(4) of the Code of Montgomery Township. The Conditional Use Application is on file at the Planning and Zoning Office at the Township Building and may be inspected by appointment.

The public is invited to attend and will be given an opportunity to provide comments regarding this proposed conditional use. Safety guidelines, including maintaining social distance and wearing a mask, must be followed by those attending in-person. Persons with disabilities wishing to attend the meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

At the conclusion of the hearing, the Board will consider approval of the conditional use application, unless it deems additional time is required for consideration and discussion, in which case it will hold an additional public hearing at another meeting at an announced date and time for that purpose.

As you are a nearby property owner, or had previously expressed interest in this application, we wanted to advise you of this hearing.

Sincerely,

Bruce S. Shoupe
Director of Planning and Zoning

EAGLE POWER & EQUIPMENT CORP
or Current Resident
953 BETHLEHEM PIKE
MONTGOMERYVILLE PA 18936

MARTMARK ASSOCIATES LP
or Current Resident
979 BETHLEHEM PIKE
MONTGOMERYVILLE PA 19146

MEENAR MAHBUBUR R MD & YESMIN
or Current Resident
149 JONATHAN DR
NORTH WALES PA 19454

HARWAN DAVID E
or Current Resident
155 JONATHAN DR
NORTH WALES PA 19454

LUCHS BRUCE D
or Current Resident
161 JONATHAN DR
NORTH WALES PA 19454

KLEIN MICHAEL J & MARNA S
or Current Resident
167 JONATHAN DR
NORTH WALES PA 19454

GONZALEZ CARLOS A & ERICA L
or Current Resident
173 JONATHAN DR
NORTH WALES PA 19454

LAROSA PASQUALE
or Current Resident
102 WINDSOR CIR
NORTH WALES PA 19454

LEPOLD LOUIS & BETH
or Current Resident
105 WINDSOR CIR
NORTH WALES PA 19454

ARCHIE MARCUS & RESNICK ILYSE
or Current Resident
108 WINDSOR CIR
NORTH WALES PA 19454

POOJA LLC
or Current Resident
969 BETHLEHEM PIKE
MONTGOMERYVILLE PA 19007

WAGENHOFFER JONATHAN V &
or Current Resident
145 JONATHAN DR
NORTH WALES PA 19454

MIRYALKAR ASHOK & MANJULA
or Current Resident
151 JONATHAN DR
NORTH WALES PA 19454

GAMZA ANTHONY J & BERNADETTE M
or Current Resident
157 JONATHAN DR
NORTH WALES PA 19454

TOUB KAREN A
or Current Resident
163 JONATHAN DR
NORTH WALES PA 19454

VOLTZ BRENTWOOD G & KRISTEN R
or Current Resident
169 JONATHAN DR
NORTH WALES PA 19454

425 STUMP ROAD ASSOCIATES LLC
or Current Resident
425 STUMP RD
MONTGOMERYVILLE PA 19428

WANG ZHIJIE & ZHANG LIJUN
or Current Resident
103 WINDSOR CIR
NORTH WALES PA 18914

PAVIGLIANITI FRANCESCO A & ALANA
or Current Resident
106 WINDSOR CIR
NORTH WALES PA 19454

HARRIS HERBERT W JR & ANNETTE R
or Current Resident
109 WINDSOR CIR
NORTH WALES PA 19454

DJJZ ENTERPRISES LP
or Current Resident
975 BETHLEHEM PIKE
MONTGOMERYVILLE PA 19006

GEHLERT EUNSUNG & GEOFFREY
or Current Resident
147 JONATHAN DR
NORTH WALES PA 19454

HENG PHENG K & MALLOREE T
or Current Resident
153 JONATHAN DR
NORTH WALES PA 19454

FORTE JOHN & LISA ROBIN
or Current Resident
159 JONATHAN DR
NORTH WALES PA 19454

KATOF ROBERT S & NANCY S
or Current Resident
165 JONATHAN DR
NORTH WALES PA 19454

REID KENNETH & VIVIAN R
or Current Resident
171 JONATHAN DR
NORTH WALES PA 19454

MCKEON MICHAEL
or Current Resident
101 WINDSOR CIR
NORTH WALES PA 19454

GAUL ERIN B & KENNETH J
or Current Resident
104 WINDSOR CIR
NORTH WALES PA 19454

BABARIA GHANSHY & SHELDIA
or Current Resident
107 WINDSOR CIR
NORTH WALES PA 19454

CONNOR MICHELLE
or Current Resident
110 WINDSOR CIR
NORTH WALES PA 19454

STAPLES

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

FISHER ANDREW & APRIL
or Current Resident
111 WINDSOR CIR
NORTH WALES PA 19454

ROBERTSON TIMOTHY J & WALDIN
or Current Resident
112 WINDSOR CIR
NORTH WALES PA 19454

COX WILLIAM M JR & SHARON M
or Current Resident
113 WINDSOR CIR
NORTH WALES PA 19454

PATEL MAHESHKUMAR H & TEJAL M
or Current Resident
114 WINDSOR CIR
NORTH WALES PA 19454

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160



POOJA LLC
1100 GREEN LANE
BRISTOL PA 19007

ZHIJIE WANG AND LIJUN ZHANG
216 POINTER COURT
CHALFONT PA 18914

EJZ ENTERPRISES LP
3440 PAPER MILL ROAD
HUNTINGTON VALLEY PA 19006

MARTMARK ASSOCIATES LP
703 S 15TH SREET
PHILA PA 19146

R & F MONTGOMERYVILLE LP
7248 MORGAN ROAD
LIVERPOOL NY 13090

425 STUMP ROAD ASSOCIATES
100 FRONT STREET #560
CONSHOHOCKEN PA 19428-2864

R & F MONTGOMERYVILLE LP
OR CURRENT RESIDENT
985 N BETHLEHEM PIKE
NORTH WALES PA 19454

POOJA LLC
OR CURRENT RESIDENT
969 BETHLEHEM PIKE
NORTH WALES PA 19454

R & F MONTGOMERYVILLE LP
OR CURRENT RESIDENT
985 BETHLEHEM PIKE
NORTH WALES PA 19454

425 STUMP ROAD ASSOCIATES LLC
OR CURRENT RESIDENT
425 STUM ROAD
NORTH WALES PA 19454



Montgomery Twp

STAPLES

Etiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160
 Etiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

Fire Services

- Smoke Detectors
- 2014
- 2015
- 2016
- 2017
- 2018

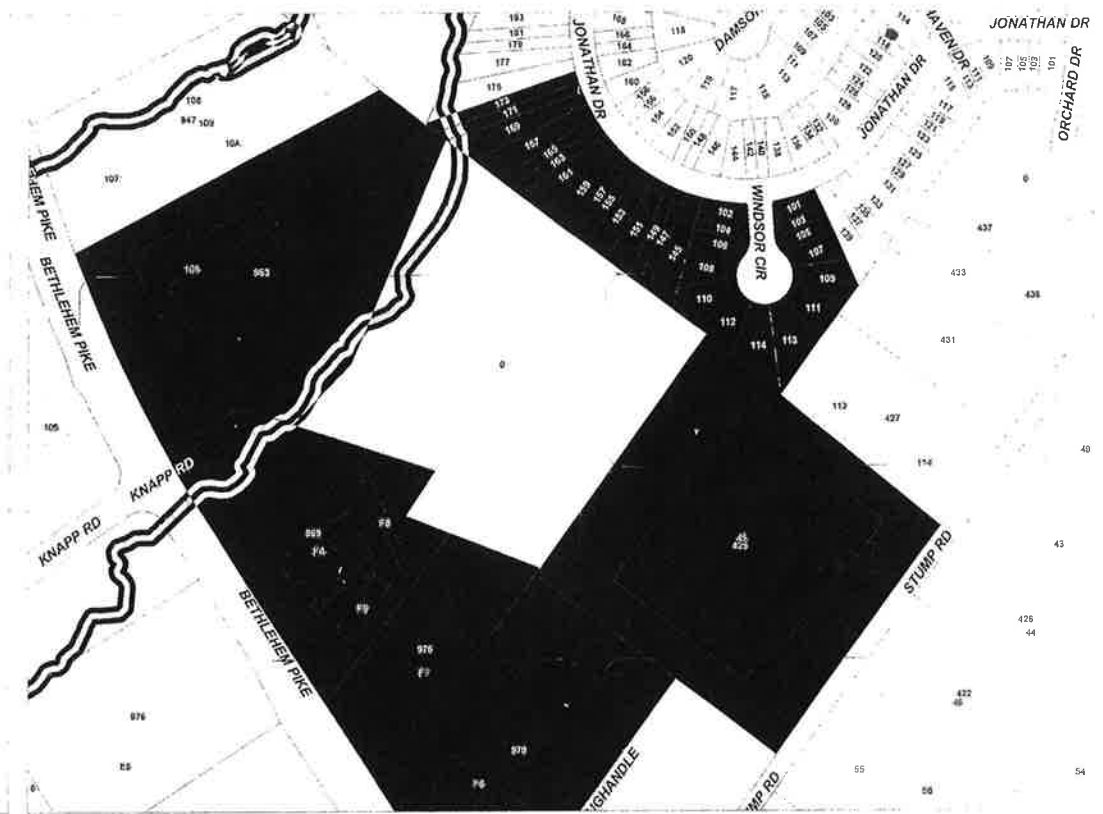
Public Works

- DOT Intersections

- Twp Boundary
- Abc Neighborhoods
- Streets
- Abc Address

Features

- Streams
- Buildings
- Parcels
- ParcelsHighlight



SCALE 1 : 4,883



STAPLES

Application for Conditional Use



Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Telephone: 215-393-6920
Fax: 215-855-1498
www.montgomerytwp.org

Notice of Appeal
Page 2

Interest of appellant, if not owner (agent, lessee, etc.):

Equitable owner

1. Brief Description of Real Estate Affected:

Block and Unit Number 46-00-00124-00-1

Location 13 - 17 Bethlehem Pike, Montgomeryville, PA 18936

Lot Size 10.08 acres

Present Use Vacant Industrial

Present Zoning Classification Limited Industrial (LI) and Highway Limited Industrial Overlay (HLI)

Present Improvements Upon Land proposed lifestyle apartment

Deed Recorded at Norristown in Deed Book 5762 Page 02158 - 02163

2. Specific reference to section of the Zoning Ordinance upon which application is based.
Section 230-103.C(4)

3.

Action desired by appellant or applicant (statement of proposed use)
Applicant requests the Board of Supervisors to grant conditional use approval to allow the development of a lifestyle apartment building on the subject property.

4. Reasons appellant believes Board should approved desired action (refer to section(s) of Ordinance under which it is felt that desired action may be allowed, as well as regulations contained in Article XVII, Signs, Article XIX, Off Street Parking and Loading and Article XXI, Miscellaneous Provisions.

Pursuant to Section 230-103.C(4) of the Zoning Ordinance lifestyle apartments are permitted to be developed in the LI zoning district by conditional use approval, subject to certain criteria, which the subject property meets.

5. Has previous application for conditional use been filed in connection with these premises?
 Yes X No

NOTE:

If more space is required, attach a separate sheet and make specific reference to the question being answered.

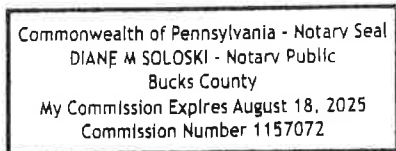
I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

SWORN TO AND SUBSCRIBED BEFORE ME THIS

10th DAY OF September 2021

Diane M Soloski
Notary Public

Carrie B. Nabe-Paust
Appellant's or Owner's Signature
Carrie B. Nabe-Paust, Esquire
Attorney for applicant



Application for Conditional Use

Township of Montgomery, Montgomery County, Pennsylvania

Notice Of Appeal

Appellant: Name: Westrum Development Company
Address: 1300 Virginia Drive, Suite 215
Fort Washington, PA 19034
Phone: 215 283 2190 ext.115 Fax: 215-283-0991
E-Mail mmaier@westrum.com

Owner: Name: Neil C. Hopkins & Gregory Kessell
Address: 20 Berkeley Ct.
Doylestown, PA 18901
Phone: _____ Fax: _____
E-Mail _____

Attorney: Name: Fox Rothschild, LLP c/o Carrie B. Nase-Poust
Address: 2700 Kelly Road, Suite 300
Warrington, PA 18976
Phone: 215-918-3646 Fax: 215-345-7507
E-Mail cnase-poust@foxrothschild.com

AGREEMENT OF SALE

THIS AGREEMENT is made this 7th day of July, 2020, by and between Neil C. Hopkins and Gregory Kessel (collectively, "Seller") and COMMERCE PURSUIT CAPITAL, L.P., acting on behalf of a nominee, a yet-to-be formed single purpose entity to be formed prior to Closing ("Buyer"). For purposes of this Agreement, the term "Effective Date" shall mean the date on which Buyer receives from Seller a fully executed copy of this Agreement provided such date is a Business Day, and if such date is not a Business Day, then the Effective Date shall be the first Business Day immediately following such date.

In consideration of the mutual covenants and agreements contained herein, and intending to be legally bound hereby, the parties hereto agree as follows:

1. Agreement to Sell and Purchase. Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, subject to the terms and conditions of this Agreement, : that certain tract or parcel of land consisting of approximately 9.43 acres and known as tax parcel number 46-00-00124-00-1 (the "Overall Parcel"), located in Montgomery Township, Montgomery County, Pennsylvania, having a street address of 13-17 Bethlehem Pike, being more particularly depicted on Exhibit "A", including any buildings and other improvements located thereon (the "Improvements"), together with (a) any land lying in the bed of any street, road or alley, open or proposed, in front, abutting or adjoining the subject property, (b) any easement, privilege, license or right-of-way inuring to the benefit of the subject property, and (c) the appurtenances and hereditament belonging or otherwise pertaining to the subject property (collectively, the "Property").

2. Purchase Price.

3. Closing. Closing (the "Closing") hereunder shall occur on a date not later than sixty (60) days after the earlier to occur of (a) the Development Approval Deadline Date (hereinafter defined), or (b) receipt of the

IN WITNESS WHEREOF, intending to be legally bound hereby, the parties hereto have executed this Agreement as of the date first above written.

Witness: [Signature]
Witness: [Signature]

SELLER:
[Signature]
Neil C. Hopkins

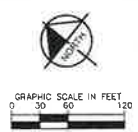
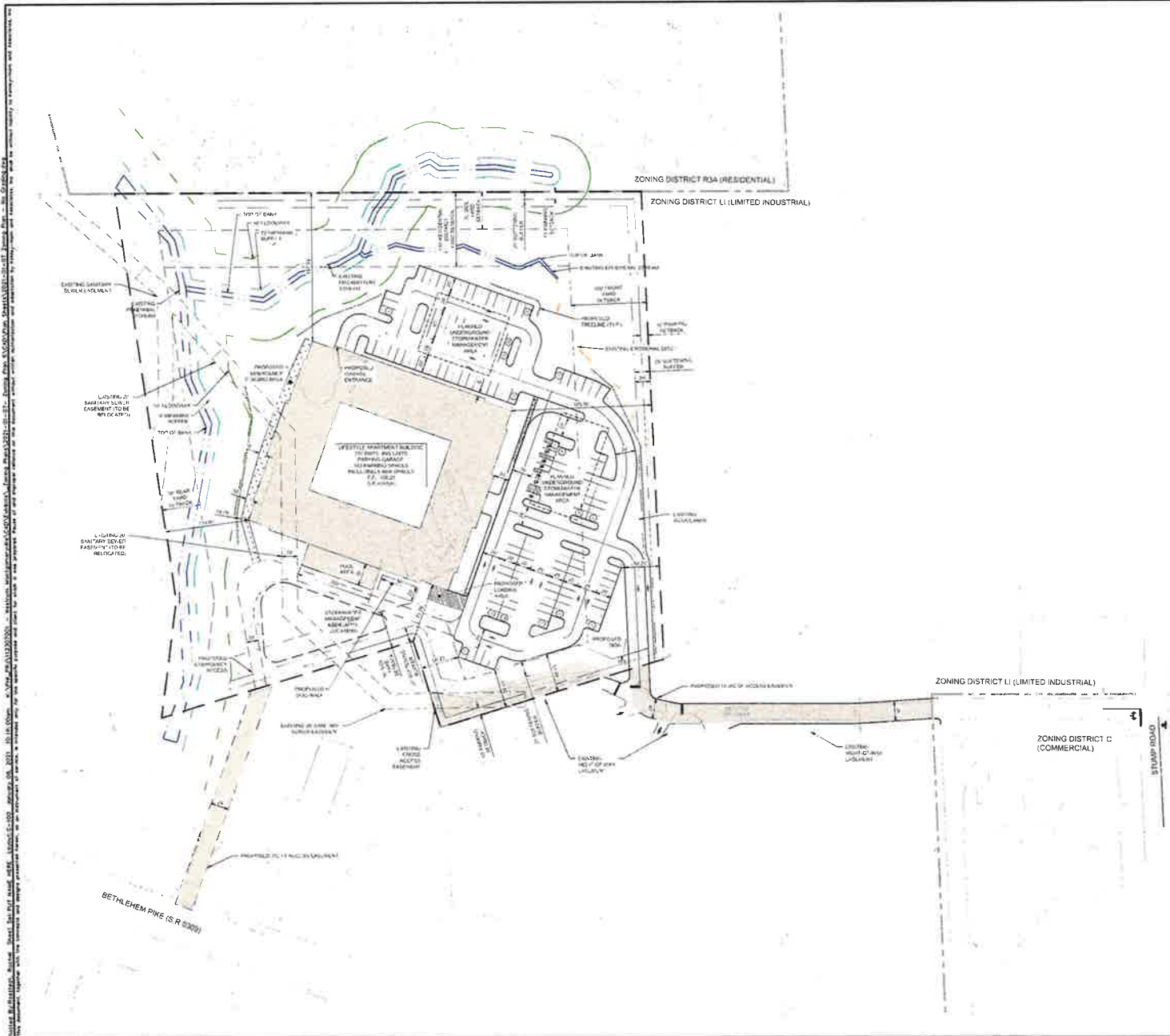
[Signature]
Gregory Kessel

BUYER:
COMMERCE PURSUIT CAPITAL, L.P.

By: Commerce Operating GP, LLC

By: [Signature]
Name: John A. Weston
Title: Managing Member

Attest: [Signature]
Name: Jesse Kovach



GENERAL PLAN STATISTICS

PROJECT ADDRESS: 1317 BETHLEHEM PIKE, MONTGOMERY TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA
 PARCEL ID: 465800124041
 OWNER OF RECORD: NELL HORN & GREGORY KESSELL, 208 E. GLENN CT., DOVER TOWNSHIP, PA 17101
 APPLICANT: WESTVIEW DEVELOPMENT COMPANY, 1000 VIRGINIA DRIVE, SUITE 215, FORT WASHINGTON, PA 19024
 LOTS AREA: 10.98 ACRES / 463,366 SQ. FT.
 ZONING DISTRICT: LIMITED INDUSTRIAL (LI) HIGHWAY LIMITED INDUSTRIAL OVERLAY (HLO)
 E METHOD USED: VACANT INDUSTRIAL LIFESTYLE APARTMENT
 REFERENCE: ALTIMA'S LAND TITLE SURVEY PREPARED BY WICK & BURDARD A MENTUS INC. DATED: 10/20/14

PARKING STATISTICS

PARKING SPACES REQUIRED: 1 SPACE PER EMPLOYEE = N/A (LI - LIMITED INDUSTRIAL REQ.)
 1 SPACE PER UNIT PLUS 0.35 SPACES PER RESIDUAL (LI - LI/TREATMENT REQ.)
 100 RESIDUAL UNITS = 133 (2.8 RESIDUAL UNITS) = 1.11
 133 PARKING SPACES REQUIRED
 133 PARKING SPACES TOTAL
 PARKING SPACES PROVIDED: 133 PARKING SPACES PER UNIT
 (NUMBER OF BEDROOMS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING THE LAND DEVELOPMENT PROCESS)

ZONING DISTRICT CHECKLIST

REQUIREMENTS	REQUIREMENTS	EXISTING USE	PROPOSED USE
MINIMUM SITE AREA	16 AC	10.98 AC (LI)	10.98 AC (LI)
MINIMUM LOT AREA	1 AC	10.98 AC (LI)	10.98 AC (LI)
MINIMUM LOT WIDTH AT BUILDING LINE	100 FT	875 FT (LI)	875 FT (LI)
MINIMUM LOT WIDTH AT STREET LINE	50 FT	0160' (LI)	0160' (LI)
MINIMUM FRONT YARD BUILDING SETBACK	100 FT	N/A	100 FT (LI)
MINIMUM SIDE YARD BUILDING SETBACK - SIDEWALK	100 FT	N/A	272 FT (LI)
MINIMUM SIDE YARD BUILDING SETBACK - SIDEWALK	25 FT	N/A	100 FT (LI)
MINIMUM REAR YARD BUILDING SETBACK	50 FT	N/A	1100 FT (LI)
MINIMUM FRONT YARD SETBACK FOR RESIDENTIAL DISTRICT	100 FT	N/A	100 FT (LI)
MAXIMUM BUILDING HEIGHT	35 FT + 1 FT FOR EACH ADDITIONAL FT FROM 30 FT SETBACK LINE	N/A	03 FT (LI)
MAXIMUM BUILDING COVERAGE	40%	09.0%	12.0% (LI)
MAXIMUM BUILDING FOOTPRINT COVERAGE - INCLUDING BUILDING	55%	10.1%	10.6% (LI)
MINIMUM LAND AREA DEVOTED TO GREEN INFRASTRUCTURE (LI)	0%	00.0% (LI)	00.0% (LI)
MINIMUM SIDE YARD SETBACK - SIDEWALK	100 FT	N/A	100 FT (LI)
MINIMUM FRONT BUILDING SETBACK	0 FT	N/A	0.34 FT (LI)
MINIMUM SIDE OF ROAD YARD SETBACK	10 FT	N/A	10.25 FT (LI)

LEGEND

- TOP OF BANK
- EROSION BUFFER
- FLOODPLAIN
- EROSIONAL SETBACK

NOTES

- SITE PLAN BASED ON LIAISON CONCEPT PLAN #7 PREPARED BY CARROLL ENGINEERING CORPORATION DATED 10/10/10
- STAKE PLACEMENT BASED ON FIELD DATA LOCATION MAP PREPARED BY S. COOPER'S DATED 10/10/10

NO.	REVISIONS	DATE

Kimley-Horn & Associates, Inc.
 60201 HUNLEY-HORN AND ASSOCIATES, INC.
 50 SOUTH 15TH ST., TWO LIBERTY PLACE, SUITE 3010
 PHILADELPHIA, PA 19102
 PHONE: 215-382-6970
 WWW.KIMLEY-HORN.COM

A. A. CAPONIGRO
 PROFESSIONAL ENGINEER
 LICENSE NO. 10014

ZONING PLAN

WESTVIEW MONTGOMERYVILLE
 1317 BETHLEHEM PIKE
 MONTGOMERYVILLE, PA 18938

SHEET NUMBER C-1

Planning Commission Meeting Minutes – November 18, 2021

In attendance: Jim Rall, Frank Davey, Rutuke Patel, Dave Fetzer, Tom Borghetti, Jay Glickman, and Steve Kremenecker. Also in attendance; Candyce Chimera, Rebecca Geiser, Damon Drummond, Bruce Shoupe and Marianne McConnell.

Absent: Leon McGuire, Dave Fetzer

Call to Order: 7:30pm

Approval of Minutes: On a motion made by Jim Rall and seconded by Frank Davey the minutes from June, July, August, and October 2021 minutes were approved.

Westrum Lifestyle Apartments Conditional Use Application – The applicant proposes the construction of a 225-unit lifestyle apartment building with associated parking. The existing 10-acre parcel sits within the LI-Limited Industrial district and is currently vacant. The lot does not have frontage along Bethlehem Pike or Stump Road. It sits behind the Rodeway Inn. Access is provided by proposed easements over adjacent properties to Stump Road and Bethlehem Pike (emergency access only to Bethlehem Pike through the Rodeway Inn parking lot). The plan also includes pedestrian connectivity to Stump Road and Bethlehem Pike.

The applicant's attorney, Carrie Nase-Poust, presented the application to the Commission members during the October meeting and has returned tonight to address the two concerns that the members raised:

1. **Stump Road Access** – The only exit out of the complex is at Stump Road. . Re-striping and widening of Stump Road are proposed for entering the site. It is a single lane to exit the site onto Stump Road. Traffic will be able to turn left onto Stump Road to exit the site and head towards Horsham Road or turn right onto Stump Road towards Bethlehem Pike/309. Concerns were raised previously about adding 300 additional cars onto Stump Road from this site, especially during peak times as this road is already heavily travelled and congested. Ms. Nase-Poust expressed to the PC members that several traffic studies were completed for this site and the number of vehicles that would turn left out of the site onto Stump Road would be approximately 6 in the am peak hours and 4 in the pm peak hours. The cuing from 309 down to the Stump Road access was also considered and part of the study.
2. **Proposed Pedestrian Crossing at Bethlehem Pike & Knapp Rd** – The applicant proposes a crosswalk area across Bethlehem Pike/309 to Knapp Road and pedestrian connectivity to Stump Road in order to comply with the pedestrian connectivity requirement. The Commission had concerns with the 309 crossing. The crosswalk area would be accessed through the Rodeway Inn parking lot. No refuge island was proposed between the northbound and southbound lanes on 309. The Commission members questioned whether this created an unsafe situation, especially for those who could not complete the crossing in the time provided. They also had concerns with accessing the crosswalk through the Rodeway Inn parking lot. The applicant has updated the plans to address these concerns. The applicant has proposed a 4-foot-wide sidewalk on the edge of the parking lot from the

site to 309. Curb stops at the parking stalls will be placed and a guardrail on the other side of the walkway will be installed. The applicant explained that the proposed crosswalk across 309 was designed on an angle and not straight across in order to allow the vehicles turning right off of Knapp Road onto southbound 309 to increase their visibility of pedestrians crossing. The applicant has also increased the timing at the signals for crossing 309 and Knapp Road and when a pedestrian presses the crosswalk button it will signal “no turn on red” for vehicles. The applicant’s traffic consultant did not feel that a refuge area in the middle of 309 would be safer for pedestrians as it would leave people standing on 309 as cars travelled by. The crosswalk timing will be designed for children and elderly pedestrians.

The applicant presented additional changes to the original plan due to the review letters received from Township Staff and Consultants. The proposed pool was relocated to inside the courtyard area to allow for more privacy for residents and added additional parking spaces.

The Planning Commission members felt that the applicant addressed their concerns and overall felt the project was good and less intensive than a by right industrial use / warehouse that would involve increased truck traffic.

On a motion made by Jay Glickman and seconded by Frank Davey the Planning Commission recommends that the Board of Supervisors approve the Conditional Use application subject to Township Consultant and Staff review letters and with a condition that the applicant shall continue to work with the Township in regards traffic concerns and pedestrian mobility as part of the approval. All in favor.

Higher Rock Partners / WB Homes Townhomes Conditional Use Application – The property is located along Witchwood Drive between Stump Road and Bethlehem Pike. Higher Rock Partners proposes to subdivide the subject property from the overall 18-acre site for residential development. WB Homes Inc. proposes to construct 36 townhomes within the 4.58 acre undeveloped pad site. The proposed use is permitted by Conditional Use by a previously adopted text amendment. The site has access from Witchwood Drive with a shared entrance with the adjacent commercial use. Mr. Chris Canavan of WB Homes presented the application to the Planning Commission members. The proposed project generates low traffic volume in comparison to the more intensive non-residential uses allowed within this district. The traffic study determined that it would create an additional 18 trips in the morning peak hours and 24 trips in the afternoon / pm peak hours. The project also provides pedestrian connectivity to surrounding retail establishments and the 202 Parkway Trail.

The proposed townhouses are 3-story and 2100 to 2300 square feet in size with 1 or 2 car garages. Each home will have a driveway width allowing two cars to park side by side. No parking will be permitted on the street per the HOA documents. Currently they are proposing 12 overflow parking spaces and are researching possibilities to add more.

Mr. Canavan stated that all comments addressed within the Township plan review letters shall be addressed through the land development process. The applicant will work with the Township to comply with all comments or resolve to the Township’s satisfaction. Significant landscaping will be installed along with a berm in the area of the retaining wall. The existing fencing shall be maintained by the HOA and existing Condominium agreement. This project will also have its own separate storm water management design and system for its 4+ acre site.

On a motion made by Jay Glickman and seconded by Frank Davey, the Planning Commission recommends that the Board of Supervisors approve the Conditional Use application subject to the Township's staff and consultant review letters. All in Favor.

Shake Shack / Airport Square Shopping Center Land Development Application – The 38.36-acre property is located at 801 Bethlehem Pike and is currently improved with a shopping center with 10 existing buildings with associated parking and site improvements. The Applicant, Gateway DC Properties, proposes to demolish the existing Wendy's fast food restaurant (currently vacant) and parking in order to construct a 3,304 square foot drive-through and fast food facility and a 985 square foot outdoor seating / patio area. The applicant's attorney, Mr. Jim Garrity, presented the project to the Planning Commission members. The proposed Shake Shack will have 80-85 seats inside and 40 seats outside. There is more than ample parking proposed for this pad site and exceeds code requirement. There is no direct access from Bethlehem Pike to this pad site. No menu / presell boards for the traditional drive-through are proposed as it is an online order and pickup only system. A bypass / escape lane is available to those who enter the drive-through not knowing an order must be previously placed. Mr. Garrity advised the Commission that the applicant as multiple waiver requests for this project as it is a redevelopment of a pad site from an overall developed site. The applicant is discussing with the Township Solicitor the multiple "fee in lieu of" requirements as to whether they are all appropriate fees to be charged to the applicant.

The Commission expressed one concern in regards to the location of the proposed handicap parking spaces. The vehicles would reverse out of the space into the oncoming cars of those exiting the drive-through. The applicant agreed to review other options for the handicap spaces.

The Commission discussed the multiple waiver requests and stated that each request is reviewed by the Township's staff and consultants and is ultimately the Board of Supervisors discretion.

On a motion made by Jay Glickman and seconded by Frank Davey, the Planning Commission recommends that the Board of Supervisors approve the Land Development application subject to the Township's staff and consultant review letters and comments. All in Favor.

Bharatiya Temple Phase 2 / 1612 County Line Road Land Development Application – The applicant's Civil Engineer, Mr. Rick Mast, presented the proposed project to the Commission. The applications includes two lots 1610 and 1612 County Line Road. Both parcels sit within the R-1 Residential District. The applicant proposes to consolidate the lots and construct the following on 1612 County Line Road: a one-story 554 square foot addition for storage onto the existing temple; a one-story 580 square foot kitchen addition onto the existing temple; a two-story 5,244 square foot (footprint) learning center building; covered pavilion, covered walkways; storm water management facilities, additional parking, and a 12 foot wide paved access drive connection to the adjacent lot.

The applicant made a previous application to the Zoning Hearing Board request relief, which was subsequently denied. The decision was appealed, and the project is now the subject of a Settlement Stipulation dated June 14, 2019. Conditions of the agreement include the requirement to consolidate the two lots into one parcel and provide additional landscaping, buffering, new fencing, and make repairs to the existing fencing.

The proposed lighting for the additional parking added to the rear of the property will be shielded to not impact the adjacent residential properties. All existing lighting on the site will be removed and replaced with led lights that face down.

The applicant stated that the comments in the review letters shall be a will comply or waiver request. The waiver requests shall be reviewed by the Township's staff and consultants and is ultimately the Board of Supervisors discretion.

On a motion made by Jay Glickman and seconded by Steve Kremenecker, the Planning Commission recommends that the Board of Supervisors approve the Land Development application subject to the Settlement Stipulation, Township's staff and consultant review letters and comments. All in Favor.

Adjournment: There being no further business to come before the Commission and on a motion made by Jim Rall and seconded by Jay Glickman, the meeting adjourned at 9:00 pm. The next meeting will be held at 7:30 pm in January 2022 at the Montgomery Township Building.

DRAFT

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item # 8

SUBJECT: Consider Granting Shake Shack Land Development Plan Approval –
LDS 716
MEETING DATE: November 22, 2021
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: Bruce S. Shoupe, Director of Planning and Zoning

BACKGROUND:

Attached are Township Staff and Consultant reviews for the consideration of the plan for the Shake Shack land development plan located at the Airport Square Shopping Center at the former Wendy's Restaurant pad site.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

The Township Planning Commission recommended this project, subject to the Consultants and staff reviews.

ALTERNATIVES/OPTIONS:

Approve or deny this plan with the conditions as outlined in the attached resolution.

MOTION/RESOLUTION:

MOTION to approve Resolution #2021-37 granting conditional preliminary/final approval of the application for the land development located at Airport Square Shopping Center on Bethlehem Pike for Shake Shack, LDS - 716.

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

RESOLUTION #2021-37

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF THE APPLICATION FOR THE LAND DEVELOPMENT LOCATED AT AIRPORT SQUARE SHOPPING CENTER ON BETHLEHEM PIKE – SHAKE SHACK - LDS 716.

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary/final approval of the subdivision land development plan for **Shake Shack** located at Airport Square Shopping Center, as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant prior to the recording of the final plan:

1. Fulfilling all obligations and requirements of the **Gilmore Associates, Inc.** letters dated September 30, 2021 (engineering and *accessibility review*), November 12, 2021 engineering and *accessibility review*; **Montgomery Township Fire Services** comments dated September 29, 2021; **Montgomery Township Police Department** comments dated September 16, 2021 and November 11, 2021; **Montgomery County Planning Commission** comments dated October 6, 2021; **Montgomery Township Planning Commission** recommendation dated November 18, 2021; **Montgomery Township Zoning Officer's** review dated November 11, 2021.
2. At the time of development of the owner/successor or assigned shall enter into a Land Development Agreement with the Township and posting financial security in the amount of 110% of the total cost for all public improvements to the satisfaction of the Township Engineer and Township Solicitor for each lot of this subdivision and/or Land Development if required. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks. The record plan shall indicate phasing if required. Public improvements shall require financial security be posted in the amount of 15% of the total public improvement cost, regardless of whether such public improvements are dedicated to the Township, for a period not less than 18 months after Township Engineer approval. If the end of maintenance period for trees and other plantings ends outside the time period specified in **205-49**, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the satisfaction of the Township Solicitor.

3. Developer agrees it will pay the Township all reasonable cost of the Township for the preparation of the required Agreements, deed of dedication, and any easements, or releases and recording charges required to carry out the terms of this approval, as well as all engineering, inspection, and legal fees required by the Township in the approval of the Final Plan and its execution and administration during the building process. Such fees shall not exceed those charged to the Township by the engineering firm and attorney rendering the applicable service. In order to effect these reimbursements, Developer shall post a Cash Escrow as set forth by the Township Engineer. The Township shall provide monthly invoices for such costs. A seven and one-half (7.5%) charge will be applied to each monthly invoice to cover Township administration charges and costs. The fee will be deducted from the Developers Cash Escrow.
4. Executing, to the satisfaction of the Township Solicitor, the required Storm Water Management Facilities Maintenance and Monitoring Agreement and the required Landscaping Declaration of Covenants and Restrictions, with the Township if required.
5. Paying all outstanding Township Administrative, Consultant and Solicitors fees related to this project before plans and agreements are executed and recorded.
6. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.
7. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
8. The Applicant acknowledges that Section 205-116 of the SALDO provides for the payment of a fee in lieu of the dedication of parkland for park and recreation purposes. The Applicant hereby agrees to accept the provisions of Section 205-116(A) (2) of the SALDO providing for the payment of \$0.50 per square foot for the first 10,000 sf and \$0.25 per square for each square foot thereafter for nonresidential development. This fee must be paid prior to the submission of an application for a building permit.
9. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements if required.
10. A note shall be placed on the plan listing any relief granted by the Zoning Hearing Board or waivers granted by the Board of Supervisors.
11. The Applicant must meet the requirements of the Zoning Hearing Board Opinion and Order # 21060004, dated July 29, 2021 and Order #regarding this development

12. The PADEP Sewage Planning Module approval must be granted prior to recording of plan and agreements if required.
13. Please See Section 205-22 of the Montgomery Township Code, where required. Sidewalks shall be required at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience.

BE IT RESOLVED that the following nine (9) waivers have been requested by the applicant and are granted to the extent that they concur with the comments of the consultants:

1. Waiver from Section §205-25.C (3) which requires a softening buffer along all road frontages.

There is currently no buffer landscaping along the entire Route 309 frontage (approximately 2000 LF); therefore, a waiver is requested from adding landscaping along just the Wendy's frontage (approximately 150 linear feet)

The Consultants have no objection to this waiver requested provided a fee-in-lieu is provided in the amount of \$5,460.00.

Granted Denied

2. Waiver from Section 205-52. D(1)(f) which requires the perimeter of all parking areas adjacent to a public street to be softened by a continuous hedge.

There is currently no buffer landscaping along the entire Route 309 frontage (approximately 2000 LF); therefore, a waiver is requested from adding landscaping along just the Wendy's frontage (approximately 150 linear feet).

The Consultants have no objection to this waiver requested provided a fee-in-lieu is provided in the amount of \$3,510.00.

Granted Denied

3. Waiver from Section §205-10.H (6) which requires a dedicated loading space for all retail/wholesale/industrial uses requiring regular delivery by a semi-trailer truck.

Deliveries are made via the proposed ramp to the rear door of the building. Suppliers are provided with a 4hr window to complete deliveries, which are normally done overnight and early morning when Shake Shack is closed.

The Consultants have no objection to this waiver requested.

Granted Denied

4. Waiver from Section §205-10.H(7)(b) which requires ADA spaces to be 12' wide by 20' long.

An eight (8') foot wide striped area is provided between the two (2) proposed eight (8') foot wide ADA spaces per ADA standards. This overall effective width of 24' for two (2) ADA spaces meets the townships requirement of two (2) spaces at 12' each. Regarding the stall depth requirement of 20', the proposed ADA spaces are being located in an area of existing stalls where the existing stall depth is 18'. These spaces are adjacent to a grassed area where a minimum of 2' vehicle overhang is provided.

The Consultants have no objection to this waiver requested.

- Granted Denied

5. Waiver from Section §205-17. A (7) which requires bollards to be placed along all parking spaces located adjacent and perpendicular to sidewalk.

The two (2) parking spaces placed near the front door on the south side of the building have curbing and a wall in between the parking spaces and the sidewalk. Therefore, no overhang into the sidewalk is possible and the wall provides protection to the building.

The Consultants have no objection to this waiver requested.

- Granted Denied

6. Waiver from Section §205-101 which requires a traffic study for all commercial developments.

This proposed 3304 Shake Shack restaurant replaces a former Wendy's restaurant of similar size (3045 sf). The increase in size is negligible and any increase in anticipated traffic on the surrounding road network would also be negligible.

The Consultants have no objection to this waiver requested.

- Granted Denied

7. Waiver from Section §205-10.H (4) & §205-25. A (3) which requires one-way drive aisles to be a minimum of 22'.

In order to better channel vehicles through the drive-thru area, the drive-thru is designed with 12' one-way drive-thru lane. This area is adequate to allow vehicles to navigate the drive-thru without impacting the surrounding curbing and a vehicle turning template has been provided. In addition, a 15' wide one-way driveway entrance is provided near the trash enclosure which also adequately provides enough width for cars to enter the pad site. Any wider may encourage two-way circulation in this area. Also, some of the existing parking spaces are being reused which are non-conforming 8 feet by 18 feet vs. 10 feet by 20 feet required.

The Consultants have no objection to this waiver requested.

- Granted Denied

8. Waiver from Section §205-78. B(1) & (2) which requires all physical features within 400' of the site to be provided.

In lieu of providing survey information for all physical features within 400' of the site, an Aerial Plan was provided showing the surrounding site area including the entire Airport Square Shopping center. This plan is in addition to the detailed survey information provided for the former Wendy's pad site as shown on the Existing Conditions Plan.

The Consultants offer the follow comments: §205-78. B (1) – No objection. The existing features and aerial mapping provided are adequate. The applicant shall provide any additional information determined to be necessary for review by the Township.

- Granted Denied

9. Waiver from Section §205-81 & §205-82 to allow a simultaneous preliminary & final application submission.

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

The Consultants offer the follow comments: §205-81 & 205-82 – No objection to concurrent preliminary and final plan processing.

- Granted Denied

This Resolution for LDS 716 shall become effective on the date upon which all of the above stated conditions are accepted by the Applicant in writing. If, for any reason, the Applicant fails to acknowledge the acceptance of the conditions contained in this Resolution within ten (10) days from the date of this Resolution, then the Preliminary/Final Plan approval granted herein shall become null and void, the waivers requested shall be deemed denied, and the plan shall be denied for failure to comply with Sections of the Township Zoning Ordinance and/or Township Subdivision and Land Development Ordinance for the reasons cited herein or as set forth in the letters referenced herein.

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 22nd day of November 2021.

MOTION BY: _____

SECOND BY: _____ VOTE: _____

The above conditions are agreed to by _____ this
day of _____, 2021.

Applicant(s) Sign

Applicant(s) Print

PLANS-STUDIES

<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED</u>
1. Cover Sheet	4/16/21	8/16/21
2. Notes Sheet	4/16/21	8/16/21
3. Existing Condition and Demo	4/16/21	8/16/21
4. Overall Site Plan	4/16/21	8/16/21
5. Grading and Utility	4/16/21	8/16/21
6. Soil Erosion Sediment Control Plan	4/16/21	8/16/21
7. Soil Erosion/Sediment Notes Detail	4/16/21	8/16/21
8. Landscape Plan	4/16/21	8/16/21
9. Lighting Plan	4/16/21	8/16/21
10. Aerial Plan	4/16/21	8/16/21
11. Details	4/16/21	8/16/21



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 12, 2021

File No. 2021-09033

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Waiver Request Review
Preliminary/Final Subdivision and Land Development Application – LDS#716
Shake Shack at 801 Bethlehem Pike, Airport Square Shopping Center
Gateway DC Properties c/o Wilder Companies, LTD
Tax Map Parcel Number: 46-00-00142-00-1; Block 12, Unit 11

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the waivers requested as part of the preliminary land development application referenced above and offers the following comments for consideration by the Montgomery Township Board of Supervisors.

A. Waiver Request Letter for Shake Shack, dated October 28, 2021.

Waivers Requested


1. §205-25.C(3) requires the provision and maintenance of a softening buffer along all road frontages. Seven (7) shade trees and fourteen (14) shrubs are required. The Applicant has stated that there is currently no buffer landscaping along the entire Route 309 frontage (approximately 2000 LF); therefore, a waiver is requested from adding landscaping along just the Wendy's frontage (approximately 150 linear feet). We have no objection to this waiver request provided a fee-in-lieu is provided. Seven (7) shade trees x \$600.00 = \$4,200.00. Fourteen shrubs (14) x \$90.00 = \$1,260.00. Total fee-in-lieu = \$5,460.00.
2. §205-52.D(1)(e) requires 1 shade tree to be planted for each 290 square foot planting island. The Applicant states that existing/proposed landscaping islands within this pad area currently contain trees/landscaping or there are existing utilities within the parking islands which would preclude trees from being planted. The required trees have been shown in the submitted landscape plan. It appears that this waiver is not required.
3. §205-52.D(1)(f) requires the perimeter of all parking areas adjacent to a public street to be softened by a continuous hedge. The Applicant has stated that there is currently no buffer landscaping along the entire Route 309 frontage (approximately 2000 LF); therefore, a waiver is requested from adding landscaping along just the Wendy's frontage (approximately 150 linear feet). We have no objection to this waiver request provided a fee-in-lieu is provided. Thirty-nine (39) shrubs x \$90.00 = \$3,510.00.
4. §205-10.H(6) requires a dedicated loading space for all retail/wholesale/industrial uses requiring regular delivery by a semi-trailer truck. The Applicant has stated that deliveries are made via the proposed ramp to the rear door of the building. Suppliers are provided with a 4hr window to complete deliveries, which are normally done overnight and early morning when Shake Shack is closed. We have no objection to this waiver request.
5. §Section 205-10.H(7)(b) requires ADA spaces to be 12' wide by 20' long. The Applicant has proposed accessible spaces that comply with Federal Standards. We have no objection to this waiver request.

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

6. §205-17.A(7) requires bollards to be placed along all parking spaces located adjacent and perpendicular to sidewalk. The Applicant has stated that the two parking spaces placed near the front door on the south side of the building have curbing and a wall in between the parking spaces and the sidewalk. We have no objection to this waiver request.
7. §Section 205-101 requires a traffic study for all commercial developments. The Applicant has stated that this proposed 3304 sf Shake Shack restaurant replaces a former Wendy's restaurant of similar size (3045 sf). The increase in size is negligible and any increase in anticipated traffic on the surrounding road network would also be negligible. We have no objection to this waiver request.
8. §205-10.H(4) & 205-25.A(3) requires one-way drive aisles to be a minimum of 22'. A waiver is required to permit the proposed 12-foot-wide drive-thru aisle and the 15-foot one-way entrance at the rear of the lease area. The applicant has requested a waiver from these sections. We note these reduced width drive aisles are not adjacent to parking and provided adequate circulation for the intended purpose. We have no objection to this waiver request.
9. §205-78.B(1) & (2) requires all physical features within 400' of the site to be provided. The Applicant has stated that in lieu of providing survey information for all physical features within 400' of the site, an Aerial Plan was provided showing the surrounding site area including the entire Airport Square Shopping center. This plan is in addition to the detailed survey information provided for the former Wendy's pad site as shown on the Existing Conditions Plan. We have no objection to this waiver request.
10. §Section 205-81 & 205-82 to allow a simultaneous preliminary & final application submission. The Applicant has stated that all information required for preliminary and final plan submission was included in the plan set provided to the township. Due to the limited scope of this re-development project, a waiver is requested from making separate preliminary then final submissions We have no objection to this waiver request.

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/CEG/JPD/GJA/si

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
Kelli Burke – Gateway DC Properties c/o Wilder Companies, LTD
Ronald E. Klos, Jr., P.E. – Bohler Engineering PA, LLC



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 12, 2021

File No. 2021-09033

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development Application – LDS#716
Shake Shack at 801 Bethlehem Pike, Airport Square Shopping Center
Gateway DC Properties c/o Wilder Companies, LTD
Tax Map Parcel Number: 46-00-00142-00-1; Block 12, Unit 11

Dear Bruce:

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

- A. Preliminary/Final Land Development Plans for Shake Shack – Gateway DC Properties c/o Wilder Companies prepared by Bohler Engineering PA, LLC (16 Sheets), dated February 19, 2021, last revised October 18, 2021.
- B. Comment Response Letter prepared by Bohler Engineering PA, LLC, dated October 28, 2021.
- C. Waiver Justification Memo, prepared by Bohler Engineering PA, LLC, dated October 28, 2021.
- D. Building Finishes and Renderings Plans for Shake Shack Montgomeryville prepared by Bergmeyer (4 Sheets), dated June 21, 2021.
- E. Route 309 Wayfinding Sign Plan prepared by Bohler Engineering PA, LLC, dated October 26, 2021.

The site is within the S – Shopping Center Zoning District, Airport Square Shopping Center, and is bounded by Bethlehem Pike (S.R. 309), Upper State Road, General Hancock Boulevard and Airport Square Road. The use of Retail & Restaurant with outdoor counter service, drive-thru, or curb service is permitted by right. The use of Outdoor Patio Seating is permitted by Special Exception granted by the Township on July 29, 2021. The overall project area consists of an existing 38.361 acre Airport Square Shopping Center parcel with 10 existing buildings which contain various retail, restaurant and service uses with associated parking and site improvements which are permitted uses in this zone. The site is served by public sewer and water facilities.

The Applicant, Gateway DC Properties, proposes to demolish the existing Wendy's building and parking to construct a new 3,304 square foot drive-through and fast food facility and a 985 square feet patio/outdoor dining. The use is permitted by right within the District; and the proposed outdoor dining area has been permitted by special exception. Also proposed are appurtenant utility modifications and landscaping. There is an overall reduction in impervious coverage. No changes are proposed to the Shopping Center's access or circulation. Please note, this review is of the Shake Shack restaurant building addition only, the Overall Site Plan indicates multiple retail expansions and the construction of a proposed Panera Restaurant, these have not been considered at this time.

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

PLANNING REVIEW

1. Use

- a. As per ZO Table 230-A, the proposed fast-food restaurant with drive-thru use is permitted within the S Shopping Center Zoning District.
- b. As per ZO Section 230-156.4, an outdoor dining area is permitted as an accessory to a restaurant use by special exception in the S District.

2. Existing Conditions and Surrounding Land Uses

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

3. Consistency with the Comprehensive Plan

As per the 2008 Comprehensive Plan Update the property is identified as Retail. The Vision Plan identifies the property as commercial. The proposed development is generally consistent with the Montgomery Township Comprehensive Plan.

4. Traffic and Pedestrian Circulation Patterns

- a. The property has several access drives from Bethlehem Pike, one access drive from Upper State Road, and two access drives from General Hancock Boulevard. No new access drives are proposed as part of this development.
- b. The plans show a drive-thru stacking lane for eight vehicles. It should be noted that if vehicles are stacked in excess of eight vehicles the line of vehicles will extend into the parking lot drive aisle. Vehicles stacked in the drive aisle may impede vehicle circulation within the parking area. In a response letter dated October 28, 2021, it was indicated the intent of the drive-thru is for pickup of mobile orders and no orders will be placed at the drive-thru, therefore long queue lines are not anticipated.
- c. No pedestrian sidewalks or walkways currently exist on the property. No sidewalks or walkways are proposed as part of this application.
- d. The Montgomery Mall Pedestrian Study Site Analysis Plan recommends some long-term improvements to the project site area including a pedestrian ramp and crosswalks along the frontage of Bethlehem Pike. The applicant should discuss these proposed improvements with the Township.

5. Wayfinding Signage

- a. The plans do not show the details of the proposed signage, including type, size, style, or specific sign text. In addition to showing the direction to Rt. 309 North or South, it would be helpful to include destination information on any signs that are proposed near the entrances or exits onto Rt. 309 and Upper State Road. Templates for wayfinding and destination signage that were developed for the Montgomery Mall area are included for reference.
- b. No wayfinding signage is proposed near the entrances for either of the jughandles located along Rt. 309 North. Wayfinding signage recommendations developed for the Montgomery Mall area include wayfinding signage with destination information at the entrances to both jughandles. If deemed acceptable by PennDOT standards and regulations, the applicant should include wayfinding and destination signage at these two locations.

LANDSCAPE REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

6. §205-25.C(3) requires the provision and maintenance of a softening buffer along all road frontages. Seven (7) shade trees and fourteen (14) shrubs are required. A waiver has been requested.
7. §205-52.D(1)(f) requires the provision of a continuous low hedge around the outside perimeter of the parking lot where located within 100 feet of a public street. The required thirty-nine (39) shrubs have not been provided. A waiver has been requested.

8. §205-56.C – the plans shall be revised to provide the proposed shade trees at a minimum size of 3" caliper as specified in this section.

LIGHTING REVIEW

The applicant has addressed our previous comments. We do not have additional lighting comments currently.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

9. §205-10.G(2) – The current layout may cause backup of the drive-thru lane onto the intersecting internal circulation road. Queuing for the drive-thru must be further evaluated and addressed. The site plan indicates availability for eight (8) queued vehicles; however, the spacing presented is inadequate as it does not allow for any spacing between vehicles bumpers. Revise the plans to provide a standard 25 feet per stacked vehicle within the drive-thru lane. Regarding the previous concerns with queued vehicles backing into the main drive aisle, the applicant indicates that the drive-thru lane will be for pick-up of items ordered through their mobile app and that no orders will be placed within the drive-thru lane. They anticipate queues of 2-3 vehicles. We recommend adding a general note to the plan that all drive-thru orders are to be preordered via web application. No order board or kiosk will be provided in the drive thru lane. Any modifications to the operation of the drive-thru will need to be reviewed and approved by the Township. In addition, the plan should be revised to show the 25 feet per stacked vehicle, which in this case would accommodate 6 vehicles in lieu of the 8 vehicles shown on the plan.
10. §205-10.H(4) – As noted previously, parking stalls shall be 10 feet wide by 20 feet deep for commercial land uses. We note that the existing spaces are approximately 8 feet by 18 feet. As a portion of the parking area is being restriped, the Applicant should request a waiver from this requirement to maintain the existing non-conformity.
11. §205-10.H(6) – Indicate the location of the off-street loading area on the plans. Provide vehicle turning templates for the largest vehicle anticipated to ensure maneuverability within the site. The applicant is requesting a waiver from providing a dedicated loading space. They note that deliveries will be made at the rear of the building during off-peak hours (overnight and early morning). Vehicle turning templates should still be provided to show that the movement can be made by the largest anticipated delivery vehicle.
12. §205-10.H(7)(b) – We recommend the applicant obtain a waiver to allow accessible parking spaces meeting Federal standards rather than the dimensions required by the Township Ordinance. The applicant has requested a waiver from this section. The accessible spaces as depicted on the plans appear to comply with the Federal standards.
13. §205-25.D – As mentioned previously, improvements for the overall internal and external pedestrian connectivity for the shopping center should be discussed with the Township Planning consultant. The traffic signals at Route 309 and the shopping center are currently being redesigned to accommodate pedestrian crossings. Therefore, pedestrian connections/sidewalks accessing these signals from the Airport Square Shopping center should be considered with the proposed changes to the shopping center. A pedestrian connection along Route 309 to the signal just south of Bonefish Grill should be provided.
14. §205-101 – A traffic study is required for all commercial developments. We note that the applicant is requesting a waiver from this requirement.

General

15. Verify the elevations and/or slope of the ramp on the northeast corner of the building. Based on the elevations indicated, the slope appears to be less than 8% indicated.
16. Provide details for all proposed striping, including text legends (i.e., STOP and DO NOT ENTER text, etc.).
17. Update the sign details on Sheet 12 to indicate the dimensions proposed.
18. The vehicle turning template for the delivery truck shows that the parking areas will be utilized for maneuvering. Therefore, add a note on the plans indicating that deliveries will be made during overnight or early morning hours when the restaurant is closed to patrons to avoid conflicts.
19. Update the vehicle turning templates to demonstrate that firetrucks, garbage trucks and delivery trucks are able to access the site from either direction (left in/out and right in/out). Additionally, update the template for the passenger vehicle to show the right-in maneuver from the main shopping plaza drive aisle (traveling southbound) to the drive-thru lane.

20. As stated previously, eliminate the southeastern crosswalk or provide a pedestrian ADA facilities and refuge area on the parking side of the crossing. We note that the Applicant indicates that this item will be discussed with the Planning Commission. Ensure that the plans are consistent between sheets (i.e., the southeastern crosswalk is shown on Sheet 5 but is not shown on Sheet 4).

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

The current plan appears to be in conformance with the Township's Zoning Ordinance.

Subdivision and Land Development Ordinance (Chapter 205)

21. §205-10.H(4) & 205-25.A(3) – Drive aisles are required to be a minimum of 22 feet wide. A waiver is required to permit the proposed 12-foot-wide drive-thru aisle and the 15-foot one-way entrance at the rear of the lease area. The applicant has requested a waiver from these sections. We note these reduced width drive aisles are not adjacent to parking and provided adequate circulation for the intended purpose.
22. §205-17.A(7) - Bollards are required to be placed along all parking spaces located adjacent and perpendicular to sidewalk. The Applicant has requested a waiver from this section stating that the two parking spaces placed near the front door on the south side of the building have curbing and a wall in between the parking spaces and the sidewalk.
23. §205-19 & 20 – The Applicant shall provide documentation of approval for the proposed public sewer and water services.
24. §205-29 – The Applicant shall obtain an adequacy review from the Montgomery County Conservation District.
25. §205-78.B(1) & (2) – The plans are required to include: the location, names, and widths of streets and alleys, including existing streets; the location and names of railroads; the location of property lines and names of owners; the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided. A waiver has been requested to permit less information beyond the project boundary to the west.
26. §205-81 & 82 – The applicant has requested a waiver to permit the simultaneous processing of the preliminary and final plans.

Stormwater Management Ordinance (Chapter 206)

The current plan appears to be in conformance with the Township's Stormwater management Ordinance.

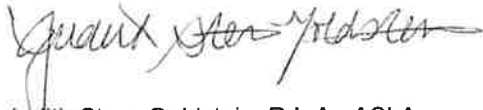
General

27. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, Montgomery County Conservation District, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
28. There is a 12" CMP that is shown directed towards the existing and new building but stops in the middle of the drive aisle on the south side of the building. The Applicant shall verify where this pipe goes with regards to demolition. The applicant is currently researching the routing of the existing storm pipes in and around the pad site.
29. The applicant has included several new landscaped islands where impervious cover now exists. It appears these new islands may eliminate several parking spaces. The parking information on the Overall Site Plan (Sheet 4) should be updated as needed so that the number of parking spaces reported is accurate. It appears that the number of parking spaces provided will comply with zoning requirements.
30. Site Accessibility review will be provided under separate cover.

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

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

Sincerely,



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



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



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



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

JSG/VLL/DAD/JPD/gja/sl

Enclosure: wayfinding and destination signage templates

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
Kelli Burke – Gateway DC Properties c/o Wilder Companies, LTD
Ronald E. Klos, Jr., P.E. – Bohler Engineering PA, LLC

← RT. 309 NORTH

9.5"
(typ)

Montgomeryville
Quakertown

8"
(typ)

51"

→ RT. 309 SOUTH

4"
(typ)

Spring House
Philadelphia

48"

RIGHT LANE

9.5"
(typ)

↑ Airport Square

8"
(typ)

LEFT LANE

9.5"
(typ)

↑ Chik-Fil-A

8" 51"
(typ)

← 309 South

4"
(typ)

← Spring House

48"



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 12, 2021

File No. 2021-09033

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development Application – LDS#716
Shake Shack at 801 Bethlehem Pike, Airport Square Shopping Center
Gateway DC Properties c/o Wilder Companies, LTD
Tax Map Parcel Number: 46-00-00142-00-1; Block 12, Unit 11

Dear Bruce:

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

I. SUBMISSION

- A. Preliminary/Final Land Development Plans for Shake Shack – Gateway DC Properties, Inc c/o The Wilder Companies, LTD. prepared by Bohler Engineering (15 Sheets), dated February 19, 2021, last revised August 16, 2021.

II. ACCESSIBILITY REVIEW COMMENTS

Based on our review, the following items do not appear to comply with the accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2018 International Building Code (IBC), 2015 International Existing Building Code (IEBC), and/or the ICC A117.1-2009 Accessible and Usable Buildings and Facilities (ICC):

1. ICC §403 – A detail should be provided for the proposed patio to confirm the floor surface requirements of this section are met. Alternatively, a note should be added to the plan stating the patio surface will comply with the requirements of this section, including a maximum change in height of ¼ inch between pavers.
2. ICC §403 & §406 – The proposed accessible routes shall comply with the walking surface and curb ramp requirements. We offer the following comments with respect to the requirements of these sections:
 - a. The detectable warning surfaces should be added to the grading details located on the Details, Sheet 15.
 - b. Additional spot elevations should be provided between the leading edge of the detectable warning surface (DWS) and back of curb to show a maximum slope of 2% in the triangular area of the proposed curb ramp.
 - c. We note the plan proposes a curb ramp, as opposed to a ramp, along the eastern side of the proposed patio. In accordance with ICC §406.9, handrails are not required; however, handrails may be installed at the discretion of the Applicant.

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

Please note that due to the nature of revisions that will be made to the plans, additional comments may be forthcoming during future plan reviews. Also, in order to help expedite the review process of the plan resubmission, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

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

Sincerely,



Vincent J. Esposito, P.E.
Accessibility Inspector/Plans Examiner, Certification #06133
Gilmore & Associates, Inc.

VJE/si

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
Kelli Burke – Gateway DC Properties c/o Wilder Companies, LTD
Ronald E. Klos, Jr., P.E. – Bohler Engineering PA, LLC



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 30, 2021

File No. 2021-09033

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development Application – LDS#716
Shake Shack at 801 Bethlehem Pike, Airport Square Shopping Center
Gateway DC Properties c/o Wilder Companies, LTD
Tax Map Parcel Number: 46-00-00142-00-1; Block 12, Unit 11

Dear Bruce:

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

- A. Submission letter for Land Development Application for Shake Shack prepared by Bohler Engineering PA, LLC, dated September 9, 2021.
- B. Preliminary/Final Land Development Plans for Shake Shack – Gateway DC Properties c/o Wilder Companies prepared by Bohler Engineering PA, LLC (13 Sheets), dated February 19, 2021, last revised August 16, 2021.
- C. Photos of the subject property depicting the existing conditions, prepared by Bohler Engineering.

The site is within the S – Shopping Center Zoning District, Airport Square Shopping Center, and is bounded by Bethlehem Pike (S.R. 309), Upper State Road, General Hancock Boulevard and Airport Square Road. The use of Retail & Restaurant with outdoor counter service, drive-thru, or curb service is permitted by right. The use of Outdoor Patio Seating is permitted by Special Exception granted by the Township on July 29, 2021. The overall project area consists of an existing 38.361 acre Airport Square Shopping Center parcel with 10 existing buildings which contain various retail, restaurant and service uses with associated parking and site improvements which are permitted uses in this zone. The site is served by public sewer and water facilities.

The Applicant, Gateway DC Properties, proposes to demolish the existing Wendy's building and parking to construct a new 3,304 square foot drive-through and fast food facility and a 985 square feet patio/outdoor dining. The use is permitted by right within the District; and the proposed outdoor dining area has been permitted by special exception. Also proposed are appurtenant utility modifications and landscaping. There is an overall reduction in impervious coverage. No changes are proposed to the Shopping Center's access or circulation. Please note, this review is of the Shake Shack restaurant building addition only, the Overall Site Plan indicates multiple retail expansions and the construction of a proposed Panera Restaurant, these have not been considered at this time. The Applicant has not requested any waivers though several waivers that would be required based on the proposed improvements are identified in the comments below.

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

PLANNING REVIEW

1. Use

- a. As per ZO Table 230-A, the proposed fast-food restaurant with drive-thru use is permitted within the S Shopping Center Zoning District.

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

- b. As per ZO Section 230-156.4, an outdoor dining area is permitted as an accessory to a restaurant use by special exception in the S District.

2. Existing Conditions and Surrounding Land Uses

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

3. Consistency with the Comprehensive Plan

As per the 2008 Comprehensive Plan Update the property is identified as Retail. The Vision Plan identifies the property as commercial. The proposed development is generally consistent with the Montgomery Township Comprehensive Plan.

4. Traffic and Pedestrian Circulation Patterns

- a. The property has several access drives from Bethlehem Pike, one access drive from Upper State Road, and two access drives from General Hancock Boulevard. No new access drives are proposed as part of this development.
- b. The plans show a drive-thru stacking lane for eight vehicles. It should be noted that if vehicles are stacked in excess of eight vehicles the line of vehicles will extend into the parking lot drive aisle. Vehicles stacked in the drive aisle may impede vehicle circulation within the parking area.
- c. No pedestrian sidewalks or walkways currently exist on the property. No sidewalks or walkways are proposed as part of this application. Crosswalks are proposed from the parking area along Bethlehem Pike. We recommend an additional crosswalk(s) from the parking area located to the south of the building.
- d. The Montgomery Mall Pedestrian Study Site Analysis Plan recommends some long-term improvements to the project site area including a pedestrian ramp and crosswalks along the frontage of Bethlehem Pike (refer to attached Site Analysis Plan). The applicant should discuss these proposed improvements with the Township.

LANDSCAPE REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

5. §205-25.C(3) - Requires the provision and maintenance of a softening buffer along all road frontages. The plan shall be revised to demonstrate compliance with the ordinance requirement.
6. § 205-52.D(1)(e) and (f) - The landscape plan shall be revised to demonstrate compliance with the parking area landscaping requirements outlined in these sections.

LIGHTING REVIEW

General Site Lighting Plan Comments

7. We recommend that cut sheets be provided for all proposed light fixtures.
8. We recommend that a section specific to the outdoor dining area be included in the calculation summary table provided on Lighting Plan Sheet 10. The footcandle values shown on the plan appear to indicate poor uniformity for this area.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

9. §205-10.G(2) – The current layout may cause backup of the drive-thru lane onto the intersecting internal circulation road. Queuing for the drive-thru must be further evaluated and addressed. The site plan indicates availability for eight (8) queued vehicles; however, the spacing presented is inadequate as it does not allow for any spacing between vehicles bumpers. Revise the plans to provide a standard 25 feet per stacked vehicle. It is difficult to determine where vehicles will be positioned for ordering and how many vehicles will be able to queue behind those vehicles. We are concerned that additional vehicles may extend into the parking aisle and further into the main drive aisle within the Airport Square.
10. §205-10.H(4) – Parking stalls shall be 10 feet wide by 20 feet deep for commercial land uses. We note that the existing spaces are approximately 8 feet by 18 feet.

11. §205-10.H(6) – Indicate the location of the off-street loading area on the plans. Provide vehicle turning templates for the largest vehicle anticipated to ensure maneuverability within the site.
12. §205-10.H(7)(b) – Handicapped parking spaces shall be a minimum of 12 feet wide by 20 feet long.
13. §205-17.A(7) Where parking spaces abut and are perpendicular to paved walkways, the design shall provide for placement of bollards spaced 5 feet on center, a minimum of 16 inches from the front face of the curb, edge of parking space across the width of all the parking spaces.
14. §205-25.A - Entrance and interior circulation driveways shall minimize hazards and confusion by limiting access points and forming a coordinated system of internal circulation. We recommend the aisle adjacent to the drive-thru and north of the building be one-way heading towards Route 309. We also recommend the aisle south of the building be a one-way aisle heading towards the Airport Square main access drive. This circulation pattern will be less confusing to drivers and will allow for the drive-thru to extend around the building. Angle parking is also recommended with the one-way aisle on the south side of the building.
15. §205-25.D – Improvements for the overall internal and external pedestrian connectivity for the shopping center should be discussed with the Township Planning consultant. Currently the traffic signals to Route 309 and the shopping center are being redesigned to accommodate pedestrian crossings. Pedestrian connections/sidewalks to these signals from the Airport Square Shopping center should be considered with proposed changes to the shopping center.
16. §205-101 – A waiver has been requested from requiring a traffic study.

General

17. Revise the plans to include 5-scale details for the proposed ADA curb ramps. Spot elevations slopes and dimensions at all critical points should be provided to verify compliance and constructability. Curb tapers should also be clearly identified.
18. Provide details for all proposed striping including parking, gore areas, stop bars, crosswalks and legends.
19. Update the sign details on Sheet 12 to indicate the dimensions proposed.
20. Check the scale on the plans on Sheet 4 of 13, as it appears that it may be 80 scale rather than 60.
21. Provide a detail with dimensions for the proposed gore striping adjacent to the drive-thru lane.
22. It is unclear where deliveries will be made (loading areas) and whether they will impact access to the parking areas.
23. Ensure landscaping does not impede sight distance at the drive aisles and drive-thru lane.
24. Provide vehicle turning templates demonstrating firetrucks, garbage trucks and delivery trucks are able to access the site. Additionally, provide a template for a passenger vehicle to maneuver from the main shopping plaza drive aisle (traveling southbound) to the drive-thru lane. This comment can be eliminated if the design is revised per SALDO Comment #14 (§205-25.A) above.
25. Eliminate the southeastern crosswalk or provide a pedestrian ADA facilities and refuge area on the parking side of the crossing.
26. Verify the sign labels for T-28 and T-29 on the one-way driveway on the north side of the building. It appears that the labels are switched.
27. It is recommended to add a note to the plan indicating the "Wendy's" sign is to be removed/or replaced.
28. It is recommended that the shopping center's way-finding sign system be reviewed by the Township Planning consultant.

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

29. §230-210.B & C – Building materials, including brick, stone, decorative block and wood, are encouraged. Side and rear building facades shall be constructed of materials that reflect the character, color scheme, and architectural features of the building's front facades. We recommend renderings of the proposed lease area be provided to confirm these requirements will be met.

30. §230-211.E - Mechanical and site utility equipment projecting from the tops of buildings shall be screened from public view to the extent reasonable and practicable. Information shall be provided to confirm this requirement will be met.

Subdivision and Land Development Ordinance (Chapter 205)

31. §205-10.G(9) & H.(5) – Driveways and drive aisles where illegal parking is possible shall be posted with signs reading “No Parking by Order of the Fire Marshal.” The Applicant shall coordinate with the Township Fire Marshal to discuss any appropriate sign locations.
32. §205-10.H(4) & 205-25.A(3) – The proposed drive aisles are required to be a minimum of 22 feet wide. A waiver would be required to permit the 12-foot-wide drive-thru aisle proposed within the lease area.
33. §205-10.H(6)– Off-street loading area shall be accounted for and identified on the plans following the requirements of this section.
34. §205-10.H(7)(b) – We recommend the applicant obtain a waiver to allow accessible parking spaces meeting Federal standards.
35. §205-17.A(3) & (4) – The Standard Asphalt Pavement detail on the Site Details plan, Sheet 12, shall be revised to propose a 25mm base course in lieu of the identified 19mm material.
36. §205-19 & 20 – The Applicant shall provide documentation of approval for the proposed public sewer and water services.
37. §205-29 – We offer the following comments related to the proposed erosion and sediment controls and the Erosion and Sediment Control Plan, Sheet 12:
- a. The Applicant shall obtain an adequacy review from the Montgomery County Conservation District.
 - b. Information shall be provided to identify where construction equipment and materials will be staged and how the construction and any lay down area will be blocked off from public access while maintaining safe site circulation.
38. §205-78.B(1) & (2) – The plans are required to include: the location, names, and widths of streets and alleys, including existing streets; the location and names of railroads; the location of property lines and names of owners; the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided. A waiver has been requested to permit less information beyond the project boundary to the west.
39. §205-78.C(1)(b) – The proposed courses and distances of the lot and lease area shall be provided. We defer to the Township Solicitor as to whether a drawing showing the entire property boundary should be included with the record plan.
40. §205-81 & 82 – A waiver has been requested to permit the simultaneous processing of the preliminary and final plans.
41. §205-87.K – The certifications on the plan shall be revised per the enclosure.

Stormwater Management Ordinance (Chapter 206)

42. ~~§206-6.A~~ – The plans indicate a net decrease in impervious coverage. However, the disturbed area is greater than 5,000 square feet. Therefore, this project is not exempt from the requirements of the stormwater management ordinance. The applicant shall demonstrate compliance with the requirements of the stormwater management ordinance. We note that only areas where soil and/or subgrade are exposed should be considered disturbed.

General

43. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, Montgomery County Conservation District, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
44. The proposed inlet, just off of the patio area appears to be behind the curb. A detail shall be provided to indicate that the curb goes around it or if the inlet is in the grass. The plans are unclear. Also, this inlet does not discharge downstream. Potentially, it is intended to connect to the 12 inch CMP mentioned below.
45. There is a 12" CMP that is shown directed towards the existing and new building but stops in the middle of the drive aisle on the south side of the building. The Applicant shall verify where this pipe goes with regards to demolition.
46. There appears to be a proposed wall adjacent to the steps, parallel to Bethlehem Pike. TW & BW elevations are not provided.

47. Some of the references to details on Sheet 5 do not have corresponding details on Sheet 12.
48. The Reserved Parking Sign Details on the Sheet 12 shall be revised to indicate the bottom of the Van Accessible sign must be placed a minimum of 60 inches above the floor of the parking space.
49. Site Accessibility review will be provided under separate cover.

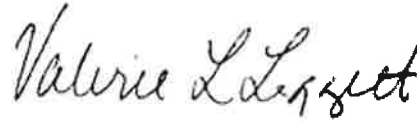
In order to help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please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

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

Sincerely,



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



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



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



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

JSG/VLL/DAD/JPD/gja/sl

Enclosures: Site Analysis Plan, Record Plan Information

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
Kelli Burke – Gateway DC Properties c/o Wilder Companies, LTD
Ronald E. Klos, Jr., P.E. – Bohler Engineering PA, LLC



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 30, 2021

File No. 2021-09033

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development Application – LDS#716
Shake Shack at 801 Bethlehem Pike, Airport Square Shopping Center
Gateway DC Properties c/o Wilder Companies, LTD
Tax Map Parcel Number: 46-00-00142-00-1; Block 12, Unit 11

Dear Bruce:

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

I. SUBMISSION

- A. Preliminary/Final Land Development Plans for Shake Shack – Gateway DC Properties, Inc c/o The Wilder Companies, LTD. prepared by Bohler Engineering (13 Sheets), dated February 19, 2021, last revised August 16, 2021.

II. ACCESSIBILITY REVIEW COMMENTS

Based on our review, the following items do not appear to comply with the accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2018 International Building Code (IBC), 2015 International Existing Building Code (IEBC), and/or the ICC A117.1-2009 Accessible and Usable Buildings and Facilities (ICC):

1. IBC §1104.2 – At least one accessible route shall connect all accessible elements, including between accessible building entrances and parking spaces. We recommend the accessible routes be delineated on the plans in order to determine if the requirements of this section are satisfied.
2. IBC §1105.1 – At least 60 percent of all public entrances shall be accessible. The plans should identify all public and accessible entrances in order to determine if the requirements of this section are satisfied. Employee-only entrances are considered public entrances.
3. IBC §1105.1.5 – Information shall be provided to indicate if any service entrances are proposed to determine whether the requirements of this section apply and have been satisfied. We note service entrances are not required to be accessible unless they are the only entrance to the building.
4. IBC §1106.1 & §1106.6 – Accessible parking spaces shall be located on the shortest accessible route of travel to an accessible building entrance. We recommend additional options be explored regarding placement of the accessible parking spaces, in coordination with our office.
5. IBC §1111.1 – The accessible parking space signage should be labeled on the Site Plan, Sheet 5, in accordance with the Legend.

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

6. ICC §403 – A detail should be provided for the proposed patio to confirm the floor surface requirements of this section are met. In addition, the slope of the patio should be revised to be a maximum slope of 2%.
7. ICC §403, §405, & §406 – The proposed accessible routes shall comply with the walking surface, ramp, and curb ramp requirements. We offer the following comments with respect to the requirements of these sections:
 - a. Additional spot elevations should be provided between the leading edge of the detectable warning surface (DWS) and back of curb to show a maximum slope of 2% in the triangular area of the proposed curb ramp.
 - b. Additional spot elevations should be added to the eastern side of the proposed ramp to confirm the ramp requirements are met.
8. ICC §502.7 – The Reserve Parking Space w/ Penalties & Van Accessible Signs detail on the Details Plan, Sheet 12, shall be revised to indicate that the bottom of the van accessible sign will be mounted a minimum height of 60 inches above the floor of the parking space.
9. A note should be added to the plan stating all improvements will comply with PAUCC Standards.

Please note that due to the nature of revisions that will be made to the plans, additional comments may be forthcoming during future plan reviews. Also, in order to help expedite the review process of the plan resubmission, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

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

Sincerely,



Vincent J. Esposito, P.E.
Accessibility Inspector/Plans Examiner, Certification #06133
Gilmore & Associates, Inc.

VJE/sl

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
Kelli Burke – Gateway DC Properties c/o Wilder Companies, LTD
Ronald E. Klos, Jr., P.E. – Bohler Engineering PA, LLC



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

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

November 11, 2021

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

Re: Shake Shack

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans of the: Shake Shack

Using the 2015 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

1. **503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. **This item has been addressed in revision dated 10-18-21.**
2. **503.2.2 Authority.** The *fire code official* shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. **Comment: Shall provide a minimum of 26 feet around building for emergency access. This item has been addressed in revision dated 10-18-21.**
3. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.
Comment: Shall provide truck turning template of MTFD ladder truck maneuvering around building.
4. **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. "NO PARKING FIRE LANE" signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office.
 - Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.

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

This item has been addressed in revision dated 10-18-21.

5. **505.1 Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. **This item has been addressed in revision dated 10-18-21.**

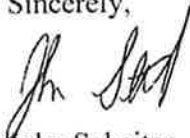
GENERAL COMMENTS

6. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed. **This item has been addressed in revision dated 10-18-21.**
7. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted in regards to placement of truss placard. **This item has been addressed in revision dated 10-18-21.**
8. Fire Department key boxes (Knox Box) SHALL be provided on buildings at an approved location. Knox Box forms are available through the Fire Marshals or Code Enforcement Office. **This item has been addressed in revision dated 10-18-21.**
9. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13. **This item has been addressed in revision dated 10-18-21.**

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

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

Sincerely,



John Scheiter

Captain/Asst. Fire Marshal

Prepared By ANTHONY SIRNA

Quote Id : 21078,Revision Level: 25

Phone : 610-308-8657

Order Id:

Lead Unit Order Id:

Prepared For

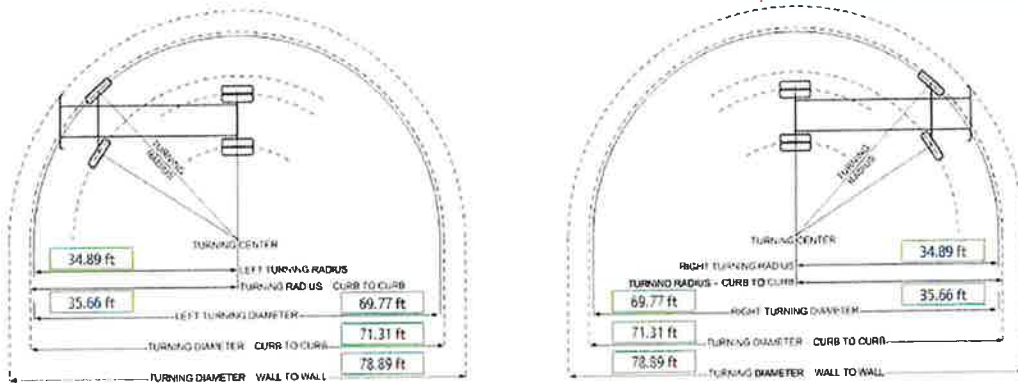
MONTGOMERYTOWNSHIP DEPT. OF
FIRE SERVICES

Sales Order Number: 21078

Lead Sales Order Number: 21078

Turning Radius

The turning radius calculation is incorrect due to addition of an unpublished option. Please submit to Spartan for completion.



The turn radius is an estimate given for reference only. Real world results depend on tire type, speed, weight distribution, alignment, air deflation, stackups, turn stop settings, etc. Spartan makes no claim as to the accuracy of this tool.

End User Name	Montgomery Township Dept. of Fire Services
Chassis Model	0100-012 Gladiator
Wheelbase	244.00 in
Bumper Extension	6.00 in
Bumper Width	104.40 in
Left hand outside tire turn angle	37.10 deg
Right hand outside tire turn angle	37.10 deg
Left hand Curb-to-Curb turning radius	35.66 ft, 10.87 m
Right hand Curb-to-Curb turning radius	35.66 ft, 10.87 m
Left hand Wall-to-Wall turning radius	39.45 ft, 12.02 m
Right hand Wall-to-Wall turning radius	39.45 ft, 12.02 m




MONTGOMERY TOWNSHIP POLICE DEPARTMENT

J. Scott Bendig
Chief of Police

1001 Stump Road • P.O. Box 68 • Montgomeryville, PA 18936
215-362-2301 • Fax 215-362-6383

To: Bruce S. Shoupe
Director of Planning and Code Enforcement

From: J. Scott Bendig, Chief of Police 

Date: November 4, 2021

Re: LD716

A review of the above-referenced land development was conducted on this date. Further clarification is needed regarding the anticipated food ordering method (ordering point on location or via internet application). Concern exists regarding the excessive queuing of vehicles in the drive-thru lane and the blocking of the shopping center traffic ways.

Thank you for the opportunity to review this subdivision/land development. Please contact me if you have any issues or concerns.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICF
EXECUTIVE DIRECTOR

October 6, 2021

Mr. Bruce S. Shoupe, Director of Planning/Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #21-0253-001
Plan Name: Shake Shack
(1 lot, approx. 0.59 acres)
Situate: 801 Bethlehem Pike, near Upper State Road
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 13, 2021. We forward this letter as a report of our review.

BACKGROUND

The applicant, Wilder Companies, LTD, proposes to demolish an existing closed Wendy's fast food restaurant and construct a Shake Shack fast food restaurant on a 0.59 acre pad site along the Bethlehem Pike frontage of the Airport Square Shopping Center. The existing building will be demolished and replaced with a 3,304-square foot restaurant, a 985 square foot attached outdoor dining patio, an eight-car stacking line for drive-through and online pickup orders, and crosswalks across the frontage road to access handicapped parking spaces. A total of seven existing parking spaces are proposed to be removed due to the improvements. The current zoning for this area in Montgomery Township is Commercial. Two additional trees and fifty-three additional shrubs are proposed to be planted as part of the redevelopment.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery Township's *2008 Comprehensive Plan Update Vision Plan* identifies the Airport Square Shopping Center as a retail commercial area. The plan calls for the township to "increase and upgrade the quality of retail and services" in the commercial areas. The plan is compatible with Montgomery Township's comprehensive plan.



Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, identifies this area as part of Regional Mixed-Use Center on the Future Land Use map, which extends north and south along Bethlehem Pike. The plan is supportive of development where infrastructure already exists. This proposal is compatible with *Montco 2040's* goal of redeveloping older retail properties.

RECOMMENDATION

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

REVIEW COMMENTS

LANDSCAPE DESIGN

The two additional trees that are proposed for this site are located along the frontage of Bethlehem Pike. We would recommend that the Township consider requesting additional plantings in landscaped islands around the site to match the rest of the Airport Square Shopping Center landscaping, including in the rear grass island separating the pad sites from the main Airport Square parking area. We recognize that there is an underground electric line below the traffic island, but we still urge consideration of installing the largest plants that would fit in the available area.

TRAFFIC

1. The Shake Shack restaurant chain has historically not utilized drive-through lanes for their restaurant operations, but is reportedly considering drive-through lanes for newly constructed restaurants after the COVID-19 pandemic. We recommend that the Township carefully discuss the restaurant's proposed business model with the applicant, as the proposed eight spaces of stacking distance may not be enough if customers are able to place orders on-site. While no menu board was shown on the provided plan set, other proposed Shake Shack restaurants with drive-through lanes appear to accept both on-site ordering and express online pickup.
2. If multiple types of drive-up access will be part of Shake Shack's business operations, we would encourage the applicant to install clear signage throughout the site to direct patrons to the correct locations, up to and including additional signage from the access points along northbound Bethlehem Pike.

CONCLUSION

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 (#21-0253-001) on any plans submitted for final recording.

Sincerely,



Matthew Popek, AICP
Transportation Planning Assistant Manager
mpopek@montcopa.org - 610-278-3730

c: Wilder Companies, LTD, Applicant
Kelli Burke, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

Aerial - 801 Bethlehem Pike, Montgomery Township



Montgomery
County
Planning
Commission
Montgomery County Planning Commission
1000 Walnut Street, Suite 200
P.O. Box 1000
Allentown, PA 18102-1000
www.montgomerycountypa.gov
Aerial Photo and Map provided by Montgomery

Shake Shack
MCPC #210253001

Planning Commission Meeting Minutes – November 18, 2021

In attendance: Jim Rall, Frank Davey, Rutuke Patel, Dave Fetzer, Tom Borghetti, Jay Glickman, and Steve Kremenecker. Also in attendance; Candyce Chimera, Rebecca Geiser, Damon Drummond, Bruce Shoupe and Marianne McConnell.

Absent: Leon McGuire, Dave Fetzer

Call to Order: 7:30pm

Approval of Minutes: On a motion made by Jim Rall and seconded by Frank Davey the minutes from June, July, August, and October 2021 minutes were approved.

Westrum Lifestyle Apartments Conditional Use Application – The applicant proposes the construction of a 225-unit lifestyle apartment building with associated parking. The existing 10-acre parcel sits within the LI-Limited Industrial district and is currently vacant. The lot does not have frontage along Bethlehem Pike or Stump Road. It sits behind the Rodeway Inn. Access is provided by proposed easements over adjacent properties to Stump Road and Bethlehem Pike (emergency access only to Bethlehem Pike through the Rodeway Inn parking lot). The plan also includes pedestrian connectivity to Stump Road and Bethlehem Pike.

The applicant's attorney, Carrie Nase-Poust, presented the application to the Commission members during the October meeting and has returned tonight to address the two concerns that the members raised:

1. **Stump Road Access** – The only exit out of the complex is at Stump Road. . Re-striping and widening of Stump Road are proposed for entering the site. It is a single lane to exit the site onto Stump Road. Traffic will be able to turn left onto Stump Road to exit the site and head towards Horsham Road or turn right onto Stump Road towards Bethlehem Pike/309. Concerns were raised previously about adding 300 additional cars onto Stump Road from this site, especially during peak times as this road is already heavily travelled and congested. Ms. Nase-Poust expressed to the PC members that several traffic studies were completed for this site and the number of vehicles that would turn left out of the site onto Stump Road would be approximately 6 in the am peak hours and 4 in the pm peak hours. The cuing from 309 down to the Stump Road access was also considered and part of the study.
2. **Proposed Pedestrian Crossing at Bethlehem Pike & Knapp Rd** – The applicant proposes a crosswalk area across Bethlehem Pike/309 to Knapp Road and pedestrian connectivity to Stump Road in order to comply with the pedestrian connectivity requirement. The Commission had concerns with the 309 crossing. The crosswalk area would be accessed through the Rodeway Inn parking lot. No refuge island was proposed between the northbound and southbound lanes on 309. The Commission members questioned whether this created an unsafe situation, especially for those who could not complete the crossing in the time provided. They also had concerns with accessing the crosswalk through the Rodeway Inn parking lot. The applicant has updated the plans to address these concerns. The applicant has proposed a 4-foot-wide sidewalk on the edge of the parking lot from the

site to 309. Curb stops at the parking stalls will be placed and a guardrail on the other side of the walkway will be installed. The applicant explained that the proposed crosswalk across 309 was designed on an angle and not straight across in order to allow the vehicles turning right off of Knapp Road onto southbound 309 to increase their visibility of pedestrians crossing. The applicant has also increased the timing at the signals for crossing 309 and Knapp Road and when a pedestrian presses the crosswalk button it will signal "no turn on red" for vehicles. The applicant's traffic consultant did not feel that a refuge area in the middle of 309 would be safer for pedestrians as it would leave people standing on 309 as cars travelled by. The crosswalk timing will be designed for children and elderly pedestrians.

The applicant presented additional changes to the original plan due to the review letters received from Township Staff and Consultants. The proposed pool was relocated to inside the courtyard area to allow for more privacy for residents and added additional parking spaces.

The Planning Commission members felt that the applicant addressed their concerns and overall felt the project was good and less intensive than a by right industrial use / warehouse that would involve increased truck traffic.

On a motion made by Jay Glickman and seconded by Frank Davey the Planning Commission recommends that the Board of Supervisors approve the Conditional Use application subject to Township Consultant and Staff review letters and with a condition that the applicant shall continue to work with the Township in regards traffic concerns and pedestrian mobility as part of the approval. All in favor.

Higher Rock Partners / WB Homes Townhomes Conditional Use Application – The property is located along Witchwood Drive between Stump Road and Bethlehem Pike. Higher Rock Partners proposes to subdivide the subject property from the overall 18-acre site for residential development. WB Homes Inc. proposes to construct 36 townhomes within the 4.58 acre undeveloped pad site. The proposed use is permitted by Conditional Use by a previously adopted text amendment. The site has access from Witchwood Drive with a shared entrance with the adjacent commercial use. Mr. Chris Canavan of WB Homes presented the application to the Planning Commission members. The proposed project generates low traffic volume in comparison to the more intensive non-residential uses allowed within this district. The traffic study determined that it would create an additional 18 trips in the morning peak hours and 24 trips in the afternoon / pm peak hours. The project also provides pedestrian connectivity to surrounding retail establishments and the 202 Parkway Trail.

The proposed townhouses are 3-story and 2100 to 2300 square feet in size with 1 or 2 car garages. Each home will have a driveway width allowing two cars to park side by side. No parking will be permitted on the street per the HOA documents. Currently they are proposing 12 overflow parking spaces and are researching possibilities to add more.

Mr. Canavan stated that all comments addressed within the Township plan review letters shall be addressed through the land development process. The applicant will work with the Township to comply with all comments or resolve to the Township's satisfaction. Significant landscaping will be installed along with a berm in the area of the retaining wall. The existing fencing shall be maintained by the HOA and existing Condominium agreement. This project will also have its own separate storm water management design and system for its 4+ acre site.

On a motion made by Jay Glickman and seconded by Frank Davey, the Planning Commission recommends that the Board of Supervisors approve the Conditional Use application subject to the Township's staff and consultant review letters. All in Favor.

Shake Shack / Airport Square Shopping Center Land Development Application – The 38.36-acre property is located at 801 Bethlehem Pike and is currently improved with a shopping center with 10 existing buildings with associated parking and site improvements. The Applicant, Gateway DC Properties, proposes to demolish the existing Wendy's fast food restaurant (currently vacant) and parking in order to construct a 3,304 square foot drive-through and fast food facility and a 985 square foot outdoor seating / patio area. The applicant's attorney, Mr. Jim Garrity, presented the project to the Planning Commission members. The proposed Shake Shack will have 80-85 seats inside and 40 seats outside. There is more than ample parking proposed for this pad site and exceeds code requirement. There is no direct access from Bethlehem Pike to this pad site. No menu / presell boards for the traditional drive-through are proposed as it is an online order and pickup only system. A bypass / escape lane is available to those who enter the drive-through not knowing an order must be previously placed. Mr. Garrity advised the Commission that the applicant as multiple waiver requests for this project as it is a redevelopment of a pad site from an overall developed site. The applicant is discussing with the Township Solicitor the multiple "fee in lieu of" requirements as to whether they are all appropriate fees to be charged to the applicant.

The Commission expressed one concern in regards to the location of the proposed handicap parking spaces. The vehicles would reverse out of the space into the oncoming cars of those exiting the drive-through. The applicant agreed to review other options for the handicap spaces.

The Commission discussed the multiple waiver requests and stated that each request is reviewed by the Township's staff and consultants and is ultimately the Board of Supervisors discretion.

On a motion made by Jay Glickman and seconded by Frank Davey, the Planning Commission recommends that the Board of Supervisors approve the Land Development application subject to the Township's staff and consultant review letters and comments. All in Favor.

Bharatiya Temple Phase 2 / 1612 County Line Road Land Development Application – The applicant's Civil Engineer, Mr. Rick Mast, presented the proposed project to the Commission. The applications includes two lots 1610 and 1612 County Line Road. Both parcels sit within the R-1 Residential District. The applicant proposes to consolidate the lots and construct the following on 1612 County Line Road: a one-story 554 square foot addition for storage onto the existing temple; a one-story 580 square foot kitchen addition onto the existing temple; a two-story 5,244 square foot (footprint) learning center building; covered pavilion, covered walkways; storm water management facilities, additional parking, and a 12 foot wide paved access drive connection to the adjacent lot.

The applicant made a previous application to the Zoning Hearing Board request relief, which was subsequently denied. The decision was appealed, and the project is now the subject of a Settlement Stipulation dated June 14, 2019. Conditions of the agreement include the requirement to consolidate the two lots into one parcel and provide additional landscaping, buffering, new fencing, and make repairs to the existing fencing.

The proposed lighting for the additional parking added to the rear of the property will be shielded to not impact the adjacent residential properties. All existing lighting on the site will be removed and replaced with led lights that face down.

The applicant stated that the comments in the review letters shall be a will comply or waiver request. The waiver requests shall be reviewed by the Township's staff and consultants and is ultimately the Board of Supervisors discretion.

On a motion made by Jay Glickman and seconded by Steve Kremenecker, the Planning Commission recommends that the Board of Supervisors approve the Land Development application subject to the Settlement Stipulation, Township's staff and consultant review letters and comments. All in Favor.

Adjournment: There being no further business to come before the Commission and on a motion made by Jim Rall and seconded by Jay Glickman, the meeting adjourned at 9:00 pm. The next meeting will be held at 7:30 pm in January 2022 at the Montgomery Township Building.

Airport Square Shopping Ctr
800 Bethlehem Pike
Shake Shack

**IN AND BEFORE THE ZONING HEARING BOARD OF
MONTGOMERY TOWNSHIP, PENNSYLVANIA**

**APPEAL NO. 21060004
APPLICATION OF GATEWAY DC PROPERTIES FOR
SPECIAL EXCEPTION PURSUANT TO SECTION 230-86.A.; TABLE
230-A TO ALLOW OUTDOOR DINING IN "S" SHOPPING CENTER DISTRICT**

OPINION AND ORDER

Pursuant to the proper legal advertisement in Montgomery Newspapers on July 6, 2021 and July 12, 2021, and posting of the property on July 19, 2021, a public hearing was held on July 29, 2021, commencing at 6:30 p.m., at the Montgomery Township Administration Building, 1001 Stump Road, Montgomeryville, Pennsylvania.

Present for the Zoning Hearing Board at the hearing were Deborah Grasso, Chairman Mike Lyon, and Gregory R. Gifford, Esquire, substitute Solicitor for the Zoning Hearing Board. James Garrity, Esquire, was present as counsel for the applicant. Also present at the hearing were Bruce S. Shoupe, Director of Planning and Zoning for Montgomery Township, and Marianne McConnell, Zoning Officer. At the hearing, the Notes of Testimony were taken by Tim Kurek, an Official Court Reporter.

EXHIBITS

The following documents were marked for admission into evidence as follows:

- B-1 Proof of Publication
- B-2 Posting date
- B-3 Notification of Residents
- B-4 Application with all attachments
- A-1 Letter dated July 9, 2021 – waiving the time limits for the hearing and scheduling the hearing for July 29, 2021

A-2 Site Plan

A-3 Renderings

FINDINGS OF FACT

1. The Subject Property is located in the "S" Shopping Center District of Montgomery Township, known as the Airport Square Shopping Center. The Subject Property was the former Wendy's pad site, and is proposed to be the site of a new Shake Shack. The shopping center is approximately 41.9 acres in size.

2. The Applicant, Gateway DC Properties, Inc., and through its management company, The Wilder Company, Ltd., is the owner of 801 Bethlehem Pike in Montgomery Township, commonly known as "Airport Square". The property is presently improved as a shopping center and has filed for a special exception as an arrangement with the Tenant for the operation of a principal restaurant with accessory outdoor dining area on a stand-alone pad site formerly occupied by Wendy's. The proposed new tenant is known as "Shake Shack".

3. The Applicant introduced testimony of Ronald Klos, a Civil Engineering expert, as well as Thomas Hunton, the area director for Shake Shack. The Applicant proposes to remove the existing building and install a 3,300 square foot new building, slightly to the South of the existing building, with accompanying outside seating.

4. The Applicant's experts testified regarding the eight-vehicle stacking drive thru lane, pick-up area, ordering app, and the location of approximately 46 additional parking spaces.

5. Although the subject site is part of a shopping center, including all of the shopping center parking spaces, the proposed 46 spaces are the logical use spaces for the proposed Shake Shack. The property will have two ingress driveways, with no exit lanes onto State Route 309.

6. Including the new building with patio, the total required parking spaces would be approximately 42 spaces.

7. The outdoor seating area would have no roof or walls, but would be protected by a low retaining knee wall, with a fence built on top of the retaining wall. The outdoor seating would also have the normal curbing and would fit the natural grading of the site.

8. The Board heard testimony from Thomas Hunton, the area director of Shake Shack, regarding the operations of the proposed site, including their ordering app for pick-up of orders.

CONCLUSION OF LAW

1. The Applicant requested the Zoning Hearing Board to allow outdoor dining by special exception pursuant to Section 230-86.A; Table 230-A.

2. The Zoning Hearing Board has the authority to grant a special exception pursuant to the guidelines of Montgomery Township Zoning Code and the Pennsylvania Municipal Planning Code, including, but not limited to, fitting the general purpose and intent of the Zoning Code, suitability of the outdoor seating, and the fact that the outdoor seating will not adversely affect the public health, safety, or general welfare of the community.

DETERMINATIONS

1. The Zoning Hearing Board finds that the proposed special exception for outdoor dining is reasonable and complies with the special exception standards set forth in the Montgomery Township Ordinance.

2. The Board is further persuaded that the special exception for outdoor dining will be sound in that it is conditioned expressly upon approval by the Township Code enforcement office, fire department, and approvals through Sub Division and Land Development

3. The Zoning Hearing Board finds that the granting of the special exception is not detrimental to the public welfare, and instead will enhance the general public's use of the property.

ORDER

Now this 30th day of August, 2021, the Applicant's request for a special exception to allow outdoor seating is approved with the following conditions:

1. That the outdoor seating shall be consistent with the testimony and documentation presented at the Hearing;

2. That the Applicant must comply with all other Montgomery Township Zoning regulations, as well as all State and Federal Building Codes.

ZONING HEARING BOARD OF
MONTGOMERY TOWNSHIP

Michael Lyon, Chairman

Deborah Grasso

IN AND BEFORE THE ZONING HEARD BOARD OF
MONTGOMERY TOWNSHIP
MONTGOMERY TOWNSHIP, PENNSYLVANIA

APPEAL NO. 11100001
AN APPLICATION OF GATEWAY D.C. PROPERTIES, INC. FOR A VARIANCE
REGARDING ARTICLE XVII, SECTION 230.88(C) OF THE MONTGOMERY
TOWNSHIP ZONING CODE

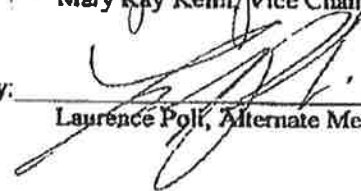
OPINION AND ORDER

AND NOW, this 19th day of April, 2012, the Zoning Hearing Board of Montgomery Township hereby grants the variance relief requested by Joseph Zadlo, as agent for Gateway D.C. Properties to increase the building coverage in the shopping center, located at 801 Bethlehem Pike, North Wales, PA 19454, from 16.2% to 18.3% subject to the representations, conditions and restrictions acknowledged by the Applicant at the public hearing conducted commencing on February 7, 2012.

MONTGOMERY TOWNSHIP
ZONING HEARING BOARD

By: 
Kenneth Souder, Chairman

By: 
Mary Kay Kelm, Vice Chairman

By: 
Laurence Poll, Alternate Member

**ZONING ORDINANCE
PLAN REVIEW
Shake Shack – LDS 716**

DATE: November 11, 2021

DEVELOPMENT NAME: Shake Shack
 LOCATION: 801 Bethlehem Pike – Airport Square Shopping Center
 LOT NUMBER & SUBDIVISION: Proposed new building
 ZONING DISTRICT: Shopping Center District
 PROPOSED USE: Non-Residential - Restaurant
 ZONING HEARING BOARD APPROVAL REQUIRED? YES
 CONDITIONAL USE APPROVAL REQUIRED? NO

	Required	New Building	Conforms	
USE				
HEIGHT	Max 35 ft.	<35	Y	
LOT SIZE	5 AC min.	38.361Ac	Y	
SETBACKS				
Building	50 ft. UROW	79.04 ft	Y	
BUILDING COVERAGE	Max 15%	18.3% entire lot	Y	V 2/7/12
IMPERVIOUS COVERAGE	Max 75%	81.54 Entire Lot (NC)	Y	NC
GREEN AREA	Min 25%	18.46% entire lot	Y	NC

ADDITIONAL COMMENTS



ZONING OFFICER

Zoning Plan Review file

11.11.21

DATE

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item # 9

SUBJECT: Consider Construction Escrow Release 5 – 1274 Welsh Road– PEMV Partners, LP - LDS 699
MEETING DATE: November 22, 2021
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

Attached is a construction escrow release requested by PEMV Partners, LP for 1274 Welsh Road as recommended by the Township Engineer.

The original amount of the escrow was \$810,086.09, held as Tri-Party Set Aside Agreement with Bryn Mawr Trust. This is the fifth release for this project and is in the amount of \$111,337.69. The new balance would be \$357,632.12

BUDGET IMPACT: None.

RECOMMENDATION: That this construction escrow be released.

MOTION/RESOLUTION:

- 1) **Motion** to authorize a construction escrow release in the amount of \$111,337.69 as recommended by the Township Engineer for PEMV Partners, LP.
- 2) Motion by: _____ Second by: _____
- 3) Chair will call for public comment.
- 4) Chair will call for a vote.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 15, 2021

File No. 2018-01153-01

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

Reference: PEMV Partners, LP - LD/S#699
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 **\$111,377.69** have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Note the recommended quantity of concrete sidewalk (line item D.6) to be released is less than that requested by the developer to be consistent with the amount of curb that is not completed to date.

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/GJA

Enclosure: Release of Escrow Form & Summary of Improvement Escrow Account (11/15/2021), Applicant's Request (11/15/ 2021)

cc: Bruce S. Shoupe, Director of Planning and Zoning
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator - Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
Drew Altringer – Pete's Express Carwash
Jeff Altringer – Pete's Express Carwash
Paul F. Boettinger, P.E., – T&M Associates
John Detweiler – RAM Construction
Judith Stern Goldstein, ASLA, R.L.A. – Gilmore & Associates, Inc.
Damon Drummon, PE, PTOE – Gilmore & Associates, Inc.
Brian Dusault, Construction Services Manager - 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: 11/15/2021

Development: Pete's Express Car Wash (1274 Welsh Rd) - LDS-699
Release #: 5

G&A Project #: 2018-01153-01

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$119,514.68. 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: 11/15/2021

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$111,377.69 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 11/15/2021
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from PEMV Partners, LP for Pete's Express Car Wash (1274 Welsh Rd) - LDS-699, in the amount of \$119,514.68, 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 \$111,377.69; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$111,377.69; 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 Tri-Party Set Aside Agreement with Montgomery Township in total sum of \$810,086.09 pursuant to a signed Land Development Agreement and that \$341,076.28 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$357,632.12 in escrow.

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

VOTE: _____



ESCROW RELEASE NO.: 5

DATE PREPARED: 15-Nov-2021

PROJECT NAME: Pete's Express Car Wash (1274 Welsh Rd)	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: PEMV Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-699
ESCROW AGENT: Bryn Mawr Trust Company		G&A PROJECT NO.: 2018-01153-01
TYPE OF SECURITY: Tri-Party Set Aside Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 110,466.29	AGREEMENT DATE: 16-Dec-2019

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 736,441.90	\$ 111,377.69	\$ 341,076.28	\$ 452,453.97	\$ 283,987.93
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$0.00)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 73,644.19	\$ -	\$ -	\$ -	\$ 73,644.19
TOTAL	\$ 810,086.09	\$ 111,377.69	\$ 341,076.28	\$ 452,453.97	\$ 357,632.12

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. SOIL EROSION AND SEDIMENT CONTROL												
1. Construction Entrance	EA	1	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -
2. 12 inch Filter Sock	LF	921	\$ 8.50	\$ 7,828.50		\$ -	921.00	\$ 7,828.50	921.00	\$ 7,828.50		\$ -
3. 24 inch Filter Sock	LF	604	\$ 10.50	\$ 6,342.00		\$ -	604.00	\$ 6,342.00	604.00	\$ 6,342.00		\$ -
4. Filter Bag Inlet Protection	EA	13	\$ 150.00	\$ 1,950.00		\$ -	13.00	\$ 1,950.00	13.00	\$ 1,950.00		\$ -
5. Temporary Seed Stockpile	SF	1,130	\$ 0.15	\$ 169.50	1,130.00	\$ 169.50		\$ -	1,130.00	\$ 169.50		\$ -
6. NAG S75 Erosion Control Matting	SF	5,480	\$ 0.25	\$ 1,370.00	2,740.00	\$ 685.00		\$ -	2,740.00	\$ 685.00	2,740.00	\$ 685.00
7. Remove E&S Measures	LS	1	\$ 2,150.00	\$ 2,150.00		\$ -		\$ -		\$ -	1.00	\$ 2,150.00
B. EARTHWORK												
1. Site Excavation & Grading	LS	1	\$ 87,387.90	\$ 87,387.90	0.15	\$ 13,108.19	0.70	\$ 61,171.53	0.85	\$ 74,279.72	0.15	\$ 13,108.18
C. STORMWATER												
1. 4 in. HDPE	LF	25	\$ 30.75	\$ 768.75		\$ -	25.00	\$ 768.75	25.00	\$ 768.75		\$ -
2. 15 in. HDPE	LF	510	\$ 38.00	\$ 19,380.00		\$ -	510.00	\$ 19,380.00	510.00	\$ 19,380.00		\$ -
3. 18 in. HDPE	LF	132	\$ 44.00	\$ 5,808.00		\$ -	132.00	\$ 5,808.00	132.00	\$ 5,808.00		\$ -
4. Outlet Structure	EA	1	\$ 4,000.00	\$ 4,000.00		\$ -	1.00	\$ 4,000.00	1.00	\$ 4,000.00		\$ -
5. Type C Inlet	EA	12	\$ 2,425.00	\$ 29,100.00		\$ -	12.00	\$ 29,100.00	12.00	\$ 29,100.00		\$ -
6. Storm Manhole	EA	1	\$ 2,520.00	\$ 2,520.00		\$ -	1.00	\$ 2,520.00	1.00	\$ 2,520.00		\$ -
7. Underground Detention Basin	LS	1	\$ 110,000.00	\$ 110,000.00		\$ -	1.00	\$ 110,000.00	1.00	\$ 110,000.00		\$ -
8. Flared End Section	EA	1	\$ 1,500.00	\$ 1,500.00		\$ -		\$ -		\$ -	1.00	\$ 1,500.00
9. Level Spreader	EA	1	\$ 11,875.00	\$ 11,875.00		\$ -	1.00	\$ 11,875.00	1.00	\$ 11,875.00		\$ -
D. SITE IMPROVEMENTS												
1. Concrete Curb, inc. curb line sealing	LF	3,475	\$ 17.00	\$ 59,075.00	1,735.00	\$ 29,495.00	1,655.00	\$ 28,135.00	3,390.00	\$ 57,630.00	85.00	\$ 1,445.00
2. 1.5 in. 9.5mm Wearing Course	SY	4,631	\$ 9.00	\$ 41,679.00		\$ -		\$ -		\$ -	4,631.00	\$ 41,679.00
3. 3 in. 25mm Binder Course	SY	4,631	\$ 17.00	\$ 78,727.00		\$ -	780.00	\$ 13,260.00	780.00	\$ 13,260.00	3,851.00	\$ 65,467.00
4. 6 in. 2A Stone	SY	4,631	\$ 11.25	\$ 52,098.75	3,156.00	\$ 35,505.00	780.00	\$ 8,775.00	3,936.00	\$ 44,280.00	695.00	\$ 7,818.75
5. Concrete Pad (4,000 psi w/ fiber), inc. 6 inch 2A	SY	103	\$ 100.00	\$ 10,300.00	103.00	\$ 10,300.00		\$ -	103.00	\$ 10,300.00		\$ -
6. Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A	SF	3,747	\$ 7.50	\$ 28,102.50	1,235.00	\$ 9,262.50		\$ -	1,235.00	\$ 9,262.50	2,512.00	\$ 18,840.00
7. ADA/PennDOT Compliant Ramp, inc. DWS	EA	7	\$ 1,500.00	\$ 10,500.00	3.00	\$ 4,500.00		\$ -	3.00	\$ 4,500.00	4.00	\$ 6,000.00
E. LIGHTING												
1. Pole Mounted Light w/Shield & Foundation	EA	8	\$ 3,500.00	\$ 28,000.00		\$ -	2.40	\$ 8,400.00	2.40	\$ 8,400.00	5.60	\$ 19,600.00
2. Double Pole Mounted Light w/Shield & Foundation	EA	6	\$ 5,000.00	\$ 30,000.00		\$ -	1.80	\$ 9,000.00	1.80	\$ 9,000.00	4.20	\$ 21,000.00
3. S4H Fixture (DeKalb Pike Egress)	EA	1	\$ 2,000.00	\$ 2,000.00		\$ -		\$ -		\$ -	1.00	\$ 2,000.00
F. LANDSCAPING												
Deciduous Trees												
1. Acer rubrum 'Bowhall' (3" cal. min.)	EA	8	\$ 650.00	\$ 5,200.00		\$ -		\$ -		\$ -	8.00	\$ 5,200.00
2. Ginkgo Biloba 'Princeton Sentry' (3" cal. min.)	EA	13	\$ 650.00	\$ 8,450.00		\$ -		\$ -		\$ -	13.00	\$ 8,450.00
3. Gleditsia Triacanthos 'Skyline' (3" cal. min.)	EA	6	\$ 650.00	\$ 3,900.00		\$ -		\$ -		\$ -	6.00	\$ 3,900.00
4. Liquidambar Styraciflua 'Rotundiloba' TM (3" cal. min.)	EA	9	\$ 650.00	\$ 5,850.00		\$ -		\$ -		\$ -	9.00	\$ 5,850.00
5. Quercus Palustris (3" cal. min.)	EA	7	\$ 650.00	\$ 4,550.00		\$ -		\$ -		\$ -	7.00	\$ 4,550.00
6. Zelkova Serrata 'Green Vase' (3" cal. min.)	EA	12	\$ 650.00	\$ 7,800.00		\$ -		\$ -		\$ -	12.00	\$ 7,800.00



ESCROW RELEASE NO.: 5

DATE PREPARED: 15-Nov-2021

PROJECT NAME: Pete's Express Car Wash (1274 Welsh Rd)	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: PEMV Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-699
ESCROW AGENT: Bryn Mawr Trust Company		G&A PROJECT NO.: 2018-01153-01
TYPE OF SECURITY: Tri-Party Set Aside Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 110,466.29	AGREEMENT DATE: 16-Dec-2019

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 736,441.90	\$ 111,377.69	\$ 341,076.28	\$ 452,453.97	\$ 283,987.93
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$0.00)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 73,644.19	\$ -	\$ -	\$ -	\$ 73,644.19
TOTAL	\$ 810,086.09	\$ 111,377.69	\$ 341,076.28	\$ 452,453.97	\$ 357,632.12

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
Shrubs												
7. Cornus Sericea 'Bailey' (30 - 36 in. ht.)	EA	9	\$ 95.00	\$ 855.00	\$ -	\$ -	\$ -	\$ -	\$ -	9.00	\$ 855.00	
8. Fothergilla Gardenii 'Mt. Airy' (30 - 36 in. ht.)	EA	7	\$ 95.00	\$ 665.00	\$ -	\$ -	\$ -	\$ -	\$ -	7.00	\$ 665.00	
9. Ilex Glabra 'Shamrock' (24 -30 in. ht.)	EA	97	\$ 95.00	\$ 9,215.00	\$ -	\$ -	\$ -	\$ -	\$ -	97.00	\$ 9,215.00	
10. Ilex Verticillata 'Sparkleberry' (30 - 36 in. ht.)	EA	35	\$ 95.00	\$ 3,325.00	\$ -	\$ -	\$ -	\$ -	\$ -	35.00	\$ 3,325.00	
11. Ilex Virginica 'Henry's Gamel' (30 - 36 in. ht.)	EA	30	\$ 95.00	\$ 2,850.00	\$ -	\$ -	\$ -	\$ -	\$ -	30.00	\$ 2,850.00	
12. Taxus Canadensis (24 - 30 in. ht.)	EA	29	\$ 95.00	\$ 2,755.00	\$ -	\$ -	\$ -	\$ -	\$ -	29.00	\$ 2,755.00	
13. Viburnum Dentatum 'Chicago Luster' (30 - 36 in. ht.)	EA	5	\$ 95.00	\$ 475.00	\$ -	\$ -	\$ -	\$ -	\$ -	5.00	\$ 475.00	
Ornamental Grasses & Ground Cover												
14. Calamagrostis X Acutiflora 'Karl Forester' (2 gal.)	EA	6	\$ 15.00	\$ 90.00	\$ -	\$ -	\$ -	\$ -	\$ -	6.00	\$ 90.00	
15. Hemerocallis X 'Stella De Oro' (1 gal.)	EA	40	\$ 15.00	\$ 600.00	\$ -	\$ -	\$ -	\$ -	\$ -	40.00	\$ 600.00	
16. Juniperus Conferta 'Emerald Sea' (15 - 18 in. ht.)	EA	45	\$ 15.00	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ -	45.00	\$ 675.00	
17. Liriope Muscari 'Big Blue' (1 gal.)	EA	97	\$ 15.00	\$ 1,455.00	\$ -	\$ -	\$ -	\$ -	\$ -	97.00	\$ 1,455.00	
G. MISCELLANEOUS												
1. Trash Enclosure	EA	1	\$ 6,500.00	\$ 6,500.00	1.00	\$ 6,500.00	\$ -	\$ -	1.00	\$ 6,500.00	\$ -	
2. Regulatory/Warning Signs	EA	41	\$ 250.00	\$ 10,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	41.00	\$ 10,250.00	
3. Striping	LS	1	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 5,000.00	
4. Construction Stakeout	LS	1	\$ 12,350.00	\$ 12,350.00	0.15	\$ 1,852.50	0.75	\$ 9,262.50	0.90	\$ 11,115.00	0.10	\$ 1,235.00
5. As-Built Plans	LS	1	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 7,500.00	
H. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC \$509(h)												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yy - \$0.00)	LS	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ -	
I. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 73,644.19	\$ 73,644.19	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 73,644.19	

DEVELOPER'S REQUEST

APPLICATION # 5

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT

PROJECT NAME		Sparkies Xpress Car Wash		TOTAL ENGINEERING/LEGAL (CASH ESCROW):		\$ 45,000.00		DATE PREPARED:		6-May-2020			
DEVELOPER:		Pro Real Ventures, LLC		TOTAL ADMINISTRATION (CASH ESCROW):		\$ 6,000.00		MONTGOMERY TOWNSHIP		TOWNSHIP NO.: LDS-669			
ESCROW AGENT:				MAINTENANCE BOND AMOUNT (15%):		\$ 110,468.29		GAA PROJECT NO.:		2018-01153-01			
TYPE OF SECURITY:								AGREEMENT DATE:					
SUMMARY OF IMPROVEMENT ESCROW ACCOUNT													
				TOTAL COST	RELEASE REQUESTS			BALANCE					
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = 5/30/20)				\$ 736,441.90							\$ 736,441.90		
CONTINGENCY (10%)				\$ 73,644.19							\$ 73,644.19		
TOTAL				\$ 810,086.09							\$ 810,086.09		
CONSTRUCTION ITEMS													
	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)		
					QTY	COST	QTY	COST	QTY	COST	QTY	COST	
A. SOIL EROSION AND SEDIMENT CONTROL													
1.	Construction Entrance	EA	1	\$ 3,500.00	\$ 3,500.00								
2.	12 inch Filter Sock	LF	921	\$ 8.50	7,826.50			1.00		1.00			
3.	24 inch Filter Sock	LF	604	\$ 10.50	6,342.00			921		921			
4.	Filter Bag Inlet Protection	EA	13	\$ 150.00	1,950.00			604		604			
5.	Temporary Seed Stockpile	SF	1,130	\$ 0.15	169.50	100%	169.50	13		13			
6.	NAG S75 Erosion Control Matting	SF	5,480	\$ 0.25	1,370.00	50%	685.00						
7.	Remove E&S Measures	LS	1	\$ 2,150.00	2,150.00								
B. EARTHWORK													
1.	Site Excavation & Grading	LS	1	\$ 87,387.90	87,387.90	15%	13,108.18	70%		85%		15%	13,108.18
C. STORMWATER													
1.	4 in. HDPE	LF	25	\$ 30.75	768.75			25		25			
2.	15 in. HDPE	LF	510	\$ 38.00	19,380.00			510		510			
3.	18 in. HDPE	LF	132	\$ 44.00	5,808.00			132		132			
4.	Outlet Structure	EA	1	\$ 4,000.00	4,000.00			1.00		1.00			
5.	Type C Inlet	EA	12	\$ 2,425.00	29,100.00			12		12			
6.	Storm Manhole	EA	1	\$ 2,520.00	2,520.00			1.00		1.00			
7.	Underground Detention Basin	LS	1	\$ 110,000.00	110,000.00			1.00		1.00			
8.	Flared End Section	EA	1	\$ 1,500.00	1,500.00			1.00		1.00			
9.	Level Spreader	EA	1	\$ 11,875.00	11,875.00			1.00		1.00			
D. SITE IMPROVEMENTS													
1.	Concrete Curb, inc. curb line sealing	LF	3,476	\$ 17.00	59,075.00	1735	29,495.00	1655		3390			
2.	1.5 in. 9.5mm Wearing Course	SY	4,631	\$ 9.00	41,679.00								
3.	3 in. 25mm Binder Course	SY	4,631	\$ 17.00	78,727.00								
4.	6 in. 2A Stone	SY	4,631	\$ 11.25	52,098.75								
5.	Concrete Pad (4,000 psi w/ fiber), inc. 6 inch 2A	SY	103	\$ 100.00	10,300.00	3156	335,505.00	780		780			
6.	Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A	SF	3,747	\$ 7.50	28,102.50	103	10,300.00	780		3936			
7.	ADA/PennDOT Compliant Ramp, inc. DWS	EA	7	\$ 1,500.00	10,500.00	2320	17,400.00	103		103			
E. LIGHTING													
1.	Pole Mounted Light w/ Shield & Foundation	EA	8	\$ 3,500.00	28,000.00								
2.	Double Pole Mounted Light w/ Shield & Foundation	EA	6	\$ 5,000.00	30,000.00								
3.	S4H Fixture (DeKalb Pike Egress)	EA	1	\$ 2,000.00	2,000.00								
F. LANDSCAPING													
Deciduous Trees													
1.	Acer rubrum 'Bowhall' (3" cal. min.)	EA	8	\$ 650.00	5,200.00								
2.	Ginkgo Biloba 'Princeton Sentry' (3" cal. min.)	EA	13	\$ 650.00	8,450.00								
3.	Gleditsia Tracanthos 'Skyline' (3" cal. min.)	EA	6	\$ 650.00	3,900.00								
4.	Liquidambar styraciflua 'Rotundiloba' TM (3" cal. min.)	EA	9	\$ 650.00	5,850.00								
5.	Quercus Palustris (3" cal. min.)	EA	7	\$ 650.00	4,550.00								
6.	Zelkova Serrata 'Green Vase' (3" cal. min.)	EA	12	\$ 650.00	7,800.00								

DEVELOPER'S REQUEST

APPLICATION # 5

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT

PROJECT NAME: Sparkles Xpress Car Wash	TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 45,000.00	DATE PREPARED: 6-May-2020
DEVELOPER: Pro Real Ventures, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	MONTGOMERY TOWNSHIP TOWNSHIP NO.: LDS-696
ESCROW AGENT:	MAINTENANCE BOND AMOUNT (15%): \$ 110,466.29	G&A PROJECT NO.: 2018-01153-01
TYPE OF SECURITY:		AGREEMENT DATE:
SUMMARY OF IMPROVEMENT ESCROW ACCOUNT		
CONSTRUCTION COST	\$ 736,441.90	BALANCE
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$0.00)	\$ -	\$ 736,441.90
CONTINGENCY (10%)	\$ 73,644.19	\$ -
TOTAL	\$ 810,086.09	\$ 73,644.19

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
Shrubs												
7. Cornus Sericea 'Bailey' (30 - 36 in. ht.)	EA	9	\$ 95.00	\$ 855.00						9.00	\$ 855.00	
8. Fothergilla Gardenii 'Mt. Airy' (30 - 36 in. ht.)	EA	7	\$ 95.00	\$ 665.00						7.00	\$ 665.00	
9. Ilex Glabra 'Shamrock' (24 - 30 in. ht.)	EA	97	\$ 95.00	\$ 9,215.00						97.00	\$ 9,215.00	
10. Ilex Verticillata 'Sparkleberry' (30 - 36 in. ht.)	EA	35	\$ 95.00	\$ 3,325.00						35.00	\$ 3,325.00	
11. Ilex Virginia 'Henry's Garnet' (30 - 36 in. ht.)	EA	30	\$ 95.00	\$ 2,850.00						30.00	\$ 2,850.00	
12. Taxus Canadensis (24 - 30 in. ht.)	EA	29	\$ 95.00	\$ 2,755.00						29.00	\$ 2,755.00	
13. Viburnum Dentatum 'Chicago Luster' (30 - 36 in. ht.)	EA	5	\$ 95.00	\$ 475.00						5.00	\$ 475.00	
Ornamental Grasses & Ground Cover												
14. Calamagrostis X Acutiflora 'Karl Forester' (2 gal.)	EA	6	\$ 15.00	\$ 90.00						6.00	\$ 90.00	
15. Hemerocallis X 'Stella De Oro' (1 gal.)	EA	40	\$ 15.00	\$ 600.00						40.00	\$ 600.00	
16. Juniperus Conifera 'Emerald Sea' (15 - 18 in. ht.)	EA	45	\$ 15.00	\$ 675.00						45.00	\$ 675.00	
17. Liriope Muscari 'Big Blue' (1 gal.)	EA	97	\$ 15.00	\$ 1,455.00						97.00	\$ 1,455.00	
G. MISCELLANEOUS												
1. Trash Enclosure	EA	1	\$ 6,500.00	\$ 6,500.00	1	\$ 6,500.00						
2. Regulatory/Warning Signs	EA	41	\$ 250.00	\$ 10,250.00								
3. Striping	LS	1	\$ 5,000.00	\$ 5,000.00								
4. Construction Stakeout	LS	1	\$ 12,350.00	\$ 12,350.00								
5. As-Built Plans	LS	1	\$ 7,500.00	\$ 7,500.00								
H. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §109(h)												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yyyy - \$0.00)	LS	1	\$ -	\$ -	15%	\$ 1,852.00	75%		90%		10%	\$ 1,235.00
I. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 73,644.19	\$ 73,644.19						1.00	\$ 73,644.19	

TOTAL = 119,514.68

1,235.00

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item # 10

SUBJECT: Consider Zoning Hearing Board Applications
MEETING DATE: November 22, 2021
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

Attached are summaries of the Zoning Hearing Board application(s) to be heard at the December 1, 2021 meeting.

- a. 104 Carnaby Circle – Bruce & Joyce Sobus
- b. 739 Bethlehem Pike – Caliber Capital LLC

ALTERNATIVES/OPTIONS: The Board could oppose, remain neutral, or support the applicants' request.



Montgomery Township Zoning Hearing Board

Meeting Date: [December 1, 2021 - 6:30 pm](#)

The agenda for the upcoming scheduled hearing is as follows:

1. **Application #21110001 Bruce & Joyce Sobus / 104 Carnaby Circle** - The applicants own and reside in a single family home located at 104 Carnaby Circle. The property is 45,310 square foot in size and sits within the R1 Cluster Residential District. The applicants propose to install a standby generator on the side of their home. Due to the nature of their lot and the placement of their home, the proposed generator would sit 8 feet from the side property line where a minimum of 15 feet is required. The applicants request a variance from the provisions of Sections 230-46 of the Code of Montgomery Township in order to install the proposed standby generator.

2. **Application #21110002 Caliber Capital, LLC / 739 Bethlehem Pike** – The applicant is equitable owner of the 46,914 square foot property located at 739 Bethlehem Pike. The property is currently improved with a 8,225 square foot two-story vacant building (former Fabric Store / Schoolhouse). The applicant proposes to demolish the existing building and construct a new 3,680 square foot one-story car wash with 23 automobile wash parking spaces with double lane stacking for 16 vehicles. The proposed use is permitted by Conditional Use and the applicant has made a separate application to the Board of Supervisors which is currently pending. The applicant requests the following relief:

- a. Variance from Section 230-78A to allow a less than 25-foot wide landscaped area along the side yards of the property.
- b. Determination that Section 230-78G which requires adequate off-street parking and loading space does not require the applicant to provide a loading space; or in the alternative, a variance from Section 230-78G to allow for no loading space as the proposed car wash does not need a loading space for the operation of its business.

****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 INFORMATION SUMMARY

Item # 11

SUBJECT: *One Mind Campaign* Completion
MEETING DATE: November 22, 2021
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

This evening I am pleased to announce that our Police Department has completed an initiative they undertook earlier this year to improve their response to those suffering from mental health issues in our community. The pledge is part of an initiative called the *One Mind Campaign* started by the International Association of Chiefs of Police (IACP).

In the law enforcement community, mental illness has become a common focus, with some departments estimating that as many as 20% of their calls for service are related to mental health challenges. Chief J. Scott Bendig decided to join the International Association of Chiefs of Police's One Mind Campaign to better ensure successful interactions between law enforcement and individuals suffering from a mental illness.

In completing the *One Mind Pledge*, the Montgomery Township Police Department has established a sustainable partnership with a local mental health organization, developed and implemented a model policy to address officers' interactions with those affected by mental illness, and ensured that all of the officers received mental health awareness training, with **over 40 percent of the department completing the more intensive Crisis Intervention Specialist training.**

The most significant benefit in adopting all the strategies of the One Mind Campaign pledge has been an increased overall awareness in understanding how better to deal with and help those suffering from mental illness within our community.

With the completion of this pledge, our Department becomes only the fourth (and the largest) agency in the Commonwealth to complete this initiative, and the first in Montgomery County.

MOTION/RESOLUTION:

Motion to congratulate the officers of the Montgomery Township Police Department for their successful completion of the *One Mind Campaign* and commend Chief Scott Bendig for his commitment to this mental health initiative and for constantly striving to position this Police Department to continue to be at the forefront in law enforcement.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 12

SUBJECT: Winter 2022 Recreation Programs
MEETING DATE: Monday, November 22, 2021
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: Angelina Capozzi, Community & Recreation Center Program Supervisor
Floyd S. Shaffer, Community & Recreation Center Director

BACKGROUND:

Attached is the proposed roster of the Montgomery Township Community and Recreation Center (Mont CRC) Winter 2022 Recreation/Fitness Programs and the recommended fee schedules for the various activities. The schedule will be valid from January 1st, 2022 through April 1st, 2022. All Mont CRC activities and events will be promoted through the Mont CRC Facebook page, promotional flyers, e-newsletters, and the Township's Instagram account.

The ambitious slate of activities, programs, and community events provides a wide array of recreation, fitness and educational opportunities for Montgomery Township residents of all ages and abilities.

BUDGET IMPACT:

Recreation opportunities are expected to be budget neutral.

RECOMMENDATION:

Approve the 2022 Winter Recreation Program and Fee Schedule amendment as submitted.

MOTION/RESOLUTION:

MOTION to approve the 2022 Winter Recreation Program and Fee Schedule amendment as submitted.

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

Montgomery Rec Center Winter 2022

Pre-School	When	Ages	Time	Cost
Basketball Skills & Drills	April	Ages 4-6	Tuesdays 5:00-6:45 pm	Res-\$30 Non Res-\$35
Tiny Dancer Ballet	May	Ages 3-5	Tuesdays 5:00-6:45 pm	Res-\$25 Non Res-\$30
Color with a Cop	February	All Ages	Thursday 5:30 - 6:30 pm	Free
Daddy Daughter Workshop	May	All Ages	Wednesday 5:30 - 6:30 pm	Res-\$20 Non Res-\$25
Easter Egg Hunt	April	All Ages	TBD	No Charge
Fingerpaint with Firefighters	February	All Ages	TBD	Free
Get Up & Move Toddler Time	January	Ages 1-3	Mondays 10:00-10:45 am	Res-\$25 Non Res-\$30
Gym Class	March	Ages 5-6	Wednesdays 4:30-6:15 pm	Res-\$25 Non Res-\$30
Messy Art	January	Ages 3-5	Tuesdays 10:00-10:45 am	Res-\$25 Non Res-\$30
Mothers Day Brunch	May	All Ages	Sunday 10:00 am - 11:00 am	Res-\$20 Non Res-\$25
Princess Breakfast Party	February	All Ages	TBD	TBD
Soccer Skills & Drills	January	Ages 4-6	Wednesdays 5:00 - 5:45 pm	Res-\$30 Non Res-\$35
Storytime with North Wales Library	Varies	All	Wednesdays at 10:00 am	Free
Superhero Sunday	March	All Ages	Sunday	Res-\$20 Non Res-\$25
T-Ball Skills & Drills	April	Ages 4-6	Mondays 5:00-5:45 pm	Res-\$30 Non Res-\$35
Volleyball Skills & Drills	March	Ages 4-6	Mondays 5:00-5:45 pm	Mondays 5:00-5:45 pm
Young Rembrandts Drawing	March	Ages 4-6	Saturdays 9:00-9:45 am	Res-\$65 Non Res-\$70
Elementary	When	Ages	Time	Cost
Chess Class	April	Ages 6-12	Tuesdays 5:00 - 5:45 pm	Res-\$20 Non Res-\$25
Color with a Cop	February	All Ages	Thursday 5:30 - 6:30 pm	Free
Creative Writing	January	Ages 7-14	Thursdays 5:30 pm - 6:30 pm	Res-\$30 Non Res-\$35
Daddy Daughter Workshop	May	All Ages	Wednesday 5:30 - 6:30 pm	Res-\$20 Non Res-\$25
Easter Egg Hunt	April	All Ages	TBD	No Charge
Fingerpaint with Firefighters	February	All Ages	TBD	Free
Flag Football	January	Ages 6-12	Mondays 6:30 pm	Res-\$65 Non Res-\$70
Gym Class	March	Ages 7-8	Wednesdays 4:30-6:15 pm	Res-\$25 Non Res-\$30
Jewelry Design	April	Ages 6-8	Thursdays 6:15 - 7:30 pm	Res-\$30 Non Res-\$40
Jr Firefighting Training Camp	April	All Ages	Thursday 5:30 - 6:30 pm	Free
Kids Night Out	February	Ages 6-12	Fridays 7:00 - 9:00 pm	Res-\$25 Non Res-\$30
Minds in Motion	January	Ages 6-12	Tuesdays 5:00 - 7:00 pm	Res-\$130 Non Res-\$135
Mothers Day Brunch	May	All Ages	Sunday 10:00 am - 11:00 am	Res-\$20 Non Res-\$25
Paint Party	January	Ages 6-12	Sunday 10:00 am - 12:00 pm	Res-\$12 Non Res-\$18
Pottery	March	Ages 8-12	Monday 6:30-7:30 pm	Res-\$25 Non Res-\$30

Princess Breakfast Party	February	All Ages	TBD	TBD
Soccer Skills & Drills	January	Ages 5-6	Mondays 5:00-5:45 pm	Res-\$30 Non Res-\$35
Storytime with North Wales Library	Varies	All	Wednesdays at 10:00 am	Free
Superhero Sunday	March	All Ages	Sunday	Res-\$20 Non Res-\$25
T-Ball Skills & Drills	April	Ages 5-6	Mondays 5:00-5:45 pm	Res-\$30 Non Res-\$35
Tennis Lessons	Jan-Feb	Ages 5-13	Tuesdays and Saturdays	Res-\$80 Non Res-\$85
Theatre Class	May	Ages 6-12	Week long afterschool program	Res-\$110 Non Res-\$115
Video Game Tournament	April	All Ages	Friday 7:00 - 8:00 pm	Res-\$15 Non Res-\$20
Volleyball Skills & Drills	March	Ages 5-6	Mondays 5:00-5:45 pm	Res-\$30 Non Res-\$35
Young Rembrandts Drawing	March	Ages 7-14	Saturdays 10:00 -11:00 am	Res-\$65 Non Res-\$70
Teen	When	Ages	Time	Cost
Teen Basketball League	January	18+	Tuesdays 7:00 - 9:00 pm	Res-\$95 Non Res-\$100
Babysitting Class	April	14+	Saturday 10:00 - 2:00 pm	Res-\$90 Non Res-\$95
CPR Certification	Monthly	12+	Tuesdays 5:00 - 8:00 pm	Res-\$95 Non Res-\$100
Creative Writing	January	Ages 7-14	Thursdays 5:30 - 6:30 pm	Res-\$30 Non Res-\$35
Guitar Lesson	March	Ages 12-16	Thursdays 5:30 - 7:30 pm	Res-\$65 Non Res-\$70
Paint Party	January	All Ages	Sunday 10:00 am - 12:00 pm	Res-\$12 Non Res-\$18
Pottery	May	12+	Tuesdays 5:00 - 8:00 pm	Res-\$35 Non Res-\$40
Theater Class	May	Ages 12-16	Week long afterschool program	Res-\$160 Non Res-\$165
Video Game Tournament	April	All Ages	Friday 7:00 - 8:00 pm	Res-\$15 Non Res-\$20
Video Production	May	Ages 12-16	Wednesdays 6:30-8:30 pm	Res-\$50 Non Res-\$55
Adult	When	Ages	Time	Cost
Adult Basketball League	January	18+	Tuesdays 7:00 - 9:00 pm	Res-\$95 Non Res-\$100
Badminton Open Play	All Spring	All Ages	Fridays & Sundays	\$5 drop in, Members included
CPR Certification	Monthly	12+	Tuesdays 5:00-8:00 pm	Res-\$95 Non Res-\$100
Dance Party	All Spring	18+	Tuesday & Thursday 9:30	\$5 drop in, Members included
Discover Egypt Seminar	March	All Ages	Wednesday 7:30 - 8:30 pm	Free
Guitar Lessons	March	18+	Thursdays 5:30 - 7:30 pm	Res- \$65 Non Res-\$55
Pickleball Lessons	All Spring	18+	Thursdays	Res-\$45 Non Res-\$50
Pickleball Open Play	All Spring	All Ages	Varies	\$5 drop in, Members included
Pilates Yoga Fusion	All Spring	18+	Friday at 9:30	\$5 drop in, Members included
Pilates/Barre	All Spring	18+	Monday 6:15	\$5 drop in, Members included
Pottery	April	15+	Sunday 9:00 - 11:00 am	Res-\$30 Non Res-\$35
Sewing Class	TBD	18+	TBD	TBD
Spin	All Spring	18+	Tuesdays 6:30	\$5 drop in, Members included
Strength and Tone	All Spring	18+	Monday & Wednesday at 9:30	\$5 drop in, Members included

Yoga	All Spring	18+	Thursdays 6:15	\$5 drop in, Members included
Zumba	All Spring	18+	Tuesday & Wednesday 8:30	\$5 drop in, Members included
Zumba Toning	All Spring	18+	Wednesday 6:15	\$5 drop in, Members included
Senior	When	Ages	Time	Cost
Badminton Open Play	All Spring	All Ages	Fridays & Sundays	\$5 drop in, Members included
Bingo	April	Senior	Monday 6:00 - 7:00 pm	\$5 drop in, Members included
CPR Certification	Monthly	12+	Tuesdays 5:00-8:00pm	Res-\$95 Non Res-\$100
Dance Party	All Spring	18+	Tuesday & Thursday 9:30	\$5 drop in, Members included
Pickleball Lessons	All Spring	18+	Thursdays	Res-\$45 Non Res-\$50
Pickleball Open Play	All Spring	All Ages	Varies	\$5 drop in, Members included
Pilates Yoga Fusion	All Spring	18+	Friday at 9:30	\$5 drop in, Members included
Pilates/Barre	All Spring	18+	Monday 6:15	\$5 drop in, Members included
Pottery	April	15+	Sunday 9:00 - 11:00 am	Res-\$25 Non Res-\$30
Sewing Class	TBD	12+	TBD	TBD
Silver Sneakers Cardio Circuit	All Spring	Senior	Fridays at 11:00	\$5 drop in, Members included
Silver Sneakers Classic	All Spring	Senior	Monday & Wednesday at 11:00	\$5 drop in, Members included
Silver Sneakers Stability	All Spring	Senior	Tuesdays at 11:00	\$5 drop in, Members included
Silver Sneakers Yoga Stretch	All Spring	Senior	Thursdays at 11:00	\$5 drop in, Members included
Spin	All Spring	18+	Tuesdays 6:30	\$5 drop in, Members included
Strength and Tone	All Spring	18+	Monday & Wednesday at 9:30	\$5 drop in, Members included
Yoga	All Spring	18+	Thursdays 6:15	\$5 drop in, Members included
Zumba	All Spring	18+	Tuesday & Wednesday 8:30	\$5 drop in, Members included
Zumba Toning	All Spring	18+	Wednesday 6:15	\$5 drop in, Members included

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 13

SUBJECT: Acceptance of End of Maintenance Period – Cutler Landscaping Projects
MEETING DATE: November 22, 2021
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

In late October November Valerie Liggett of Gilmore & Associates inspected the landscaping at the Cutler residential developments, identifying any trees that needed to be replaced before the end of the maintenance period. Some additional trees were replaced to address homeowners' concerns.

PREVIOUS BOARD ACTION: The Board awarded the bid to GoreCon, Inc., the lowest responsible bidder.

BUDGET IMPACT:

There was no impact on the Township's operating or capital budget, as all the landscaping planted was paid from the letter of credit and performance bond proceeds collected previously by the Township.

RECOMMENDATION:

Staff recommends the Board of Supervisors accept completion of the maintenance period. The invoice for the additional landscaping is included in the bills list.

MOTION/RESOLUTION:

Motion to close out the maintenance period for the landscape restoration project for Montgomery Pointe, Montgomery Preserve, and Montgomery Walk per the recommendation of Gilmore & Associates, the Township's landscape architect, in their letter dated November 10, 2021.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 10, 2021

File(s) No. 2020-06029, 2020-06031, 2020-06033

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

Reference: Recommendation for End of Maintenance and for Payment Release
Cutler Landscape Restoration
Montgomery Township, Montgomery County, PA

Dear Ms. McCreary:

Please be advised that on November 8th and 9th I performed an inspection of replacement landscaping at the Montgomery Walk, Montgomery Pointe, and Montgomery Preserve land developments that was installed in order to close out the maintenance period. Additional replacements were made at additional expense to the Township to replace material that, while not meeting the threshold for replacement per the contract, was not satisfactory to the homeowners. It should be noted that there is no guarantee period for this additional replacement material.

At this time, all landscaping has been found to be acceptable for closing out the maintenance period and to release payment for the additional plant material.

Therefore, we recommend the release of Payment in the amount of **Five Thousand, Nine Hundred Ninety Dollars and No Cents (\$5,990.00)** which represents the cost for the additional replacement landscaping. In addition, we recommend that the maintenance period be closed out at this time.

A copy of the invoice submitted for the additional landscape replacements is attached herein.

Should you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Valerie L. Liggett".

Valerie L. Liggett, ASLA, R.L.A.
ISA Certified Arborist®
Senior Landscape Architect

VLL/sl

Enclosures: GoreCon – Invoice 7412

cc: Brina Sweet – GoreCon

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

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com



GoreCon, Inc

3240 BRISTOL ROAD • CHALFONT, PA. 18914 • P: 267.880.0890 • F: 267.880.0892

INVOICE NO 7412

SOLD TO Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

SHIP TO Cutler Landscape Restoration
Enclave Blvd
Montgomeryville, PA 18936

PO NUMBER

DATE WORK PERFORMED
11/5/2021

TERMS
Net 30

INVOICE DATE
11/8/2021

Final Cutler Plantings

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	Serviceberry at 109 Bayhill	\$355.00	\$355.00
2	Ivory Silk Lilac at 105 Preserve and 109 Preserve	\$425.00	\$850.00
1	Acer r 'Red Sunset' 2-2.5" - 132 Bayhill	\$495.00	\$495.00
1	Acer r 'Red Sunset' 2-2.5" - 136 Bayhill	\$495.00	\$495.00
1	Acer r 'Red Sunset' 2-2.5" - 140 Bayhill	\$495.00	\$495.00
1	Ostrya virginiana - 106 Bayhill	\$495.00	\$495.00
23	Basin Replacements - Salix integra	\$85.00	\$1,955.00
10	Basin Replacements - Ilex verticillata	\$85.00	\$850.00
TOTAL AMOUNT			5,990.00

Please reference Invoice number with payment. A charge of 1.5% per month will be applied to balances over 30 days old.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 14.

SUBJECT: Northern Montgomery County Recycling Commission Compost Agreement
MEETING DATE: November 22, 2021
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The Township is one of eleven (11) municipalities who are members of the Northern Montgomery County Recycling Commission (NMCRC). This Commission was established for the purpose of implementing the Municipal Waste Planning, Recycling and Waste Reduction Act of 1988.

We have received correspondence from the NMCRC's Solicitor advising they have advising that the current compost agreement will expires on 12/31/21 and they have negotiated a new agreement on behalf of the member municipalities. The agreement is for a three-year term with one automatic three-year renewal.

PREVIOUS BOARD ACTION: Past Board have approved the agreement.

BUDGET IMPACT: None

RECOMMENDATION:

Staff recommends the Board of Supervisors ratify the compost agreement and authorize the Chairperson to execute the agreement on behalf of the Township

MOTION/RESOLUTION:

Motion to approve the Northern Montgomery County Recycling Commission compost agreement with Barnside Farms Compost Facility and authorize the Chairperson to execute it on behalf of the Township.

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

Wisler Pearlstine, LLP

Offices in Blue Bell ♦ Newtown

Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, Pennsylvania 19422-2323
610.825.8400 ♦ Fax 610.828.4887
www.wislerpearlstine.com

Mark A. Hosterman, Esquire
mhosterman@wispearl.com

November 16, 2021

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

**RE: Northern Montgomery County Recycling Commission
Compost Agreement Renewal**

Dear Ms. McCreary:

As you may recall, this office serves as solicitor for the Northern Montgomery County Recycling Commission ("NMCRC"). Act 101 requires municipalities that do not have curbside pick-up for leaf and yard waste at least one time per month to designate an official PADEP permitted compost facility for their residents, haulers, and contractors to use as a drop off location. To ensure compliance in past years, the NMCRC and member municipalities have entered into Compost Agreements with Barnside Farms Compost Facility ("BFCF"). The current Compost Agreement will expire December 31, 2021.

The Agreement for 2022 and subsequent years is substantially similar to past years. The following highlights some of the terms that will be beneficial to the NMCRC and member municipalities:

- Initial three (3) year term with one automatic three (3) year renewal.
- Entitles member municipalities' residents, haulers, and contractors to the most favorable gate rates.
- 14-day notice if most favorable gate rate is increased.
- On-site scale provides accurate weights.
- BFCF maintains accurate records for each member municipality.
- Member municipalities and their residents are entitled to 10% discount on mulch products purchased from BFCF.

Act 101 requires official designation of a compost facility. Although the NMCRC believes the terms of the enclosed Compost Agreement with BFCF are extremely favorable; municipalities, residents, haulers, and contractors are still permitted to drop off at other facilities as the Compost Agreement is non-exclusive.

{02481962 }

ATTORNEYS AT LAW

Newtown Office:
Post Office Box 1186 ♦ 301 North Sycamore Street ♦ Newtown, Pennsylvania 18940 ♦ 215.579.5995 ♦ Fax 215.579.7909

November 16, 2021

Page 2

In order to maintain compliance, the NMCRC and BFCF have approved the enclosed Compost Agreement for the initial term beginning January 1, 2022. Each municipality is also being requested to approve the Compost Agreement prior to the end of 2021. After approval, please send or email a copy of your signature page (not the entire Agreement) to the undersigned. If you have any questions, please do not hesitate to contact me.

Sincerely,



MARK A. HOSTERMAN

MAH:enb

Enclosure

cc: NMCRC Commissioners *via email only*

COMPOST AGREEMENT

This Compost Agreement (the "Agreement") by and between **BARNSIDE FARM COMPOST FACILITY ("BFCF")** and the **NORTHERN MONTGOMERY COUNTY RECYCLING COMMISSION ("NMCRC")** is made this 22nd day of November, 2021.

WITNESSETH:

Whereas, BFCF is operating a Pennsylvania Department of Environmental Protection ("PADEP") permitted compost facility on a five (5) acre site located at 991 Haldeman Road, Schwenksville, located in Upper Salford and Lower Salford Townships, Montgomery County, Pennsylvania (the "Facility"); and

Whereas, BFCF desires to increase the amount of leaf waste and yard waste it receives to process into compost and mulch for sale to end users; and

Whereas, member municipalities of the NMCRC who do not have curbside pick-up at least one time per month for leaf waste and yard waste are required to designate an official PADEP permitted compost facility for their residents to use as a drop off facility for leaf waste and yard waste; and

Whereas, the NMCRC member municipalities require that annual reports be received by January 31 of the following year to certify the tonnages for leaf waste and yard waste delivered to a PADEP permitted compost facility by each municipality, its residents or its contractors.

AGREEMENT

NOW, THEREFORE, the parties hereto, intending to be legally bound hereby, agree as follows:

1. Term.

a. Initial Term. For the term commencing on January 1, 2022 until December 31, 2024, BFCF agrees to receive leaf waste and yard waste, at the Facility, which is collected by residents of member municipalities of the NMCRC, a member municipality of the NMCRC, any hauler collecting in a member municipality of the NMCRC, or any other collector authorized by the member municipality.

b. Automatic Renewal. This Agreement shall automatically renew for a subsequent three (3) year period, ending December 31, 2027, unless any party gives written notice at least sixty (60) days before the expiration of the initial term of its intent not to renew this Agreement.

2. Pricing.

a. Each NMCRC member municipality, its residents and haulers, and their respective agents and contractors, shall pay the most favorable gate rates BFCF can offer on a

per ton basis, for materials they drop off at the Facility. All others shall pay the regular gate rates charged by BFCF.

b. BFCF's most favorable gate rates are based on current costs. BFCF reserves the right to increase pricing based on cost of living, labor, fuel and handling costs, if necessary. If BFCF determines that a price increase to the most favorable gate rate is necessary, BFCF shall notify the NMCRC in writing and present the pricing structure at least 14 days prior to instituting any price increase.

3. Payment.

a. Any payment due from a member municipality for the actual tons delivered by it or its agents is to be made within thirty (30) days from the date of receipt of an invoice from BFCF. A 1.5% per month late fee will be added for payments remaining unpaid in excess of thirty (30) days from the due date. Invoices will be presented no more frequently than monthly and no less frequently than quarterly.

b. BFCF shall include with each invoice submitted to a member municipality the quantity of material, expressed in tons, of waste delivered to the Facility since the date of the last invoice issued to such member municipality. The invoice and documentation also will be made available for review by such municipality upon request.

4. Operational Requirements.

a. Unacceptable Material and Responsibility for its Proper Disposal.

BFCF shall accept the following materials at the Facility: leaf waste, leaves, grass clippings, brush, shrubs and tree clippings. BFCF requires that leaf waste and yard waste be separated prior to drop off, unless BFCF determines that such waste can be received on a commingled basis. All materials shall be delivered loose or in biodegradable bags acceptable to BFCF.

BFCF will not accept any of the following at the Facility: household hazardous waste, trash, metal, treated wood of any kind, branches over 4 (four) inches caliper or leaf waste in plastic bags.

At the time of delivery to the Facility or thereafter, BFCF shall use its best efforts to identify unacceptable materials and reject any load that it believes contains unacceptable materials.

b. Documentation.

BFCF shall be responsible for determining the municipality of origin for all compostable materials brought to the Facility. BFCF agrees to provide "drop off slips" as needed for use by drivers, haulers and/or contractors dropping off on behalf of a NMCRC member municipality. When a load of compostable materials arrives at the Facility, the driver shall present the Drop Off Slip or prepare a Drop Off Slip on a form which BFCF shall make available at the gate to the Facility. The driver shall be required to provide all the information requested on the Drop Off Slip.

Haulers who pick up compostable materials from more than one municipality shall be required to certify the percentage of the load from each municipality of origin on the Drop Off Slip. Haulers and customers who drop off compostable materials at the Facility originating from multiple municipalities shall specify each municipality of origin and the total quantity or percentage of materials originating from each such municipality. Any portion of the load originating from a NMCRC member municipality and dropped off by the municipality, its haulers or agents, shall receive the favorable gate rates and the balance of the load shall be billed at the regular rates charged by BFCF.

BFCF shall prepare and maintain an accurate record of the total tons of leaf waste and yard waste received at the Facility from each municipality, its haulers, contractors, residents and residents' contractors. In addition, BFCF shall make such records available at the Facility for review and inspection by each participating NMCRC member municipality and/or its designated agent or representative promptly upon request.

Upon delivery, BFCF shall require that the weight in tons of all of the acceptable material received be measured using its 75 foot scale. Such scale shall be inspected yearly and, if necessary, recalibrated. BFCF shall report the total tons of leaf waste and the total tons of yard waste received at the Facility during the preceding calendar year to the NMCRC-designated consultant by January 31 of each year. All reporting must comply with DEP regulations and other requirements and practices.

In performing its obligations pursuant to this Agreement, BFCF shall comply in all respects with all applicable legal requirements issued or promulgated by PADEP from time to time, including without limitation, determining, recording and reporting the quantity of yard waste and leaf waste received by BFCF for composting at the Facility.

c. Hours of Operation.

BFCF hours of operation are available at www.barnsidefarms.com and are subject to adjustment on an as-needed basis.

d. Contact Information.

BFCF:

Phone: 610-329-6471 or 610-287-8880
Address: BFCF c/o Nancy Larkin
430 Dieber Road
Schwenksville, PA 19473

NMCRC:

Phone: (610) 825-8400
Address: Mark A. Hosterman
Wisler Pearlstine, LLP
460 Norristown Rd., Suite 110 Blue Bell, PA 19422

or such other contact information as the parties may designate in writing.

5. Compliance with Legal Requirements.

BFCF shall comply and at all times operate the Facility in compliance with all laws, statutes, ordinances, rulings, regulations, codes, decrees, orders, judgments, conditions, restrictions, approvals, permits and requirements of, from or by any federal, state or local governmental or quasi-governmental agency, department, court, regulatory body, commission, authority, board, bureau or instrumentality of any of them, which exercises jurisdiction over the Property, the Facility or BFCF.

6. Finished Materials.

BFCF shall make available to each of the member municipalities that delivered acceptable materials to BFCF in the prior contract year all finished product at a ten percent (10%) discount, or greater in the discretion of BFCF, in such quantities as may be agreed upon by the parties.

7. Parties.

The parties to this Agreement are BFCF, the NMCRC, and each of its member municipalities who have designated BFCF as the municipal PADEP-permitted compostable materials drop-off facility for such member municipality, as evidenced by the signatures affixed hereto.

8. Counterparts.

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which taken together shall constitute one and the same instrument.

(Signature page continues)

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement the day and year first above mentioned.

Barnside Farm Compost Facility

Attest: _____

By: _____

Date Signed:

**The Northern Montgomery County
Recycling Commission**

Attest: _____

By: _____
Elizabeth Russell, Vice Chair

MEMBER MUNICIPALITIES

Date Signed:

Ambler Borough

Attest: _____

By: _____

Address: 131 Rosemary Avenue
Ambler, PA 19002

Date Signed:

Township of Franconia

Attest: _____

By: _____

Address: 671 Allentown Road
Telford, PA 18969

Date Signed:

Borough of Hatfield

Attest: _____

By: _____

Address: P.O. Box 190
Hatfield, PA 19440

Date Signed:

Township of Hatfield

Attest: _____

By: _____

Address: 1950 School Road
Hatfield, PA 19440

Date Signed:

Township of Lower Gwynedd

Attest: _____

By: _____

Address: P.O. Box 625
Spring House, PA 19477

Date Signed:

Township of Lower Salford

Attest: _____

By: _____

Address: 379 Main Street
Harleysville, PA 19438

Date Signed:

Township of Montgomery

Attest: _____

By: _____

Address: 1001 Stump Road
Montgomeryville, PA 18936

Date Signed:

Borough of North Wales

Attest: _____

By: _____

Address: Municipal Building
300 School Street
North Wales, PA 19454

Date Signed:

Borough of Souderton

Attest: _____

By: _____

Address: 31 West Summit Street
Souderton, PA 18964

Date Signed:

Borough of Telford

Attest: _____

By: _____

Address: 50 Penn Avenue
Telford, PA 18969

Date Signed:

Township of Towamencin

Attest: _____

By: _____

Address: 1090 Troxel Road
Lansdale, PA 19446

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 15

SUBJECT: Other Business – Department Reports
MEETING DATE: November 22, 2021
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

BACKGROUND:

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

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

November's Department of the Month for an oral summary report is the Fire Services Department.

ADMINISTRATION REPORT October 2021

Administrative Matters (Township Manager)

- Met with staff to review details of drive-thru Halloween event
- Met with Bill Wiegman for an update on DFS operations
- Participated in monthly Management Committee meeting for the Wissahickon Watershed (WQIP)
- Participated in second mediation training with HRC members
- Attended the PA Municipal League Leadership Summit
- Participated in panel discussion with Chair Bamford on maximizing the elected officials/manager relationship
- Met with Department Heads to prepare for budget worksessions with the Board
- Met with Ann Shade and virtually with Nancy Lewis to discuss her proposed employee training entitled *Navigating Through Change* to be held on November 9th
- Met with interview committee to review VMSC Chief candidate resumes
- Held agenda preparation meetings with Department Heads
- Held individual monthly meetings with the Township Engineer, Traffic Engineer, and Solicitor
- Participated in meeting of the Administration and Operations Subcommittee for the Wissahickon Watershed (virtual)
- Attended Emergency Services Night at Wegmans
- Met with Peter Erndwein of DVT as part of our annual risk management review/inspection
- Participated in walk-thru at Cutler developments to evaluate the landscaping before the end of the maintenance period
- Conference calls with DVRPC regarding the FEMA review of the proposed Powerline Trail
- Attended annual ICMA conference (virtual)
- Attended DVHT Executive Committee meeting (virtual)
- Attended DVT Governance Committee meeting (virtual)

Human Resources

- Completion of onboarding for new recreation program instructor
- Attended/responded to various inter-department meetings and discussions:
 - Safety Committee meeting
 - Coordinated set up and attendance of Safety Training for Public Works -Safety Data Sheets, Spill Control and Hazard Communication: The New GHS Standards.
 - Several meetings with staff, IT and public information to coordinate, schedule and communicate all-employee virtual training with presenter, Nancy Lewis on “Navigating through Change” scheduled for Nov. 9.
 - Collaborating and sending out communications regarding open enrollment and accompanying documents; also sent out notice of creditable coverage notices
 - Conducted random D&A testing to remain in compliance with CDL laws
 - Request for biography for MT budget report
 - Initial coordination/discussion of employee 2021 special moments and service awards

- Attended virtual meetings/demonstrations with Clear Company, a vendor for applicant tracking and onboarding; conducted employer references.
- Attended Healthcare Blue Book Employee Information Session- virtual
- 2021 Annual DVT Report Meeting and Luncheon
- Meeting with Marcella from American Heritage Credit Union to discuss offerings that AH can provide to our employees.
- Meeting with Peter Erndwein, DVPLT Director, to review and conduct the Annual Risk Control Survey.
- Review of monthly employee e-blast birthdays and anniversaries
- Coordination of occupational and non-occupational absences with employee(s) and DVWCT.
- Training: Virtual HR Legal Summit conference; online DVT University User Training; October HRC meeting at Horsham Township and Jennifer Hinds presented the LGBTQ+ Awareness Training; PSU Virtual Public Entity Risk Management Training/Penn State; Leadership Certificate; DVT Wellness webinar- Relaxation on the Go; communicated Flu clinic to employees in late October for Nov. 4 but participation was too low, so we had to cancel. Coordinated a CPR class but we did not have 10 signed up.

Public Information

- Ongoing communication with Township residents, businesses, and staff utilizing the various communication media.
- Promotion of Recreation & Community events and programs
- Co-organized Drive-Thru Trick-or-Treat Experience (10/9)
- Coordinated and promoted Shredding Event with Senator Maria Collett's office (10/30)
- Kicked off Toys for Tots Drive
- Promoted Thanksgiving Food Drive benefiting Montgomery County Children & Youth Services
- Attended biweekly Board of Supervisors meetings
- Attended Business Development Partnership Meeting and coordinated a public webinar about the current Banking Outlook
- Attended Environmental Advisory Committee Meeting and coordinated a public "Weatherization Summit" webinar
- Attended Autumn Festival Committee Meeting
- Attended DVT & PSU Virtual Training on Project Management (10/28)
- Developed Internal Communication Preferences Survey for staff with the goal of enhancing internal communication
- Developed Montgomerytwp.org feedback survey for public distribution
- Discussed ideas for an Employee Recognition video for the end of the year
- Worked with Human Resources & Administration to share information about the upcoming staff in-service training in November

Community and Recreation Center Report **October 2021**

The month of October 2021 at the Montgomery Township Community Recreation Center (CRC) has definitely been the most encouraging time period in over a year and a half within our facility. Programs, special events, membership purchases, and rentals by businesses and Township households are returning in earnest. Participation in morning and evening group exercise classes are nearing pre-pandemic levels of usage. Increased patron positivity is occurring on a daily basis. The current activity is definitely indicating that 2022 could be the return to “normalcy” at the CRC.

Below is a review of highlighted program activity and facility usage for the month of September 2021:

- In lieu of the annual Autumn Festival, Montgomery Township conducted a Drive through Halloween event on Saturday, October 9th. Over 400 cars passed through the main Windlestrae parking lot. Nearly each vehicle had multiple costumed “trick or treat” children eagerly receiving candy, stickers, craft items, and live pumpkins to take home. Many Township employees and elected officials were dressed in Halloween attire. They staffed the various stops along the route and dispersed the goodies.
- The monthly Red Cross CPR class attracted 8 students during to the October 12th class.
- “FUN-demental” Tennis lessons were conducted on Saturdays throughout the month of October. Several classes were conducted in the gymnasium as the weather turned very chilly on several days.
- Superstar Sports provided exercise and friendly competition for grade school athletes on Thursdays. Fourteen children participated.
- Soccer Shots conducted their final soccer instructional lessons for the fall. The last class was Wednesday October 27th in the CRC front lawn.
- Classic Silver Sneaker classes are now averaging 50 attendees per session.

- The CRC hosted an evening presentation on Ancient Egypt on Thursday, October 28th. An amazing turnout of 25 Egyptian history enthusiasts attended.

- Fall crafts with Firefighters took place on Wednesday October 12th.

- Coloring with a Cop was conducted on the next day Thursday, October 13th.

- Pickle ball play attendance increases each day as the thermometer drops a few degrees. Play is now occurring on all weekday mornings as well as Sundays. We are also observing interest from teenagers in playing also. Evidently, pickle ball is featured in many High School P.E. classes.

- Flag football games are played every Monday evening. The fall session ends Monday, November 22nd.

Physical Facility Updates:

- 1) All HVAC units had preventative maintenance (PM's) conducted on them during October. The normal procedure is schedule prior to the cold weather months.
- 2) Fitness equipment also had P.M.'s during October.
- 3) The splash pad was winterized during the first week of October.
- 4) Restrooms outside will remain open until approximately November 20th.
- 5) Shade structures also will be taken down in the upcoming weeks.

Optimism is definitely the word of the month for October. Our cautious hopefulness of last month has now evolved to positive anticipation of a bigger and better CRC operation during the remainder of 2021.

Floyd S. Shaffer, Community Recreation Center Director



Montgomery Township Inter-Office Memo

To: Carolyn McCreary, Township Manager
From: Brian Shapiro, Director of Finance
Date: 11/22/21
Subject: November Finance Committee Report

Attached is a revenue and expenditure report as of 11/03/2021 for the Montgomery Township 2021 budget.

2021 Budget Summary – as of 11/03/21:

The General Fund total revenues are \$12,186,740 or 90.54% of total budget. Major revenue sources comprise \$10,409,424 of the total revenues. Total real estate collections are at 103.57%. Earned Income Tax is currently at 86.60% of budget and Local Services Tax is 78.97%. Both Mercantile and Business Privilege Taxes are trending as previous year at 97.23% (\$1,750,200) and 107.38% (\$966,392). Combined Mercantile and Business Privilege Taxes are 5% less than 2020 actual. In preparing the 2021 budget, staff had budgeted a 6% decrease. On an accrual accounting basis, R.E. Transfer Tax is at \$968,711 or 133.62% of budget.

Total expenditures are \$10,618,796 or 78.89% of total budget. All Departments are tracking as expected. The majority of expenditures for the remainder of the year are personnel costs: wages and benefits. Two categories, Tax Collection (77.15%) and Fire Protection (192.31%) are departments that have a majority of their expenses in the first quarter. In Tax Collection, a majority of costs are related to printing of the tax bills in February. Fire Protection within the General Fund has two major expenses in the first quarter: workers compensation and the volunteer fire stipend.

2021 Capital Investments Approved as of 11/08/21:

Included is a listing of all Capital Investments approved by the Board of Supervisors as of 11/08/21.

Department Operations

Staff prepared the 2022 preliminary budget in accordance with GFOA Distinguished Budget guidelines.

Staff is preparing for the 2021 audit and other year end requirements.

<u>Date</u>	<u>Department</u>	<u>Capital Investment</u>	<u>Amount</u>	<u>Budgeted Amount</u>	<u>Fund</u>	<u>Bid/CoStars</u>
01/25/21	Public Works	10 Wheel Dump Truck	\$ 259,150.00	\$ 220,000.00	HWY Aid	Costars
01/25/21	Police	2 - 2021 Ford Police Interceptor Utility	95,398.35	120,000.00	Capital	Costars
02/08/21	Administration	Engineering Services - Mall/309 Traffic Signals	75,000.00	400,000.00 ¹	Capital	Contract
02/22/21	Public Works	2021 Curb and Sidewalk Project	94,399.00	154,000.00	Capital	Bid
02/22/21	Public Works	2021 Paving Projects	429,493.32	650,000.00	HWY Aid	Bid
02/22/21	Public Works	Wheel Balancer	9,818.18	10,000.00	Capital	Costars
04/12/21	Public Works	Thermoplastic Line Paint Applicator	15,685.00	20,000.00	HWY Aid	Quotes
04/12/21	Public Works	Zero-Turn Mower	22,645.21	30,000.00	Capital	Costars
04/26/21	Administration	Building Improvements - Security Wall	8,000.00	70,000.00 ²	Capital	Quotes
06/14/21	Public Works	2022 F-350 Pick Up Truck	51,600.00	50,000.00	Capital	Costars
06/14/21	IT	A/V Upgrades to Township Meeting Rooms	164,314.00	165,000.00	Capital	Costars
09/13/21	IT	Outdoor Digital Signage	175,177.16	98,000.00	Capital	Costars
09/27/21	Police	Security Camera Replacement	31,737.30	70,000.00 ²	Capital	Costars
09/27/21	Public Works	Mower	25,649.50	25,000.00	Capital	Costars
09/27/21	Public Works	Chipper	<u>93,766.80</u>	<u>100,000.00</u>	EAC	Costars

Total Approved Capital Purchases Year to Date:

\$ 1,551,833.82 \$ 2,112,000.00

1 - The total budgeted cost in the 2021 Capital Investment Plan is \$400,000, which includes engineering and partial construction costs.

2 - \$70,000 was budgeted in the 2021 Capital Investment Plan for various building improvements

**DEPARTMENT of FIRE SERVICES
OCTOBER 2021
MONTHLY ACTIVITY REPORT**

During the month October 2021, the Department of Fire Services performed the following activities:

EMERGENCY RESPONSES-52

Average response time of 1st arriving apparatus: 7 minutes 01 seconds

Stipend Crews – 7 minutes 40 sec
Volunteer Crews – 8 minutes 17 sec
Career Crews – 5 minutes 01 sec

Total responses and average number of personnel: 8 members

Stipend Crews –3 calls; average of 7 members
Volunteer Crews –32 calls; average of 9 members
Career Crews – 17 calls; average of 7 members

Average number of firefighting personnel on scene: 5 members

Stipend Crews – 5 FF members
Volunteer Crews – 5 FF members
Career Crews – 5 FF members

ADMINISTRATIVE

Meetings attended (in person/phone/virtual) during the October:

- DFS Staff Meetings & Individual Meetings with DFS Staff
- Department Heads Meetings with Township Manager
- FDMT Business Meetings of the FDMT & FDMT Relief Association
- Meetings with Township Staff
- Township Board of Supervisors Meetings
- Meetings with Montgomery County Fire Chiefs & Fire Marshals
- Meetings with various vendors for equipment and services
- Meetings with Township Code Enforcement Officials
- Public Safety Committee Meeting
- Meetings with officers and members of the FDMT
- Meetings with area Fire Marshals
- Plan Review Meetings
- Meetings with Public Works & MTMSA
- FDMT Officers' Meeting
- Township Budget Workshop for DFS, FDMT, & FDMT RA
- Meetings with Jefferson Health
- Meeting with FEMA Grant Administrator
- Insurance walk through with DVIT
- ISO Evaluation
- Meetings with Spartan for Tower 18
- Meetings with North Penn School District for Fire Prevention Livestream Video
- Meetings with ESO for Record Management Software transition from Firehouse Software

COMMUNITY RELATIONS

Activities were conducted for Fire Prevention and Other Special Events

- October 4, 2021, partnered with Wegmans to host our annual Emergency Services Night.
- October 9, 2021, participated in the Township's Drive Through Trick and Treat Event
- October 12, 2021, participated in a fall "Crafting with Firefighters" event with a children group at Montgomery Township Recreation Center
- October 15, 2021, participated in the Delaware Valley Stair Climb Event benefiting the FDNY members made the ultimate sacrifice on 9/11/2001.

FIRE MARSHAL'S OFFICE

Inspections:

- Initial Life Safety Inspections – 30
- Life Safety Re-Inspections – 27
- Closed Out Life Safety Inspections – 22
- House of Worship and 595 Bethlehem Pike business complex were followed up with re-inspections to further close out pending violations from fire inspections in 2021.

Fire Prevention Activities:

- Firefighter Reese and Firefighter Rubas held a fire prevention demonstration for the staff of Lightbridge Academy with fire extinguisher training and a fire safety talk included.
- October 21, 2021 Montgomery Township, North Penn School District, and NPSD fire companies teamed up to present a virtual fire prevention educational presentation on "*Learn the Sounds of Fire Safety.*" for NPSD elementary students.
- October 27, 2021 the department hosted two *Fire Safety Seminars* offered to the community at the Montgomery Township Recreation Center.
- Fire Extinguisher Training was given to the Goddard School and Malvern School as part of their annual staff training.

Fire Marshal Follow Up:

- Tour of Spray Products Corporation, 1350 Welsh Road
- Tropiano Transportation, 1256 Welsh Road
- Lomax Carpet and Tile, 772 Bethlehem Pike
- Patient First, 713 Bethlehem Pike
- Bye Bye Baby, 751 Horsham Road
- White House Black Market, 264 Montgomery Mall

Knox-Boxes:

- There was 3 inquiry from property owners/tenants to activate new Knox Box systems for their buildings.

Plans Review Update:

- The office completed several plans review during the month.

Smoke Alarms:

- The department had 2 requests from township residents for smoke detector/battery replacement.

2021 Fire Prevention School Activities/Statistics Report

<i>Name of School Facility</i>	<i>Showing of Fire Apparatus</i>	<i>Emergency Evacuation Drill</i>	<i>Fire Safety Talk</i>	<i>Staff Training</i>
Bridle Path Elementary	0	502	0	0
Children of America	90	90	90	0
Goddard School	114	114	114	21
Kiddie Academy	56	56	56	0
Kinder Works	110	110	110	0
Lightbridge Academy	85	85	85	15
Malvern School	0	0	0	12
M.M.R.	0	0	0	0
Montgomery Elementary	0	715	0	0
TOTAL	455	1672	455	48

TRAINING

The following training occurred during the month of October for the Department:

- National ProBoard Driver Operator Aerial Certification training for both staffs.
- October 19, 2021 FEMA Hazard Mitigation Training
- October 20, 2021, virtual Montgomery County Emergency Management Training for *Post Traumatic Stress Disorder (PTSD)* given by Chief William Wiegman
- October 28, 2021, *Vehicle Rescue Training*

DEPARTMENTAL OPERATIONS

- SCBA flow testing was completed on all the department's air packs.
- Department continued the transition to ESO for records management.
- Department presented 2022 Budgets to the BOS.
- Department is working to update volunteer criminal history checks and child abuse clearances.

OFFICE OF EMERGENCY MANAGEMENT & COMMUNITY RISK REDUCTION

- Montgomery Township Employee Emergency Plan including Safety Plan, Infrastructure Response Plan, Fire Safety Training and Infectious Control plan
- Continuity of Operations Planning for Township Government and Essential Services.
- Planning with the County Department of Health and Public Safety for a booster shot and flu shot first responder clinic at Battalion 1.

OCTOBER 2021 FIRE CALL REPORT

TYPE OF CALL	MONT	AWAY	TOTALS	TOTAL (YTD)
FIRE ALARM	21	2	23	177
OTHER (GOOD INTENT)	1	0	1	2
BUILDING FIRE	2	1	3	26
FIRE POLICE	1	3	4	36
DUMPSTER	0	0	0	1
VEHICLE RESCUE	1	1	2	8
VEHICLE ACCIDENT S/B	2	0	2	14
VEHICLE FIRE	0	0	0	10
DWELLINGS	0	0	0	30
ELECTRICAL OUTSIDE	1	0	1	17
COVER OTHER COMPANY	0	0	0	3
ODOR GAS (INSIDE)	1	0	1	12
ODOR GAS (OUTSIDE)	1	0	1	8
CO	2	0	2	18
ASSIST EMS	6	0	6	59
ASSIST PD	0	0	0	5
INVESTIGATION	5	0	5	46
RIT	0	0	0	0
HAZ MAT	0	0	0	2
HELICOPTER	1	0	1	2
RESCUE (OTHER)	0	0	0	7
BRUSH/TRASH/RUBBISH	0	0	0	15
APPLIANCES	0	0	0	3
TOTAL	45	7	52	501



Montgomery Township Inter-Office Memo

To: Carolyn McCreary, Township Manager
From: Richard Grier, Director of IT
Date: November 18, 2021
Subject: October 2021 Information Technology activities

The following are the activities of the IT Department for the month of October 2021.

- Completed product demonstration of Meraki Wi-Fi and networking products
- Finalized camera wiring install for Police
- Reviewed Township Room touchscreen user interface with New Era PM.
- Finalized outdoor signage monument bases for all locations getting new signs
- Replaced failing monitor behind reception area at MONTCRC
- Setup Adobe account for Police Dispatch staff
- Attended and processed October 11th and 25th BOS meeting for broadcast.
- Completed quarterly PCI security scans for credit card processing compliance
- Rolled out new smartphone for HR Director
- Installed new copier/scanner/fax for Police Dispatch
- Started review of HR onboarding and application tracking software solutions
- Fixed Office 365 Groups cross-tenant (Police to Admin) communications
- Worked with Verizon Wireless rep to look at potential wireless devices and pricing for Police staff
- Resolved issue with SPAM filtering for Police staff due to Language filter
- Setup and tested new network monitoring software (PRTG)

Scheduled Projects for November 2021

- Complete 365 training for Police staff (Only 5 members left)
- Setup HR org wide webinar
- Move forward with Multi-Factor Authentication for all staff
- Setup Help Desk training day for all staff

DEPARTMENT OF PLANNING & ZONING

October 2021

Permits Submitted – 104

(October 2020 – 121)

YTD Permits Submitted – 1246

(2020 YTD – 1115)

Permit Fees Collected - \$ 55,775

(October 2020 – \$67,369)

2021 YTD Permit Fees - \$ 562,954

(YTD 2020 - \$770,766)

Violations / Complaints Investigated – 20

Permits Issued – 124

Zoning Hearing Board Applications heard: 3

Businesses issued Certificate of Occupancy: 4

Active Land Development Projects:

PROJECT NAME	LDS#	LOCATION	APP. DATE	MTPC	STATUS	
Parkview – Toll Bros.	679	Bethlehem Pike	1/20/2015	4/20/17	APPROVED WITH CONDITIONS	42 of 42 Building Permits Issued 42 C/O Issued
Firefox Phase 2 (Walnut Creek)	630	Bethlehem Pike			APPROVED WITH CONDITIONS	58 of 58 Building Permits Issued 58 C/O Issued
510 Bethlehem Pike – King	688	Bethlehem Pike	4/22/2016	5/16/19	REVISED PLANS SUBMITTED	Approved On Hold by Developer
Hawthorn Retirement Residence	651	Montgomery Glen Drive	7/27/2016		Opened	Opened July 2021
Montgomeryville Nissan – Nappen	991	Bethlehem Drive	8/3/2016	1/19/2017	APPROVED WITH CONDITIONS	Phase 2 Building Construction Complete
Higher Rock – Phase 1 & 2	694	Bethlehem Pike			Phase 1 Completed Phase 2 Under Construction	Design Center and Office Building under construction
FedEx Ground	696	Welsh Road	3/23/18	11/17/2016	Pending Final Completion of LD	Construction Completed
Pete's Carwash	699	Welsh Road	7/6/18	6/20/19	Preliminary Approval Granted	Project Under Construction
Montgomery Realty Assoc. - 744 Bethlehem Pike	701	744 Bethlehem Pike	10/29/18		REVISED PLANS SUBMITTED 5/20/19	Building Permits Issued October 2021
Villages at Windsor	704	Horsham and North Wales – Vacant Lot			Under Review	
Bharatiya Temple – phase 2	707	County Line Road			Under Review	
Fahy – 276 Stump Road – 2 Lot Subdivision	708	Stump Road			Resubmission Under Review	Conditional Approval June 14, 2021 Solicitor Preparing Agreements
Redners Gasoline Filling Station	709	1200 Welsh Road			Conditional Use Granted	LD Approval Granted – Project on hold by Applicant

Non-Residential Certificates of Occupancies Issued

Lynn Electronics	1390 Welsh Road	Manufacturing, Warehouse, Offices
LRES Corporation	587 Bethlehem Pike	Professional Office
WSG & Solutions Inc	440 Stump Road	Administration Offices & Storage
Beacon Building Products	1256 Welsh Rd	Existing tenant – additional space – Warehouse & offices



MONTGOMERY TOWNSHIP POLICE DEPARTMENT



Monthly Activity Report for October 2021

Crime Data:	Total Calls for Service:	2,751
	Total Part I Crimes:	25
	Total Part II Crimes:	119
	Total Criminal Arrests:	66
Crash Data:	Total Crashes:	91
	Reportable Crashes:	19
	Non Reportable Crashes:	72
	Injuries:	10
Traffic Enforcement Activities:	Traffic Stops:	817
	Traffic Citations:	439
	Warning Notices:	8
	Field Contact Cards:	560
	Traffic Complaints Received	35
	Selective Enforcements:	67
Other Police Activities:	Assist Fire Department:	32
	Building Alarms:	117
	Direct Patrols:	369
	Lockouts:	15
	Medical Assistance:	124
	School Walk-Through:	9
	Vacant Home Checks:	17
	Training Hours:	206
Speciality Unit Usage:	Canine Unit:	47
	Mobile Incident Response Team:	1
	Montgomery County SWAT-CR:	0
Personnel Overtime:	Court Overtime:	0
	Regular Overtime:	29.5
	Reimbursed Highway Grant Overtime:	26.5
	Reimbursed Special Duty Overtime:	6
	Non-Sworn Overtime:	9.5
	Sworn Comp Time:	54
	Non-Sworn Comp Time:	0

Montgomery Township Police Department
Monthly Activity Report
October 2021

COMMENDATIONS:

On October 1, 2021, a letter was received from the Upper Dublin Township Board of Commissioners President Ira Tackel thanking members of the Department for their assistance after an EF2 tornado touched down in their municipality.

On October 11, 2021, an email was received from township resident Karen Grant, thanking officers for their involvement in the Montgomery Township Halloween Drive-Thru event and their continued service to our community.

On October 11, 2021, Mary, Mother of the Redeemer Elementary School students presented officers with homemade cards thanking them for their service to our community.

On October 19, 2021, a note was received from township resident Joan Booz thanking officers for checking on her well-being.

On October 20, 2021, an email was received from Dusan Susnjar thanking Officer Seydel for his professionalism during a recent call for service.

On October 25, 2021, township resident Maria Bishop contacted the Department to thank Officer Scully for his compassion and thoroughness in handling a recent vehicle crash.

On October 29, 2021, an email was received from township resident Carl Scatena thanking the Department for rectifying a recent issue with a stop sign in his development.

EDUCATION:

From October 4, 2021, to October 8, 2021, Officer Haber attended the Street Cop Training Conference in Atlantic City, NJ.

On October 6 and October 7, 2021, Officer Rushin and Officer Rose attended SWAT-CR training at the Montgomery County Public Safety Training Campus.

On October 14, 2021, Officer Dobson attended Defensive Tactics training in Huntingdon Valley, PA.

From October 18, 2021, to October 22, 2021, Officer Rushin and Officer Rose attended SWAT-CR training at Fort Dix, NJ.

**Montgomery Township Police Department
Monthly Activity Report
October 2021**

On October 20, 2021, Sergeant Hart, Officer Woch, and Officer McGuigan attended Canine In-Service training in Montgomery Township, PA.

On October 21, 2021, Chief Bendig attended Inclusive Policing for Leaders training in King of Prussia, PA.

NOTED INCIDENTS:

On October 5, 2021, the fixed license plate reader alerted officers that a stolen vehicle was traveling northbound on Bethlehem Pike, passing Hartman Road. The vehicle, a gray Ford, was reported stolen by the Hatfield Township Police Department. Officers conducted a traffic stop on the vehicle at the Speedway Gas Station on Bethlehem Pike. Officers approached the vehicle and spoke with the occupants. The driver of the vehicle was taken into custody. A search of the driver incident to the arrest yielded methamphetamine. A search of the stolen vehicle yielded heroin, methamphetamine, and drug paraphernalia. Due to the location of the drugs in the vehicle, the passenger was also taken into custody. The vehicle was impounded and towed to Montgomery Township Police Department. A detailed search of the vehicle resulted in the recovery of a .22 caliber revolver. The driver did not have a permit to carry the firearm, and the firearm owner is unknown. The passenger was charged with violations of the Drug Act and referred to the Law Enforcement Treatment Initiative (LETI) program. The driver was arraigned on charges of receiving stolen property, firearms violations, and violations of the Drug Act. After the driver's arraignment, he was released on his own recognizance. Later, officers encountered the driver loitering around various businesses in the township while in possession of a bicycle and a backpack. Further investigation the next business day revealed that the driver had stolen the bicycle from the Grand Rodeo Restaurant. A review of the restaurant surveillance video also showed the driver climbing onto the roof of the building, trying to pry open a door, and stealing the bicycle. Officers located the driver at a nearby hotel and took him into custody for the second theft, as well as loitering and prowling. The suspect was arraigned again and was remanded to the Montgomery County Correctional Facility after failing to post bail.

On October 15, 2021, officers responded to Zehr Soccer Fields on Stump Road for a suspicious vehicle. Upon arrival, officers approached the area on foot and located two vehicles in the back area of the park, actively 'turfing' the fields. Subsequent investigation revealed that the drivers were involved in other turfing incidents at Spring Valley Park. Both drivers were charged with trespassing by motor vehicle. Both drivers have reimbursed the Township for damages incurred so that the Public Works Department can make repairs.

Montgomery Township Police Department
Monthly Activity Report
October 2021

On October 16, 2021, officers responded to a residence on Victoria Drive for a suicidal subject. The caller advised that a resident of the home had been engaged in an argument that escalated to a point where the subject was now threatening suicide. The caller reported that the subject was currently in possession of a gun. Upon arrival, officers established a perimeter on the property and called the subject. Officers persuaded the subject to comply with the officer's requests and exit the home without incident. Officers recovered a .45 caliber handgun in the home. The subject was transported to Montgomery County Emergency Services for mental health treatment.

On October 16, 2021, officers responded to the Rodeway Inn on Bethlehem Pike for a physical domestic in progress. Upon arrival, officers spoke with the victim, who advised that she was involved in a verbal argument with her boyfriend. The argument turned physical when the boyfriend drug the victim by the hair from the hotel room. Officers observed visible signs of a struggle and noted signs of injury to the victim. The boyfriend was taken into custody and charged with simple assault and related offenses.

On October 16, 2021, officers responded to the Smokey Bones at the Montgomery Mall for an overdose. Upon arrival, officers noted the subject was incoherent and displaying erratic behavior. Officers spoke to the subject, who was uncooperative, but soon acknowledged that he had ingested heroin. Officers conducted a consent search of the subject and found him in possession of a bundle of heroin, syringes, and other related paraphernalia. While in the presence of police, the subject began to lose consciousness. Naloxone was administered. No criminal charges will be filed in accordance with Pennsylvania's Good Samaritan Law. The suspected narcotics and contraband were seized and placed into evidence to be destroyed.

On October 17, 2021, the fixed license plate reader alerted officers that a black Ford bearing a stolen license plate was traveling on Bethlehem Pike. Officers began checking the area and located the vehicle parked and unoccupied in the Bed Bath and Beyond parking lot on Knapp Road. Officers initiated surveillance on the vehicle. A short time later, officers observed a subject exit the store quickly, pushing a shopping cart full of merchandise. Officers stopped the subject as he began loading the items into the vehicle. Officers noted that the merchandise in the shopping cart was not in a shopping bag, and no receipt showing proof of purchase could be produced. Officers contacted store personnel, who confirmed the subject had stolen the merchandise, valued at \$895.00. The subject was taken into custody and charged with retail theft and related offenses.

Montgomery Township Police Department
Monthly Activity Report
October 2021

On October 20, 2021, officers responded to Lowe's Home Improvement on Cowpath Road for an assault. Upon arrival, officers made contact with the involved parties. Officers noted that one subject had sustained a head wound. The investigation revealed the victim was outside of the business loading his vehicle, at which time a subject approached him and offered assistance. The victim thought the subject was an employee and accepted the help. Once finished, the subject requested money from the victim for assisting him, which the victim refused to pay. The subject shoved the victim, causing him to fall back and strike his head on stacked cinder blocks. The victim was transported to the hospital. The subject was charged with simple assault and related offenses.

On October 21, 2021, a subject from Cheltenham was arrested for theft and related offenses. On July 2, 2021, officers were notified of a theft reported to the Horsham Township Police Department. The victim used FedEx for the delivery of products sold through his Horsham business. Starting in May 2021, the victim noticed that he had not received multiple orders of laptop computers totaling over \$43,000.00. The last known location of these packages was tracked to the FedEx facility in Montgomery Township. Montgomery Township took over the investigation, completing multiple search warrants to obtain video footage and FedEx security reports from the transportation hub in Montgomery Township. Upon reviewing the information received, officers discovered that the subject, an employee, had taken the packages from another delivery truck on location and switched them into his delivery vehicle.

On October 25, 2021, officers responded to a theft in progress in the 200 block of Steeplechase Drive. The victim, who was not on location, reported that his security cameras alerted him that a subject had entered his garage and taken a ladder, leaving the area in a black pickup truck. Officers checked the area and located the black Chevrolet in a nearby neighborhood with the ladder still in the truck's bed. The subject admitted to taking the ladder but advised officers of several false explanations of why he had the ladder. The subject was taken into custody and charged with theft by unlawful taking, trespassing, and related offenses.

ITEMS OF INTEREST:

On October 4, 2021, members of the Department attended the Wegmans Emergency Services Night.

On October 7, 2021, members of the Department began bi-weekly meetings with representatives of Access Services' Montgomery County Mobile Crisis as a part of the Bridge Program.

Montgomery Township Police Department
Monthly Activity Report
October 2021

The Bridge Program is designed to increase connection to mental health services for Montgomery Township area residents through a quick referral mechanism. A Mobile Crisis liaison is partnered with our Department to support outreach, referral, and co-response in the community.

On October 9, 2021, members of the Department participated in the Township Drive-Thru Trick-or-Treat event at Windlestrae Park.

On October 13, 2021, members of the Department attended a Coloring with a Cop event at the Community and Recreation Center.

On October 16, 2021, Officer Johnson organized a Halloween Candy Bagging event with volunteers from our township and past Citizens Police Academy attendees in preparation for Halloween.

On October 18, 2021, Officer Johnson attended the North Penn Area Hub Meeting to present cases involving Montgomery Township citizens at risk or in crisis to assist them in finding care and support from the appropriate community agencies.

On October 20, 2021, members of the Department participated in *Operation Safe Stop*. *Operation Safe Stop* is a public awareness and enforcement effort to educate the motoring public that passing a stopped school bus when children are loading or unloading is dangerous and illegal.

On October 21, 2021, members of the Department attended Representative Todd Stephens Senior Expo at the Community and Recreation Center.

On October 23, 2021, the Department participated in National Prescription Take-Back Day, hosting two in-person drop-off locations within the Township. 72.9 pounds of unwanted medication was collected for disposal.

On October 30, 2021, Officer Johnson attended the Towamencin Township Police Department's Trunk or Treat event.

On October 31, 2021, members of the Department handed out over 1100 bags of candy to children Trick-or-Treating throughout the Township. This was the 45th year officers from the Department have engaged in this annual event.

Montgomery Township Public Works Department

Monthly Report – October 2021

PARKS/OPEN SPACE:

- The entire crew continued mowing 11 of the Township owned parks and 64 basins.
- The entire crew spread wood carpet on all the tot-lots at all Township owned parks.
- Scott Young practiced CDL driving and successfully passed his CDL drivers test on October 20, 2021.
- The entire crew readied William F. Maule Park at Windlestrae and picked up the pumpkins for the drive-thru “trick-or-treat” event.
- The entire crew reset the walking bridge on its foundation at William F. Maule Park at Windlestrae.
- In response to resident concerns/complaints, the entire crew installed a privacy fence around the portable toilet at Friendship Park.
- The entire crew poured the foundation for the memorial bench to be installed at Friendship Park.
- Scott D. & Larry repaired cracks in the hockey courts at Whistlestop Park.
- Larry spread fertilizer on the athletic fields on Township owned parks.
- The entire crew poured the concrete foundation for the new basketball hoop assembly at Autumn Woods Park.

ROADS:

- Bill, Bryan & Joe continued street sweeping as part of our MS4 Stormwater program.
- Scott S., Bill, Bryan, Steve & Joe painted various Township intersections with both regular traffic paint and the new thermoplastic paint machine.
- Bill, Bryan & Joe repaired a washout off Upper State Road (across from Spring Valley basin) caused by Hurricane Ida.
- Scott S., Bill, Bryan, Joe & Steve performed routine drainage inspections and cleanouts throughout the Township.
- Scott S., Bill, Joe, Bryan & Steve dug out large failures in the parking lot of the Stump Road Firehouse and performed base repair and overlay.
- Bill, Bryan & Steve hand dug and repaired failing concrete pipe joints located within a Township easement at 102 Heron Court.
- Steve & Bill reconstructed a swale within Friendship Park to resolve resident concerns of slippery conditions on the walking trail.
- Steve & Bill fabricated a raised grate for a yard drain on Forest Trail Drive to help minimize clogging and flooding concerns raised by the residents.
- Scott S., Bill, Bryan, Joe & Steve replaced rotted storm sewer pipes crossing Grays Lane and Falling Leaf Way.
- Kevin performed routine maintenance and inspections on Township vehicles and trailers.

FACILITIES:

- 10/20/21 – Rt. 202 Parkway & Rt. 63 – Pedestrian Pole Knockdown – Secured Power/Contracted Armour & Sons.
- Don, Dave & Todd scraped, primed, and painted the steel beams on the outside of the Administration building.
- Don & Dave installed new LED light fixtures on the exterior of the Police Department building and wall.
- Don & Dave adjusted the timers for the parking lot and sports lighting at all the Township owned parks.
- 10/21/21 – Peter Erndwein (DVT) performed the annual safety inspection of Township owned facilities.
- Sent photos and accident information to Jim Kahn (Higher Rock) for the s/b mast arm that was struck by a vehicle at Route 309 & Witchwood Drive.

- The bucket truck had its annual boom inspection and dielectric test performed by Telford 55 Enterprises.
- Dave worked with Gilmore, Rhythm Engineering and Tony Still to address ongoing traffic signal issues.
- 10/27/21 – Don attended District Court as a witness for Officer Mike Jenkins regarding a traffic signal dispute.

DPW:

- On Saturday, October 9, 2021, several DPW crew members volunteered their time to participate in the second drive-thru “trick-or-treat” event at Windlestrae Park.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # *16*.

SUBJECT: Other Business – Committee Board Liaison Reports
MEETING DATE: November 22, 2021
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

BACKGROUND:

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