

**AGENDA**  
**MONTGOMERY TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**AUGUST 27, 2018**

[www.montgomerytp.org](http://www.montgomerytp.org)

Tanya C. Bamford  
Candyce Fluehr Chimera  
Michael J. Fox  
Jeffrey W. McDonnell  
Matthew W. Quigg

Lawrence J. Gregan  
Township Manager

**ACTION MEETING – 8:00 PM**

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Announcement of Executive Session
5. Consider Approval of Minutes of August 13, 2018 Meeting
6. Announce Fall 2018 CRC and Recreation Programs
7. Consider Approval of Amended Letter of Intent- DVRPC Regional Streetlight Procurement Program
8. Consider Adoption of Proposed Ordinance #18-307- Amending Bridge Weight Restrictions
9. Consider Authorization to Advertise Ordinance#18-308- Amending Code to Prohibit Parking- Regency Drive between Hartman Road and Drake Lane
10. Consider Bids for Tree Removal Project at Zehr at Windlestrae, Friendship Park, Gwynedd Lea Open Space Areas
11. Consider Authorization for Shade Tree Replacement Planting Project - Gwynedd Lea Road Open Space and Green Tree Tavern Road Open Space
12. Consider Waiver of Permit Fee for Special Event – Bharatiya Temple – Ganesh Festival
13. Consider Preliminary/Final Subdivision Land Development Plan LDS #697 Water Tower Square Satellite Use – Miller’s Ale House
14. Consider Payment of Bills
15. Other Business
16. Adjournment

**Future Public Hearings/Meetings:**

08-28-2018 @7:00pm – Environmental Advisory Committee

09-10-2018 @8:00pm – Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Public Comment

MEETING DATE: August 27, 2018

ITEM NUMBER: #3

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan  
Township Manager



BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman of the Board of Supervisors

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BACKGROUND:

The Chairman needs to remind all individual(s) making a comment that they need to identify themselves by name and address for public record.

The Chairman needs to remind the public about the policy of recording devices. The individual(s) needs to request permission to record the meeting from the Chairman and needs to identify themselves, by name and address for public record.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT:       Announcement of Executive Session

MEETING DATE:       August 27, 2018

ITEM NUMBER:       #4

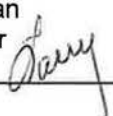
MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX   Information:       Discussion:       Policy:

INITIATED BY: Lawrence J. Gregan  
Township Manager



BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman of the Board of Supervisors

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BACKGROUND:

Frank Bartle will announce that the Board of Supervisors met in Executive Session and will summarize the matters discussed.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Approval of Minutes for August 13, 2018

MEETING DATE: August 27, 2018

ITEM NUMBER: #5

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan  
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman of the Board of Supervisors

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BACKGROUND:

Please contact Deb Rivas on Monday, August 27, 2018 before noon with any changes to the minutes.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

**MINUTES OF MEETING  
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
AUGUST 13, 2018**

At 7:30 p.m. Chairman Candyce Fluehr Chimera called to order the executive session. In attendance were Supervisors Tanya C. Bamford, Michael J. Fox and Matthew W. Quigg. Supervisor Jeffrey W. McDonnell was absent. Also in attendance were Township Manager Lawrence J. Gregan and Township Solicitor Frank R. Bartle, Esquire.

Chairman Candyce Fluehr Chimera called the action meeting to order at 8:04 p.m. In attendance were Supervisors Tanya C. Bamford, Michael J. Fox and Matthew W. Quigg. Supervisor Jeffrey W. McDonnell was absent. Also in attendance were Township Solicitor Frank R. Bartle, Esquire, Township Manager Lawrence J. Gregan, Police Chief J. Scott Bendig, Director of Finance Ami Tarburton, Director of Administration and Human Resources Ann Shade, Assistant to the Township Manager Stacy Crandell, Director of Planning and Zoning Bruce Shoupe, Director of Public Works Kevin Costello, Director of Recreation and Community Center Floyd Shaffer, Director of Information Technology Richard Grier and Recording Secretary Deborah A. Rivas.

Following the Pledge of Allegiance, Chairman Candyce Fluehr Chimera recognized the reporter that was present with a television camera and requested that she make herself known to the Board and attendees and state her intentions to record the meeting. Harri Leigh stated that she was a reporter with WLVT, Channel 39 in Bethlehem, PA and that she was working on programming for future broadcasts and would be recording a portion of the Board meeting this evening.

Chairman Candyce Fluehr Chimera called for public comment from the audience.

Tom Harker of 130 Bayhill Drive stated that he was present with other residents of the Cutler Development and that they were inquiring as to the latest information available on plans for completion of the list of outstanding improvements. The Board as well as Township Manager Lawrence J. Gregan and Township Solicitor Frank R. Bartle, Esquire provided an update on

these concerns to the residents. Vice Chairman Michael J. Fox summarized that Mr. Cutler is aware of the list of items to be completed and the Township's expectation that they be accomplished. Progress has been made with the recent completion of the final paving improvements in the Montgomery Knoll & Montgomery Preserve Developments. The Township continues to push the Cutler Group to complete the remaining improvements but that the Board is holding off on pulling letters of credit as long as they can have the Cutler Group continue to complete the items required and continue to see progress. There is much that has already been accomplished to date and the Township has a plan and strategy that they are following. Township Solicitor Frank R. Bartle, Esquire further explained that in a show of good faith, Mr. Cutler has transferred the title of the remaining undeveloped portion of the development to be held by the Township as security for funds owed the Township pending future sale of this property.

Solicitor Frank R. Bartle, Esquire announced that the Board had met in an executive session at 7:30 p.m. this evening to discuss the Cutler Development, which is a matter of potential litigation. Mr. Bartle stated that this matter is a legitimate subject of executive session pursuant to Pennsylvania's Sunshine Law.

Chairman Candyce Fluehr Chimera made a motion to approve the minutes of the July 23, 2018 Board of Supervisors meeting, and Supervisor Tanya C. Bamford seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Assistant to the Township Manager Stacy Crandell introduced representatives from local organizations to receive annual donations from the Township. Denise Frattera from the Visiting Nurses Association Community Services organization accepted a check in the amount of \$1,500. Lisa Knapp Siegel from the Montgomery Township Historical Society accepted a check in the amount of \$6,000. The representatives from these organizations provided updates to the Board on their activities over the past year and expressed gratitude to the Township for these

donations which help to fund programs run by these organizations benefitting the residents of Montgomery Township.

Director of Fire Services Richard Lesniak reported that each year in the spring, Montgomery Township honors and celebrates its many volunteers with a special recognition event. In addition to the volunteers, Board of Supervisors and Township staff, local, state and federal elected officials join in the celebration. This past spring, Congressman Brendan Boyle presented certificates honoring all of the Fire Department's Administrative and Operational Officers. Unfortunately, not all the awardees were able to attend this event. Tonight, the Board wishes to present the certificates that were provided by Congressman Boyle to the administrative and operational officers of the Fire Department of Montgomery Township. Chairman Candyce Fluehr Chimera presented each officer with their certificate. Resolution #1 made by Vice Chairman Michael J. Fox, seconded by Chairman Candyce Fluehr Chimera and adopted unanimously, recognized the administrative and operational officers of the Fire Department of Montgomery Township.

Director of Fire Services Richard Lesniak reported that the Office of the State Fire Commissioner's "Participating Department Program" recognizes those departments that support, promote and encourage their emergency response personnel to certify at various levels in accordance with nationally recognized Professional Qualification Standards. The Township's Fire Department has been recognized by the State Fire Commissioner for having 75% of the Department members certified under the Professional Qualification Standards. With this recognition, the Department has demonstrated that it is competent and capable in providing quality services to the residents and visitors of the Commonwealth. Resolution #2 made by Supervisor Tanya C. Bamford, seconded by Chairman Candyce Fluehr Chimera and adopted unanimously, acknowledged the Fire Department's Office of the State Fire Commissioner's Participating Department Award for having 75% of the members certified in accordance with nationally recognized Professional Qualification Standards.

Assistant to the Township Manager Stacy Crandell reported that the Police Department has been reviewing traffic ordinances to make sure that all the information is accurate and up to date. After review of Chapter 222, Article II, Section 222-17 (Weight Limits: Penalty), it was determined that the language on the bridge weight restrictions needed to be amended. Currently the ordinance states that tractor trailers combinations when it should reflect "All" truck combinations and not just tractor trailers. Resolution #3 made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Tanya C. Bamford and adopted unanimously, authorized the advertisement of proposed Ordinance #18-307 – Amending Language on Bridge Weight Restrictions for consideration and adoption at the Board of Supervisors Meeting to be held on Monday, August 27, 2018 after 8:00 p.m.

Resolution #4 made by Vice Chairman Michael J. Fox, seconded by Supervisor Tanya C. Bamford and adopted unanimously, approved the end of maintenance period and final escrow release of \$6,727.13 for LDS #672 – Goodwin 3-Lot Subdivision.

Resolution #5 made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Tanya C. Bamford and adopted unanimously, approved the final escrow release of \$1,255,172.60, held as a letter of credit, for LDS #686, Montgomery Elementary School Renovation and Expansion Project.

Director of Planning and Zoning Bruce Shoupe reported that an application has been received from Henderson Partnership seeking Conditional Use approval to allow RedLine Athletics Youth Athletic Training Center to occupy 10,000 sf of tenant space at 101 Commerce Drive. The property is currently zoned I-Industrial and currently occupied by Lymphacare (durable medical goods) 4,000 sf and Master Tech Automotive repair, 6,000 sf. RedLine Athletics proposes to occupy the remaining 10,000 sf. This use is permitted by Conditional Use approval. Resolution #6 made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Tanya C. Bamford and approved unanimously, authorized the advertisement of a Public



Hearing for Conditional Use application #C-70 Henderson Partnership – Redline Athletics Youth Athletic Training Center, 101 Commerce Drive to be held on September 24, 2018.

Director of Recreation and Community Center reported on the proposed 2018 Fall Recreation Programs and Fees which will be valid from September 17, 2018 through December 31, 2018. Resolution #7 made by Supervisor Tanya C. Bamford, seconded by Chairman Candyce Fluehr Chimera and adopted unanimously, approved the 2018 Fall Programs and Fee Schedule as submitted.

A motion to approve the payment of bills was made by Chairman Candyce Fluehr Chimera, seconded by Vice Chairman Michael J. Fox, and adopted unanimously, approving the payment of bills as submitted.

Under other business, Chairman Candyce Fluehr Chimera acknowledged the presence of Boy Scout Jake Pepe who introduced himself and explained that he was attending the meeting to earn his Citizenship and Community Merit Badge. Mr. Pepe explained that his Eagle Scout project involved installing fence posts to make a boundary at the Knapp Farmstead.

There being no further business to come before the Board, the meeting adjourned at 9:00 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Community & Recreation Center Fall 2018 Fall Activity/Program/Special Event Overview

MEETING DATE: August 27, 2018

ITEM NUMBER: #6

MEETING/AGENDA:

ACTION

NONE

REASON FOR CONSIDERATION: Operational: Policy: Discussion: Information: xx

INITIATED BY: Floyd Shaffer, Recreation Director  BOARD LIAISON: Michael J. Fox

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**BACKGROUND:**

The Fall 2018 program schedule at the Montgomery Township Community Recreation has been prepared. We will "kick-off" the season with a number of new offerings as well as popular ongoing activities during the second week of September. Derek Muller, our Recreation Program Supervisor, is with us tonight to discuss the lineup of community activities that will be conducted over the next four months.

An outline of the classes, activities, and special events is below:

**I. Pre-School Programs**

- a. Tiny Tykes Gym & Musical Munchkins returning
- b. **NEW** – Tiny Tykes Basketball for ages 4-6
- c. **NEW** – Soccer programs for ages 2-7 held at the CRC

**I. Youth/Teen Programs**

- a. **NEW** – Introduction to Performing Arts Class for ages 8-12
- b. Arena Flag Football pre-registration is in full swing
- c. Drawing classes on Saturdays
- d. Tennis Programs
  - i. **NEW** – Mini Tennis Program for ages 4-10 in November
  - ii. Saturday lessons at Rose Twig
- e. Variety of Youth Dance Programs
- f. **NEW** – School's Out Days
- g. American Red Cross Babysitting Class November 17<sup>th</sup>

**II. Community & Recreation Programs**

- a. Financial Workshops
- b. **NEW** – Community CPR Training (ages 12+)
- c. Canvas Paintings – 1 per month October thru December

**III. Adult Programs**

- a. Fitness Classes – over 30 per week for all fitness levels
- b. Men's Adult Basketball League
- c. Badminton
- d. Pickleball - Open Play and lessons for Beginners to Advanced Play

**IV. Senior Programs**

- a. Coffee, Conversation, Games, and Camaraderie
  - i. Mahjong players are more than welcome
- b. Coloring, Crafts, Chat, and Refreshments
- c. AARP Driver's Safety Class
- d. CPR Class exclusively for Seniors November 11<sup>th</sup> at 1:00pm
- e. Medicare Workshop
- f. **NEW** – Senior Holiday Party

**V. Special Events**

- a. Breakfast with Santa
- b. Princess Breakfast Party
- c. Pumpkin Painting & Decorating Workshop
- d. Gingerbread House Decorating Workshop

**VI. Autumn Festival**

- a. Returns to Windlestrae Park on October 6<sup>th</sup> 12-5pm
- b. Poor weather will move the event to the Mont CRC

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY


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SUBJECT: Consider Approval of Amended Letter of Intent- DVRPC Regional Streetlight Procurement Program

MEETING DATE: August 27, 2018 ITEM NUMBER: #7

MEETING/AGENDA: ACTION NONE

REASON FOR CONSIDERATION: Operational: Policy: Discussion: xx Information:

INITIATED BY: Stacy Crandell BOARD LIAISON: Candyce Fluehr Chimera  
Assistant to the Township Manager  Chairman, Board of Supervisors

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**BACKGROUND:**

The Delaware Valley Regional Planning Commission (DVRPC) is assembling a second phase of the Regional Streetlight Procurement Program (RSLPP) in order to put together the resources needed to design, procure, and finance the transition to LED street lighting.

Township Staff attended an informational session on June 26, 2018 to gather information about possible participation in the second round of this program. On July 23, 2018, the Board gave approval to proceed with the initial Letter of Intent and the \$5,000 upfront cost.

The Township was notified by DVRPC that they were removing the upfront service fee of \$5,000. They will be shifting to an all service fee structure as follows once the Township enters into contracts:

- 5% for Engineering/Investment Grade Audit (average fee is expected to be \$875 per municipality)
- Up to 3% for construction (average fee is expected to be \$6,000 per municipality at the 3% level).

The benefits of this new pricing structure is the Township will receive a preliminary audit/feasibility study for free. This study will allow each municipality to evaluate estimated project scope, cost and payback and will be able to better model expected program fees if the Township decides to enter into the contract for the Investment Grade Audit.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:**

None.

**PREVIOUS BOARD ACTION:**

None.

**ALTERNATIVES/OPTIONS:**

None.

**BUDGET IMPACT:**

The cost of participating will be determined once the Township decides what steps they would like to be a part of. Township Staff will seek approval throughout the process for the allocation of funds and going forward in the various stages of this program.

**RECOMMENDATION:**

Staff is recommending the Board authorize the amended submittal of the Letter of Intent.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we authorize the Township staff to submit the amended Letter of Intent to participate in the preliminary steps for the DVRPC Regional Streetlight Procurement Program.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

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## Regional Streetlight Procurement Program: Letter of Intent

This Letter of Intent commits \_\_\_\_\_ [name of municipality] to participate in DVRPC's Regional Streetlight Procurement Program (RSLPP) and obtain resources to design, procure and finance the transition to LED street lighting tailored to the municipality's needs. Through this commitment, the municipality agrees to authorize DVRPC to issue a request for proposal for a Design Services Professional (DSP). The municipality agrees to provide DVRPC and its contractors the necessary data and information required to develop a preliminary audit (see below for required information).

This letter does not bind the municipality to commit to purchase products, labor or consulting services in the program. If the municipality proceeds to Investment Grade Audit or Construction stage of this project, the municipality agrees to pay DVRPC a Program Fee of 5% of the Investment Grade Audit contract cost and up to 3% of the construction contract cost which will be invoiced by the respective contractors. This Program Fee will reimburse DVRPC's costs for technical and legal advisory services to assist with the RSLPP.

By participating in the RSLPP, each municipality will obtain:

1. A preliminary audit developed by a qualified Design Services Professional (DSP) competitively selected by the RSLPP Municipal Steering Committee.
2. The ability to contract directly with the same DSP to conduct project management, project development, and construction management services.
3. The ability to contract directly with a qualified street lighting Auditor/Designer that is competitively selected by the RSLPP Municipal Steering Committee.
4. The ability to contract directly with a qualified installation contractor that is competitively selected by the RSLPP Municipal Steering Committee.
5. Workshops and one-on-one assistance, and regular program communication from DVRPC.
6. Option to participate in a pool of financing created for the RSLPP.

By signing this letter, the municipality commits to:

- Provide the following data to DVRPC in advance of the preliminary audits:
  - A completed RSLPP Questionnaire, provided by DVRPC;
  - A copy of the municipality's most recent street light bill from PECO. If you have more than one streetlight account, please provide a bill for each account.
- Provide any additional information requested by the selected Design Services Professional, as long as this additional information can be produced by the municipality without added cost.
- Assign one point of contact that is responsible for communicating with DVRPC and the DSP throughout the program. Additional contacts can be added.

By signing this letter, the municipality will be eligible to:

- Provide input to DVRPC on the draft scope of work and evaluation criteria developed for selecting the Design Services Professional.
- Request that they are represented on the RSLPP Municipal Steering Committee.

I acknowledge that DVRPC will serve as a representative, along with the Municipal Steering Committee, on the selection committee for the DSP. In addition, DVRPC will be responsible for:

- Drafting the Request for Proposals (RFP) for the Design Services Professional.
- Contracting with the DSP and managing the Design Services Professional throughout the duration of the program to ensure that program goals are met.

DVRPC will not manage the DSP's contracts with each municipality, the municipal contract with the Auditor/Designer, or the contract between the municipality and the installation contractor.

I acknowledge that each municipality will have their own contract with the Design Services Professional and the auditor/designer if they decide to proceed beyond Preliminary Audit. If a municipality decides to proceed through construction, each municipality will sign its own construction contract with the installation contractor, and this contract will be managed by the DSP and the municipality.

**Municipality:**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**DVRPC:**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

SUBJECT: Consider Adoption of Ordinance#18-307- Amending Language on Bridge Weight Restrictions

MEETING DATE: August 27, 2018 ITEM NUMBER: #8

MEETING/AGENDA: ACTION NONE

REASON FOR CONSIDERATION: Operational: Policy: Discussion: xx Information:

INITIATED BY: Stacy Crandell Assistant to the Township Manager BOARD LIAISON: Candyce Fluehr Chimera Chairman, Board of Supervisors

BACKGROUND:

The Police Department has been reviewing traffic ordinances to make sure all the information is accurate and up to date. After reviewing the Chapter 222, Article II, Section 222-17 (Weight Limits; Penalty), it was determined that the language on the bridge weight restrictions needed to be amended. Currently, the ordinance states that tractor trailers combinations when it should reflect "All" combinations not just tractor trailers. Attached is the ordinance that will be considered for adoption at tonight's meeting.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Township Staff recommends the adoption of Ordinance# 18-307- Amending Language on Bridge Weight Restrictions.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby adopt Ordinance#18-307- Amending Language on Bridge Weight Restrictions.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



# **MONTGOMERY TOWNSHIP**

ORDINANCE #18-307

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AN ORDINANCE AMENDING THE MONTGOMERY TOWNSHIP CODE, CHAPTER 222, ARTICLE III, SECTION 222-17 [WEIGHT LIMITS; PENALTY] TO AMEND LANGUAGE ON MAXIMUM GROSS WEIGHT

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ENACTED: \_\_\_\_\_

# MONTGOMERY TOWNSHIP

ORDINANCE #18-307

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AN ORDINANCE AMENDING THE MONTGOMERY TOWNSHIP CODE, CHAPTER 222, ARTICLE III, SECTION 222-17 [WEIGHT LIMITS; PENALTY] TO AMEND LANGUAGE ON MAXIMUM GROSS WEIGHT

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**IT IS HEREBY ENACTED AND ORDAINED** by the Montgomery Township Board of Supervisors that the Township Code is hereby amended as follows:

**SECTION 1. Amendment to Chapter 222, Article III, Section 222-17 [Weight Restrictions; Penalty].**

Article III [Vehicle Weight and Type Restrictions], Section 222-17 [Weight Restrictions; Penalty] is hereby amended to read:

<u>Street or Bridge</u>	<u>Limits (tons)</u>	<u>Maximum Gross Weight</u>
Stump Road Bridge over Little Neshaminy Creek	15	Except all combination vehicles shall be permitted at 27 tons

**SECTION 3. Repeal and Ratification.**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the ordinances of the Township that are unaffected by this Ordinance are hereby reaffirmed and ratified.

**SECTION 4. Severability.**

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect, and for this reason the provisions of this Ordinance shall be severable.

**SECTION 5. Effective Date.**

This Ordinance shall become effective five (5) days after enactment.

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**ORDAINED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2018, by the Montgomery Township Board of Supervisors.

**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

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Candyce Fluehr Chimera, *Chairman*

[Seal]

Attested by:

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LAWRENCE J. GREGAN  
*Township Manager/Secretary*

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Authorization to Advertise Ordinance#18-308- Amending Code to Prohibit Parking- Regency Drive between Hartman Road and Drake Lane

MEETING DATE: August 27, 2018 ITEM NUMBER: #9

MEETING/AGENDA: ACTION NONE

REASON FOR CONSIDERATION: Operational: Policy: Discussion: xx Information:

INITIATED BY: Stacy Crandell Assistant to the Township Manager BOARD LIAISON: Candyce Fluehr Chimera Chairman, Board of Supervisors

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BACKGROUND:

The Police Department has received numerous complaints of vehicles parked on the side of the road on Regency Drive between Hartman Road and Drake Lane. After following up on the complaint, the Police Department determined that it was a safety issue and that parking should be prohibited. This will also assist the Township during plowing efforts during the winter.

Attached is the proposed ordinance for advertisement. The ordinance will be presented at the September 10, 2018 Board Meeting for consideration.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Township Staff recommends the advertisement of Proposed Ordinance# 18-308- Amending Code to Prohibit Parking- Regency Drive between Hartman Road and Drake Lane

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the advertisement of Proposed Ordinance#18-308- Amending Code to Prohibit Parking- Regency Drive between Hartman Road and Drake Lane for consideration and adoption at the Board of Supervisors Meeting to be held on Monday, September 10, 2018 after 8PM in the Township Building.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

# **MONTGOMERY TOWNSHIP**

ORDINANCE #18-308

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AN ORDINANCE AMENDING THE MONTGOMERY TOWNSHIP CODE, CHAPTER 222, ARTICLE IV, SECTION 222-20 [STOPPING, STANDING AND PARKING/PARKING PROHIBITED AT ALL TIMES] TO ADD REGENCY DRIVE BETWEEN HARTMAN ROAD AND DRAKE LANE

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ENACTED: \_\_\_\_\_

# MONTGOMERY TOWNSHIP

ORDINANCE #18-308

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AN ORDINANCE AMENDING THE MONTGOMERY TOWNSHIP CODE, CHAPTER 222, ARTICLE IV, SECTION 222-20 [STOPPING, STANDING AND PARKING/PARKING PROHIBITED AT ALL TIMES] TO ADD REGENCY DRIVE BETWEEN HARTMAN ROAD AND DRAKE LANE

---

**IT IS HEREBY ENACTED AND ORDAINED** by the Montgomery Township Board of Supervisors that the Township Code is hereby amended as follows:

**SECTION 1. Amendment to Chapter 222, Article IV, Section 222-20 [Parking Prohibited at all times].**

Chapter 222, Article IV Section 222-20 [Stopping, Standing and Parking/Parking Prohibited at all times] is hereby amended to add the following street:

<b>Street/Shopping Center/Area</b>	<b>Side/Area</b>	<b>Location</b>
Regency Drive	Both	From Hartman Road to Drake Lane

**SECTION 2. Repeal and Ratification.**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the ordinances of the Township that are unaffected by this Ordinance are hereby reaffirmed and ratified.

**SECTION 3. Severability.**

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

**SECTION 4. Effective Date.**

This Ordinance shall become effective 5 days after enactment.

\*\*\*

**ORDAINED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2018, by the  
Montgomery Township Board of Supervisors.

**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
CANDYCE FLUEHR CHIMERA, *Chair*

[Seal]

Attested by:

\_\_\_\_\_  
LAWRENCE J. GREGAN  
*Township Manager/ Secretary*



**Date :** 6/27/18

**Re :** MTPD 2018-12956 (Regency Drive parking)

**From :** D Dunlap

**An initial complaint of vehicles parked in front of #101 Regency Drive was received by MTPD 2/23/2017 (see MTPD 17-05517). After a discussion, it was decided to monitor the parking situation at #101 Regency Drive. The complaint was regarding numerous vehicles parked in front of the residence, blocking the turn lane at the Stop-sign controlled intersection with Hartman Road.**

**On 5/17/2018, another complaint was received regarding the parking of vehicles in front of #101 Regency Drive (MTPD 18-12956), with the same issues raised as MTPD 17-05517.**

**Additional follow up was conducted , with the complaints found valid : numerous vehicles are parked, at times, in front of the residence (vehicles found registered to the homeowner), with the right turn lane at the intersection with Hartman Road partially blocked by the parked vehicles.**

**After an on-site review , it is recommended that the parking of vehicles be prohibited along the north side (westbound lane) of Regency Drive, in front of #101 Regency Drive, from the intersection with Hartman Road (SR #2014) , back to where the right turn lane is marked (this is 105 ' ft back from the intersection, and, is 17' ft back from the private drive to #101 Regency Drive).**

**The sign restricting/prohibiting the parking of vehicles will be : "No Parking Here To Corner".**

**By prohibiting the parking of vehicles within the marked right turn lane of Regency Drive at Hartman Road, this will make the intersection safer, and more efficient, for the motorists traveling through the intersection.**



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

---

**SUBJECT:** Consider Bids for Tree Removal Project at Zehr at Windlestrae, Friendship Park, Gwynedd Lea Open Space Areas

**MEETING DATE:** August 27, 2018

**ITEM NUMBER:** #10

**MEETING/AGENDA:** EXECUTIVE SESSION

**REASON FOR CONSIDERATION:** Operational: XX Policy Discussion: Information:

**INITIATED BY:** Bruce Shoupe

**BOARD LIAISON:** Michael J. Fox, Township Supervisor

Director of Planning and Zoning

Liaison to Shade Tree Commission

---

**BACKGROUND:**

The Township received and opened bids for the Ash Tree Removal in areas noted above on August 15, 2018. Twenty (25) bid packets were sent out and seven (7) bids were received ranging in cost from \$77,444.00 to \$196,400.00. A copy of the bid tabulation sheet is attached.

The work under this contract includes the furnishing of all labor, materials and equipment necessary and incidental for the felling of approximately 420 +/- Ash trees to within 12 inches or less of ground level.

The Bid documents received were reviewed for completeness and it was determined that the lowest bidder (\$77,444.00) submitted an incomplete bid package which does not qualify for award of the contract as the lowest responsible bidder meeting the bid requirements. The next lowest qualified bid was more than \$72,000 higher.

**PREVIOUS BOARD ACTION:**

The Board of Supervisors authorized advertisement of the Bid Specification on July 23, 2018.

**ALTERNATIVES/OPTIONS:**

None

**BUDGET IMPACT:**

To be determined.

**RECOMMENDATION:**

It is recommended that the Board of Supervisors reject all bids received for the Ash Tree Removal in Open Spaces areas noted above and authorize the Township Manager to rebid the project for a bid opening in September 2018.

**MOTION/RESOLUTION:**

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby reject all bids received for the Ash Tree Project in the Zehr portion of Windlestrae, Friendship Park and Gwynedd Lea Open space area and authorize the Township Manager to rebid the project for a bid opening in September 2018.

**MOTION:** \_\_\_\_\_ **SECOND:** \_\_\_\_\_ **VOTE:** \_\_\_\_\_

**ROLL CALL:**

Tanya Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew Quigg	Aye	Opposed	Abstain	Absent
Candyce Chimera	Aye	Opposed	Abstain	Absent

**DISTRIBUTION:** Board of Supervisors, Frank Bartle, Esq.



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

---

**SUBJECT:** Consider Authorization for Shade Tree Replacement Planting Project – Gwynedd Lea Drive and Green Tree Tavern Road Open Space Areas.

**MEETING DATE:** August 27, 2018

**ITEM NUMBER:** # 11

**MEETING/AGENDA:** WORK SESSION

**ACTION XX**

**NONE**

**REASON FOR CONSIDERATION:** Operational: XX

Policy: Discussion:

Information:

**INITIATED BY:** Bruce Shoupe  
Director of Planning & Zoning

**BOARD LIAISON:** Candyce Fluehr Chimera,  
Chairman

---

**BACKGROUND:**

The approved 2018 Shade Tree Commission Budget includes a Spring planting project for the Korean War Memorial Landscaping in the amount of \$6,000. This project has been put on hold and in the alternative the Commission would like to install (16) replacement shade trees on Township owned Open Space land. Although this project does not exceed the limit required for Public Bidding, the Township's Purchasing Policy, requires requesting three quotes and Board approval for expenditures in excess of \$10,000. Of the five contractors contacted, two supplied quotes for the project. A copy of the quotes provided by Holly Days Nursery in the amount of \$10,944 and All Seasons Landscaping in the amount of \$9,520 received are attached.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:** None.

**PREVIOUS BOARD ACTION:** None.

**ALTERNATIVES/OPTIONS:** None

**BUDGET IMPACT:** A total of \$28,500.00 has been allocated in the 2018 Shade Tree Commission Budget for the Spring and Fall Planting Projects. \$16,699 has been utilized with a remaining allocated balance of \$11,801.

**RECOMMENDATION:** Approve the contract for the replacement of 16 shade trees along Gwynedd Lea Drive and Green Tree Tavern Road Open space areas for a total cost of \$9,520.00 to All Seasons Landscaping.

**MOTION/RESOLUTION:**

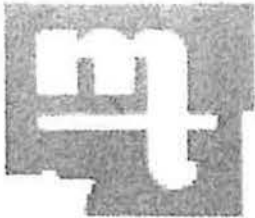
BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the contract for the replacement of 16 shade trees on Township Owned Open Space along Gwynedd Lea Drive and Green Tree Tavern Road in the amount of \$9,520.00 to All Seasons Landscaping of Aston, PA.

**MOTION:** \_\_\_\_\_ **SECOND:** \_\_\_\_\_ **VOTE:** \_\_\_\_\_

**ROLL CALL:**

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

**DISTRIBUTION:** Board of Supervisors, Frank R. Bartle, Esq.



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MONTGOMERY TOWNSHIP

MONTGOMERY TOWNSHIP  
SHADE TREE COMMISSION

1001 STUMP ROAD  
MONTGOMERY VILLE, PA 18936-9605  
Telephone: 215-393-6920 · Fax: 215-855-1498  
[www.montgomerytp.org](http://www.montgomerytp.org)

***STC 2018 Fall Planting Project – Tree Replacements  
Gwynedd Lea Drive and Green Tree Tavern Road***

Please provide a quote for the following (see attached):

The undersigned hereby agrees to deliver, WATER, and install trees at Gwynedd Lea Drive and Green Tree Tavern Road per minimum specifications (including bed preparation specifications). Please note: an 18 month maintenance period is required.

\*\* See attached bid documents and plan including planting specifications and plant schedule. See attached diagram for details on trees to be installed.

Approximate delivery date 10/14/2018 (Must be before October 15, 2018)

Total bid Amount \$ 9,520.00

Total # Install 16 trees (3" caliper Platanas x acerfolia / London Planetree)

Name of Bidder All Seasons Landscaping

Address 3915 Market Street Aston, PA 19014

Date 8-8-2018 Phone Number 610-494-8050

Exception to Bid \_\_\_\_\_

\_\_\_\_\_

Signature 

- NOTE:
- \*Financial Security is required to be posted to the satisfaction of the Township Landscape Consultant and Solicitor after the bid is awarded and prior to the start of any work in the amount of 100% of the bid.
  - \*An 18 month maintenance / guarantee period is required upon acceptance of the work by the Township.
  - \*A Certificate of Workers Compensation Insurance and Liability Insurance naming Montgomery Township as **additional insured** must be submitted in the amount of one million dollars.
  - \*Contractor must contact PA One to ensure all utilities are marked prior to the start of any work. (Minimum 3 days notice is required)
  - \*Contractor must notify Township of the date work will begin. The Township's landscape architect will be on site to inspect trees prior to installation.
  - \*\* Water is not available on-site.



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MONTGOMERY TOWNSHIP  
SHADE TREE COMMISSION  
1001 STUMP ROAD  
MONTGOMERY VILLE, PA 18936-9605  
Telephone: 215-393-6920 · Fax: 215-855-1498  
[www.montgomerytpa.org](http://www.montgomerytpa.org)

MONTGOMERY TOWNSHIP

**STC 2018 Fall Planting Project – Tree Replacements  
Gwynedd Lea Drive and Green Tree Tavern Road**

Please provide a quote for the following (see attached):

The undersigned hereby agrees to deliver, WATER, and install trees at Gwynedd Lea Drive and Green Tree Tavern Road per minimum specifications (including bed preparation specifications). Please note: an 18 month maintenance period is required.

\*\* See attached bid documents and plan including planting specifications and plant schedule. See attached diagram for details on trees to be installed.

Approximate delivery date 10/1 (Must be before October 15, 2018)

Total bid Amount \$ 10,944.00

Total # Install 16 trees (3" caliper Platanus x acerfolia / London Planetree)

Name of Bidder Holly Days Nursery, Inc

Address 1201 Harshen Road Ambler PA 19002

Date 8/15/18 Phone Number 215-283-3228

Exception to Bid \_\_\_\_\_

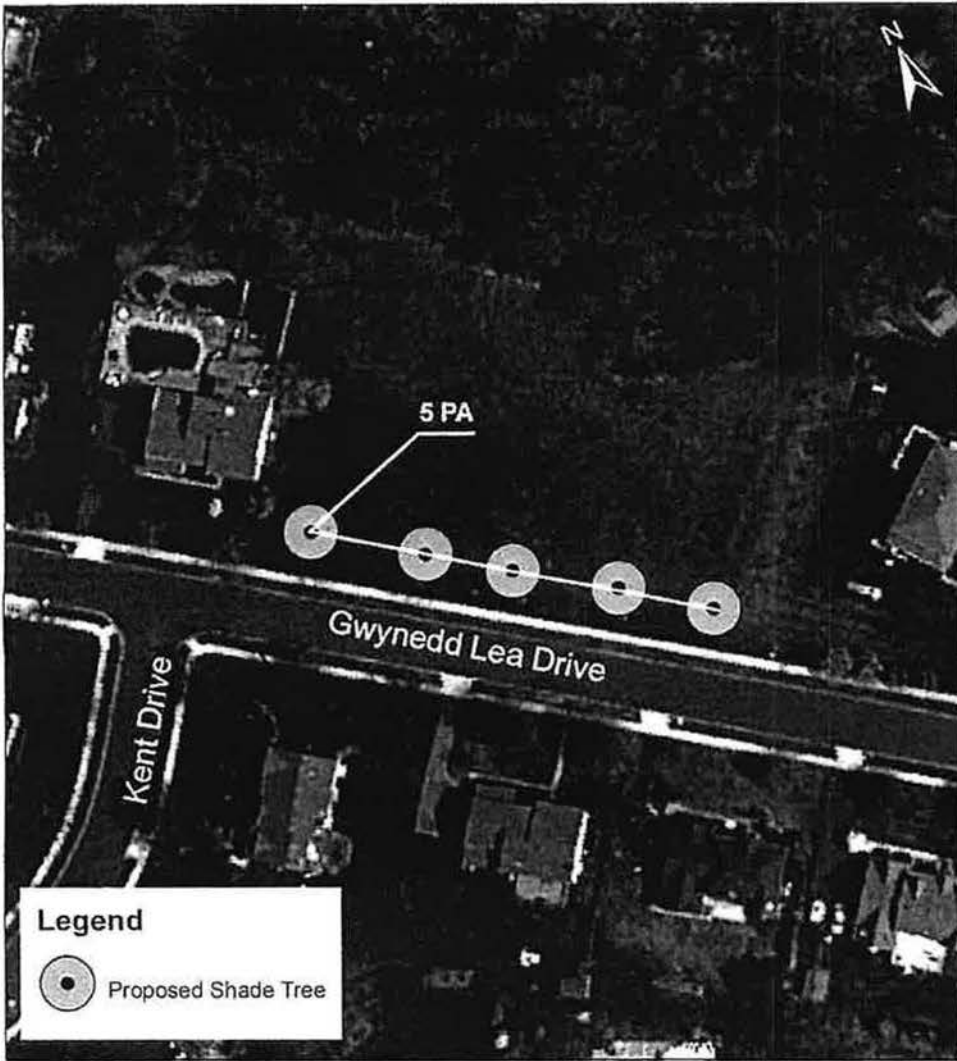
\_\_\_\_\_  
\_\_\_\_\_

Signature [Signature]


NOTE:

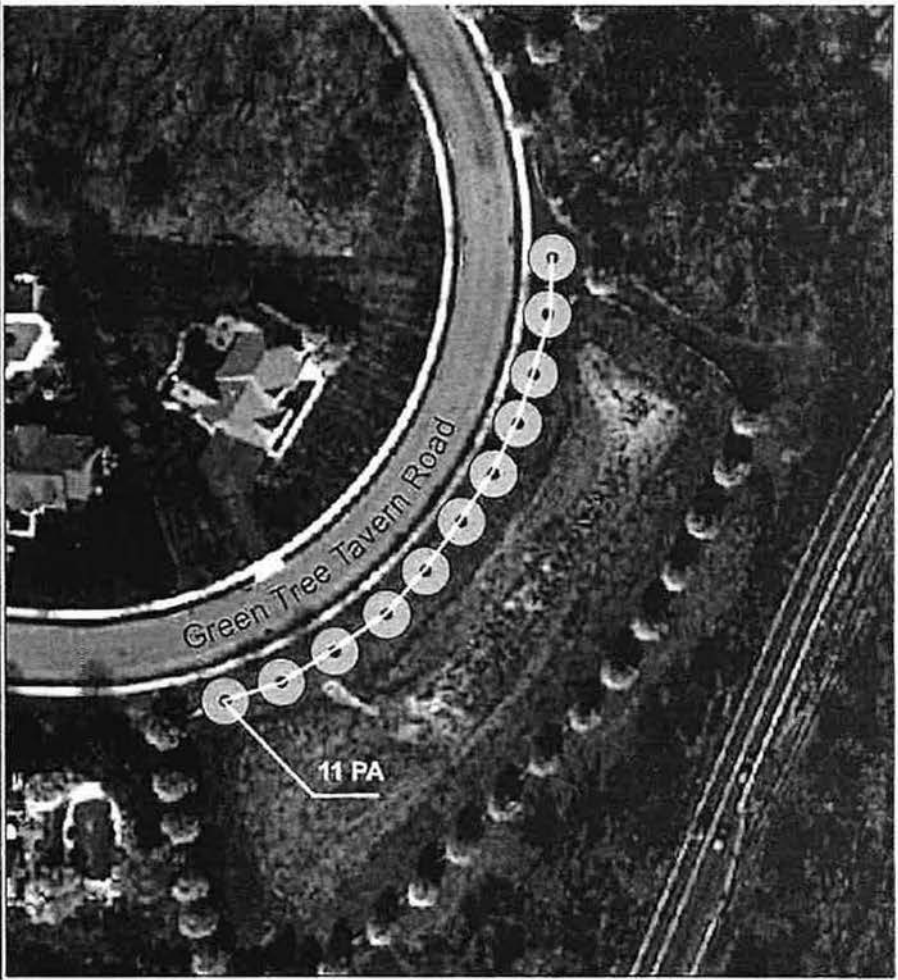
- \*Financial Security is required to be posted to the satisfaction of the Township Landscape Consultant and Solicitor after the bid is awarded and prior to the start of any work in the amount of 100% of the bid.
- \*An 18 month maintenance / guarantee period is required upon acceptance of the work by the Township.
- \*A Certificate of Workers Compensation Insurance and Liability Insurance naming Montgomery Township as **additional insured** must be submitted in the amount of one million dollars.
- \*Contractor must contact PA One to ensure all utilities are marked prior to the start of any work. (Minimum 3 days notice is required)
- \*Contractor must notify Township of the date work will begin. The Township's landscape architect will be on site to inspect trees prior to installation.
- \*\* Water is not available on-site.

Key	Quant.	Scientific Name	Common Name	Cal.	Height	Remarks
PA	16	<i>Platanus x acerifolia</i>	London Planetree	3" cal.	14-16'	B&B

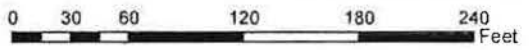


**Legend**

 Proposed Shade Tree



**B** Boucher & James, Inc  
 CONSULTING ENGINEERS  
 www.bjengineers.com  
 Date: July 26, 2018  
 #1855034



1 inch = 60 feet

**Gwynedd Lea Drive and Green Tree Tavern Road  
 Ash Tree Replacements**

Information Sources: Aerial Images: DVRPC Aerial Photography 2015, Southeast PA



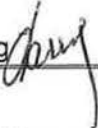
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

SUBJECT: Consider Waiver of Permit Fee for Special Event – Bharatiya Temple – Ganesh Festival

MEETING DATE: August 17, 2018 ITEM NUMBER: # 12

MEETING/AGENDA: ACTION  NONE

REASON FOR CONSIDERATION: Operational: Policy: Discussion:  Information:

INITIATED BY: Bruce Shoupe  
Director of Planning and Zoning  BOARD LIAISON: Candyce Fluehr Chimera  
Chairman

BACKGROUND:

In the past, it has been the policy of the Board of Supervisors to waive permit fees for non-profit and religious organizations. The Township has received a request from Bharatiya Temple to waive all permit fees associated with their Ganesh Festival which will be held on September 12 – September 23, 2018. The Special Event Permit Fee is \$100.00.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None.

RECOMMENDATION:

That the permit fee for the Bharatiya Temple be waived.

MOTION/RESOLUTION:

Resolution is attached.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: \_\_\_\_\_

ROLL CALL:

Tanya Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew Quigg	Aye	Opposed	Abstain	Absent
Candyce Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the request of Bharatiya Temple to waive the \$100.00 Special Events permit fee associated with the Ganesh Festival which will be held on September 12 – September 23, 2018.

MOTION BY:

SECOND BY:

VOTE:

DATE:

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



## BHARATIYA TEMPLE

Ph 215-997-1181  
Street Address | 1612 County Line Rd | Chalfont, PA, 18914  
Mailing Address | P.O. BOX 463 | Montgomeryville, PA, 18936  
[www.b-temple.org](http://www.b-temple.org)

### Executive Officers

President - Nand Todi  
Vice President - Vipul Rathod  
Treasurer - Eswaran Balasubramanian  
Secretary - Praful Patel

### Board of Directors

Siva Anantuni	215-290-7482
Eswaran Balasubramanian	215-565-5122
Ray Desiraju	215-862-1059
Manish Ingle	215-353-3141
Praful Patel	215-616-0782
Vipul Rathod	215-641-8091
Sharmila Ravi	267-625-3595
Saroja Sagaram	215-699-6367
Nimish Sanghrajka	215-646-1998
Nand Todi	215-699-0406

### Committee Chairpersons

**Religious Committee**  
Nand Todi 215-699-0406

**General Administration**  
Vipul Rathod 215-641-8091

**PR & Communication**  
Anuradha Raikar 610-574-7486

**Priest Committee**  
Molander Sardara 610-584-5989

**Maintenance**  
Raju Gali 215-219-0762

**Fundraising**  
Nimish Sanghrajka 215-646-1998

**Cultural Committee**  
Manisha Jain 215-620-0010

**Educational Committee**  
Rita Shethi 610-275-7472

**Health and Human Services**  
Akkaraju Sarma 215-914-0236

**Senior Citizen Group**  
Prithi Shah 215-699-2317

**Special Needs Group**  
Sandya Krishni 484-678-4945

**Vidyalaya**  
Praveen Shanna 215-361-0145

**Women's Group**  
Jahnvi Patel 610-584-9756

**Youth Group**  
Vijay Pota 215-708-2544

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AUG 15 2018

8/13/18

MONTGOMERY TOWNSHIP

### To Whom it may concern:

The Bharatiya Temple and Bharatiya Cultural Center have submitted a special event permit for an event to be held on premises at 1612 Countyline Rd, Chalfont, PA 18914 from Sept-12th to Sept-23rd.

The Temple and Cultural center are a non-profit organization under tax id's:

**Bharatiya Temple, Inc (Tax ID # 23-2959416)**  
**Bharatiya Cultural Center, Inc (Tax ID # 76-0706802)**

This letter is to request a waiver to the associated fees for the permit.



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

Resolution #

---

SUBJECT: Consideration – Preliminary/ Final Subdivision Land Development Plan –  
Water Tower Square Satellite Use – Miller’s Ale House – LDS#697

MEETING DATE: August 27, 2018

ITEM NUMBER:

MEETING/AGENDA:           WORK SESSION           ACTION XX           NONE

REASON FOR CONSIDERATION: Operational: Information: Discussion: XX Policy:

INITIATED BY: Bruce Shoupe  
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera  
Chairman

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BACKGROUND:

The Applicant, Water Tower Square Associates sought and were granted Conditional Use approval on June 25, 2018 for a satellite use at the Water Tower Square Shopping Center, for Miller’s Ale House proposed new 7,302 square foot freestanding restaurant.

This property was originally developed in 2003 and currently has a number of retail uses located on the property including Home Depot and Franks Movie Theater.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

The Applicant executed an indefinite extension form, which allows unlimited review time by the Township.

PREVIOUS BOARD ACTION: The Board of Supervisors granted Conditional Use approval and a Liquor License Transfer for Miller’s Ale House on June 25, 2018. The written Decision and Order for the Conditional Use approval was issued on July 23, 2018.

ALTERNATIVES/OPTIONS:

The Board could deny this plan or approve this plan with the conditions as outlined in the attached resolution.

BUDGET IMPACT: None

RECOMMENDATION:

The resolution be adopted by the Board of Supervisors.

MOTION/RESOLUTION:

The Resolution is attached. (The Chairman needs to read only the highlighted portions of the resolution.)

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

ROLL CALL:

Tanya Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew Quigg	Aye	Opposed	Abstain	Absent
Candyce Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

## RESOLUTION #

### MONTGOMERY TOWNSHIP

### MONTGOMERY COUNTY, PENNSYLVANIA

#### A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF THE APPLICATION FOR LAND DEVELOPMENT FOR WATER TOWER SQUARE, FOR MILLER'S ALE HOUSE, HORSHAM RD. AND NORTH WALES RD., LDS # 697

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant Conditional Preliminary/Final approval of the Subdivision-Land Development application and plan for **Water Tower Square Associates for Miller's Ale House Restaurant**, 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 and agreements:

1. Fulfilling all obligations and requirements of the **Gilmore & Associates**, Inc. letters dated July 17, 2018; June 14, 2018 and June 11, 2018; Accessibility Review dated June 11, 2018; **Boucher & James**, Inc. letters dated August 8, 2018 revised, July 16, 2018, June 5, 2018; **Montgomery Township Planning Commission** motion dated August 16, 2018, 2017; **Montgomery County Planning Commission** letter dated June 1, 2018 and May 9, 2018; **Traffic Planning and Design, Inc.** letters dated August 16, 2018; July 11, 2018, June 25, 2018, June 14, 2018 and June 12, 2018; **Montgomery Township Police Department** comments dated May 8, 2018; **Kenneth Amey's** review letter dated July 16, 2018 and June 8, 2018; **Montgomery Township Fire Marshal** review dated June 5, 2018; **Zoning Officers** review dated August 14, 2018.
2. Entering into a Land Development Agreement and post financial security in the amount of 110% of the total cost or all public improvements to the satisfaction of the Township Engineer and Township Solicitor for each phase of this 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. Upon completion of public improvements, financial security shall be posted in the amount of 15% of the original 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. Satisfying 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.

4. Paying of all outstanding Township Consultant and Solicitors fees related to this project before plans and agreements are recorded.
5. Obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. Executing, to the satisfaction of the required Storm Water Management Facilities Maintenance and Monitoring Agreement and Landscaping Declaration of Covenants and Restriction for its benefit and its successors and assigns.
7. Any **new** future development of this parcel shall be subject to new application and approval by the Board of Supervisors.
8. Identifying all storm water inlets and outfall structures in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
9. 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 \$.50 per square foot for nonresidential development or use up to 10,000 square feet and \$.25 per square foot over 10,000 square feet. This fee must be paid prior to the submission of an application for a building permit.
10. Building permit(s) shall not be issued until all weather paved roadways and fire service protection systems have been installed to the satisfaction of the Township Engineer and Montgomery Township Department of Fire Services.
11. Any signage identified on the plan is not approved unless it conforms to the Township Zoning code or has been granted prior relief from the Zoning Hearing Board.
12. Complying with the Conditional Use Decision and Order memorializing the Board's July 23, 2018 approval of the Conditional Use Application #C-69.

**BE IT RESOLVED that the following waivers have been requested by the applicant and are granted to the extent that they concur with the recommendation of the consultants:**

- 1 A waiver is requested from SALDO Section 205-18.D(4)(d) for a fence to be placed around the bio-retention basin. A minimum four foot high fence is required and we are requesting that no fence be required for the shallow bio-retention basin. **We do not object to this waiver request.**
- 2 A waiver is requested from SALDO Section 205-52.B(4) for the quantity of softening buffer required. 18 trees and 36 shrubs are required. 36 shrubs are proposed and a waiver is requested for 18 trees. **We do not object to this waiver request provided the required trees are planted elsewhere in the Township or a fee-in-lieu is provided. 18 Softening Buffer Shade Trees x \$600 = \$10,800.**

- 3 A waiver from SALDO Section 205-52D(1)(a) for the quantity of parking area landscaping required. 19 shade trees and 204 shrubs are required and whereas 204 shrubs are proposed and a waiver is requested for 8 trees. **We do not object to this waiver request provided the required trees are planted elsewhere in the Township or a fee-in-lieu is provided. 8 Shade Trees x \$600 = \$4,800.**
- 4 A waiver from SALDO Section 205-52.E(1) for the quantity of storefront landscaping. 3 shade trees, 3 ornamental trees and 12 shrubs are required whereas 12 shrubs are proposed. A waiver of 6 trees is requested. **We do not object to this waiver request provided the required trees are planted elsewhere in the Township or a fee-in-lieu is provided. 3 Shade Trees x \$600 = \$1,800 and 3 Ornamental trees \$1,200.**
- 5 A waiver from SALDO Section 205-52.F(6) for the quantity of storm water management facility landscaping. 7 trees, 14 shrubs and seedings are required, whereas 14 shrubs and seedings are proposed. A waiver is requested for 7 trees. **We do not object to this waiver request provided the required trees are planted elsewhere in the Township or a fee-in-lieu is provided. 7 Trees x \$600 = \$4,200.**
- 6 A waiver requested from Chapter A237-1 Street Lighting to not install street lighting along Horsham Road. We note that existing lighting is not currently provided. **The Consultant supports this waiver request.**
- 7 A waiver is requested from lighting recommended uniformity ratio of 15:1. The existing non-conformity that will be maintained with the proposed development. **The Consultant supports the waiver noting that this is an existing non-conformity that will be maintained with the proposed development. Since a number of the modeled parking lot lights are existing HID fixtures, to remain, average Uniformity Ratio can be considered for the overall performance of the parking lot lighting.**

This Resolution 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 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 **27<sup>th</sup>** day of **August**, 2018.

MOTION BY:

SECOND BY:

VOTE:

The applicant agrees to the above conditions this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Applicant Signature

xc: Applicant, F. Bartle, R. Iannozi, R. Dunlevy, B. Shoupe, M. Gambino, K. Johnson, J. Stern-

EXHIBIT "A"

LIST OF DRAWINGS

<u>SHEET</u>	<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED</u>
1	...COVER SHEET	4-23-18	7-30-18
2	...TAX MAP AND ZONING MAP	4-23-18	7-29-18
3	...EXISTING CONDITIONS	4-23-18	7-30-18
4	...SITE DEMOLITION PLAN	4-23-18	7-30-18
5	...MASTER SITE PLAN	4-23-18	7-30-18
6	...SITE CONSTRUCTION PLAN	4-23-18	7-30-18
7	...DELIVERY TRUCK CIRCULATION PLAN	4-23-18	6-29-18
8	...TRASH TRUCK CIRCULATION PLAN	6-29-18	
9	...FIRE TRUCK CIRCULATION	6-29-18	
10	...SITE CONSTRUCTION DETAILS	4-23-18	6-29-18
11	...GRADING AND DRAINAGE PLAN	4-23-18	7-30-18
12	...STORM SEWER PROFILES	4-23-18	6-29-18
13	...STORM DRAINAGE DETAILS 1	4-23-18	6-29-18
14	...STORM DRAINAGE DETAILS 2	4-23-18	6-29-18
15	...ADA RAMPS DETAILS	4-23-18	
16	...SOIL EROSION CONTROLS PLAN – STAGE 1	4-23-18	6-29-18
17	...SOIL EROSION CONTROLS PLAN – STAGE 2	4-23-18	6-29-18
18	...SOIL EROSION CONTROLS PLAN – STAGE 3	4-23-18	6-29-18
19	...SOIL EROSION CONTROLS NOTES	4-23-18	6-29-18
20	...SOIL EROSION CONTROLS DETAILS	4-23-18	6-29-18
21	...UTILITY PLAN	4-23-18	6-30-18
22	...SANITARY SEWER PROFILES	4-23-18	6-29-18
23	...SEWER CONSTRUCTION NOTES & DETAILS	4-23-18	6-29-18
24	...WATER CONSTRUCTION DETAILS	4-23-18	6-29-18
25	...LANDSCAPE PLAN	4-23-18	6-30-18
26	...LANDSCAPE NOTES AND DETAILS	4-23-18	6-30-18
27	...LIGHTING PLAN	4-23-18	6-30-18
28	...LIGHTING NOTES AND DETAIL	4-23-18	6-30-18





July 17, 2018

File No. 2018-03056-01

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

Reference: Preliminary and Final Land Development Application - LDS-697  
Water Tower Square Associates – Satellite Pad Site  
751 Horsham Road (S.R. 0463)  
Tax Map Parcel Number 46-00-01186-00-1; Block 14 – Unit 7

Dear Bruce:

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

#### I. SUBMISSION

- A. Preliminary and Final Land Development Plan for Water Tower Square Redevelopment (28 sheets), prepared by Langan Engineering and Environmental Services, Inc., dated April 23, 2018, revised June 29, 2018.
- B. Post-Construction Stormwater Management Report for Water Tower Square Redevelopment, prepared by Langan Engineering and Environmental Services, Inc., dated April 23, 2018, revised June 29, 2018.
- C. Waiver Request Letter for Water Tower Square Redevelopment, prepared by Langan Engineering and Environmental Services, Inc., dated July 2, 2018.
- D. Comment Response Letter for Water Tower Square Redevelopment, prepared by Langan Engineering and Environmental Services, Inc., dated July 2, 2018.

#### II. GENERAL

The project site has gross and net areas of 33.64 acres and 31.28 acres, respectively, and is located at the intersection of Horsham Road (S.R. 0463) and North Wales Road, within the C Commercial Zoning District. The property currently houses several businesses such as Frank Theaters, Home Depot, Office Max, Cost Plus World Market, Buy Buy Baby, and Planet Fitness. The Applicant, Water Tower Square Associates, proposes to eliminate 130 existing parking spaces and construct a 7,302 square foot restaurant as a satellite use. The project will have a limit of disturbance of 0.88 acres. The overall impervious area for the project site will be decreased by 3,327 square feet as a result of the project. The applicant's proposal includes appurtenant parking, utilities, stormwater management, landscaping, etc. to support the proposed restaurant, satellite use.

The Applicant's Conditional Use Application as well as the waiver request to reduce the width of the landscape buffer were approved by the Board of Supervisors at the public meeting held June 25, 2018. Refer to Resolutions #2 and #3, respectively, for details and conditions related to these approvals.

#### III. REVIEW COMMENTS

##### A. Zoning Ordinance (Chapter 230)

Based on our review, the plans appear to comply with the Montgomery Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent.

**B. Subdivision & Land Development Ordinance (Chapter 205)**

Based on our review, the plans appear to comply with the Montgomery Township Subdivision and Land Development Ordinance with the exception of the waivers noted below. Upon further development of the plans, additional items may become apparent.

1. §205-18.D.(4)(d) – A minimum four-foot-high fence, to the satisfaction of the Township Engineer, must be installed around the top of all basins, public or private. The Applicant has requested a waiver from the installation of a fence around the basin, specifically noting that the basin will have a maximum depth of less than 18 inches. We do not object to this waiver request based upon the shallow depth on the basin.
2. The applicant has requested waivers from several landscaping requirements (§205-52.B(4), §205-52.D(1)(a), §205-52.E(1), §205-52.F(6), and §205-53.C(1)). We defer to the Township Landscape Consultant regarding these waiver requests.

**C. Stormwater Management Ordinance (Chapter 206)**

Based on our review, the following items do not appear to comply with the Montgomery Township Stormwater Management Ordinance. Upon further development of the plans, additional items may become apparent.


1. §206-32 – A Performance Guarantee shall be provided to the Township for review and approval. We note this information has been provided and review will be provided under separate cover.
2. §206-35 – An Operations and Maintenance Agreement shall be provided to the Township for review and approval prior to approval.

**D. General**

1. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
2. We defer review of all landscaping, lighting, and traffic requirements to the Township Landscape Architect, Township Lighting Consultant, and Township Traffic Engineer, respectively.
3. Reviews of Site Accessibility and the improvement cost will be provided under separate cover.

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

Sincerely,



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

JPD/SW/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Ken Amey, AICP  
Robert Freedman, Esq. – Water Tower Square Associates c/o The Goldenberg Group  
James J. Garrity, Esq. – Wisler Pearlstine, LLP  
Scott C. Denlinger, Esq. – Wisler Pearlstine, LLP  
Brian M. Conlan, P.E., LEED AP – Langan Engineering and Environmental Services, LLC  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



**REVISED June 14, 2018**  
June 11, 2018

File No. 2018-03056-01

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

Reference: Preliminary and Final Land Development Application - LDS-697  
Water Tower Square Associates – Satellite Pad Site  
751 Horsham Road (S.R. 0463)  
Tax Map Parcel Number 46-00-01186-00-1; Block 14 – Unit 7

Dear Bruce:

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

**I. SUBMISSION**

- A. Application for Subdivision & Land Development, prepared by The Goldenberg Group, dated April 23, 2018.
- B. Preliminary and Final Land Development Plan for Water Tower Square Redevelopment (25 sheets), prepared by Langan Engineering and Environmental Services, Inc., dated April 23, 2018.
- C. Post-Construction Stormwater Management Report for Water Tower Square Redevelopment, prepared by Langan Engineering and Environmental Services, Inc., dated April 23, 2018.
- D. Soil Erosion and Sediment Control Report for Water Tower Square Redevelopment, prepared by Langan Engineering and Environmental Services, Inc., dated April 23, 2018.

**II. GENERAL**

The project site has gross and net areas of 33.64 acres and 31.28 acres, respectively, and is located at the intersection of Horsham Road (S.R. 0463) and North Wales Road, within the C Commercial Zoning District. The property currently houses several businesses such as Frank Theaters, Home Depot, Office Max, Cost Plus World Market, Buy Buy Baby, and Planet Fitness. The Applicant, Water Tower Square Associates, proposes to eliminate 130 existing parking spaces and construct a 7,302 square foot restaurant as a satellite use. The project will have a limit of disturbance of 0.88 acres. The overall impervious area for the project site will be decreased by 3,327 square feet as a result of the project.

The applicant's proposal includes appurtenant parking, utilities, stormwater management, landscaping, etc. to support the proposed restaurant, satellite use.

**III. REVIEW COMMENTS**

**A. Zoning Ordinance (Chapter 230)**

Based on our review, the following items do not appear to comply with the Montgomery Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent.

1. §230-78.F(1) – No waste, rubbish and discarded materials shall be stored outside of the building unless it is placed within a completely fenced-in area so as to conceal the materials. Sheet 5 of 25 depicts a wall and gate around the compactor area. A detail for the proposed wall and gate shall be included in the plans.
2. §230-78.1.B(3) – The addition of the satellite use requires adjustments to the parking area to comply with the requirements of the C Commercial Zoning District and current requirements of the Zoning Ordinance and Subdivision and Land Development Ordinance for parking and landscaping. The parking intended for the satellite use shall be made compliant as required. Future land development plan submissions shall include modification to the parking area to comply with the current parking and landscaping requirements of the Township Ordinances. Any modification to the parking area that relates to pedestrian routes shall also incorporate any accommodations required to address the pedestrian access requirements of §230-78.1.C.
3. We defer review of proposed signage to the Township Code Officer.

**B. Subdivision & Land Development Ordinance (Chapter 205)**

Based on our review, the following items do not appear to comply with the Montgomery Township Subdivision and Land Development Ordinance. Upon further development of the plans, additional items may become apparent.

1. §205-17.A.(4) – All commercial, industrial, and multifamily driveways carrying mostly cars shall be constructed in accordance with the residential road standards. The Flexible Pavement Sections detail on Sheet 8 of 25 does not meet the Township spec for pavement. The detail shall be revised accordingly.
2. §205-18.D.(4)(d) – A minimum four-foot-high fence, to the satisfaction of the Township Engineer, must be installed around the top of all basins, public or private. A fence shall be added to the bioretention basin. A fence detail shall be added to the plans.
3. §205-29 – Erosion and sediment control. The Applicant shall obtain adequacy review of the E&S Plan from the Montgomery County Conservation District.
4. §205-78.E, §205-79.A(3) & §205-79.B(3) – The applicant should review the enclosed memorandum regarding Recording Requirements for Plans and for Notary Acknowledgments and make any revisions necessary in order to record the plans.

**C. Stormwater Management Ordinance (Chapter 206)**

Based on our review, the following items do not appear to comply with the Montgomery Township Stormwater Management Ordinance. Upon further development of the plans, additional items may become apparent.

1. §206-11.K – Storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm. Dewatering calculations shall be provided to ensure compliance.
2. §206-32 – A Performance Guarantee shall be provided to the Township prior to construction for all stormwater related items.
3. §206-35 – An Operations and Maintenance Agreement shall be provided to the Township for review and approval prior to approval.
4. §206-36 – Access easements for all stormwater BMPs shall be provided in favor of the Township.

**D. General**

1. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.

2. The parking calculations and tabulations on Sheet 6 do not appear to be consistent with the parking spaces shown on the plan views. Specifically, it appears the plans depict 6 fewer spaces than indicated in the Parking Summary table on Sheet 5 of 25. However, it does appear that more than the required number of spaces is provided. The applicant should verify the correct number of proposed parking spaces is noted on Sheet 5 of 25.
3. The Parking Stall Striping and Accessible Parking Stall Striping details on Sheet 8 of 25 are not consistent with the dimensions depicted on the plans. The details and plan view dimensions shall be consistent.
4. The source, date, datum, etc. of the topographic survey shall be included on the Existing Conditions Plan.
5. We defer review of all landscaping, lighting, and traffic requirements to the Township Landscape Architect, Township Lighting Consultant, and Township Traffic Engineer, respectively.
6. Site Accessibility review will be provided under separate cover.

In order to expedite the review process 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 and plans that are unrelated to the review comments should also be identified in the response letter. Please note that any revisions made to the application and plans may be subject to review and additional comments.

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

Sincerely,



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

JPD/SW/si

Enclosure: Dischell Bartle Dooley Memorandum dated November 14, 2014 Re: Recording Requirements for Plans and for Notary Acknowledgments Generally

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Ken Amey, AICP  
Robert Freedman, Esq. – Water Tower Square Associates c/o The Goldenberg Group  
James J. Garrity, Esq. – Wisler Pearlstine, LLP  
Scott C. Denlinger, Esq. – Wisler Pearlstine, LLP  
Brian M. Conlan, P.E., LEED AP – Langan Engineering and Environmental Services, LLC  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



June 11, 2018

File No. 2018-03056-01

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

Reference: Preliminary and Final Land Development Application - LDS-697  
Water Tower Square Associates – Satellite Pad Site  
751 Horsham Road (S.R. 0463)  
Tax Map Parcel Number 46-00-01186-00-1; Block 14 – Unit 7

Dear Bruce:

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

I. SUBMISSION

- A. Application for Subdivision & Land Development, prepared by The Goldenberg Group, dated April 23, 2018.
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II. GENERAL

The project site has gross and net areas of 33.64 acres and 31.28 acres, respectively, and is located at the intersection of Horsham Road (S.R. 0463) and North Wales Road, within the C Commercial Zoning District. The property currently houses several businesses such as Frank Theaters, Home Depot, Office Max, Cost Plus World Market, Buy Buy Baby, and Planet Fitness. The Applicant, Water Tower Square Associates, proposes to eliminate 130 existing parking spaces and construct a 7,302 square foot restaurant as a satellite use. The project will have a limit of disturbance of 0.88 acres. The overall impervious area for the project site will be decreased by 3,327 square feet as a result of the project.

The applicant's proposal includes appurtenant parking, utilities, stormwater management, landscaping, etc. to support the proposed restaurant, satellite use.

III. REVIEW COMMENTS

A. Zoning Ordinance (Chapter 230)

Based on our review, the following items do not appear to comply with the Montgomery Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent.

1. §230-78.F(1) – No waste, rubbish and discarded materials shall be stored outside of the building unless it is placed within a completely fenced-in area so as to conceal the materials. Sheet 5 of 25 depicts a wall and gate around the compactor area. A detail for the proposed wall and gate shall be included in the plans.
2. We defer review of proposed signage to the Township Code Officer.

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Based on our review, the following items do not appear to comply with the Montgomery Township Subdivision and Land Development Ordinance. Upon further development of the plans, additional items may become apparent.

1. §205-17.A.(4) –All commercial, industrial, and multifamily driveways carrying mostly cars shall be constructed in accordance with the residential road standards. The Flexible Pavement Sections detail on Sheet 8 of 25 does not meet the Township spec for pavement. The detail shall be revised accordingly.
2. §205-18.D.(4)(d) – A minimum four-foot-high fence, to the satisfaction of the Township Engineer, must be installed around the top of all basins, public or private. A fence shall be added to the bioretention basin. A fence detail shall be added to the plans.
3. §205-29 – Erosion and sediment control. The Applicant shall obtain adequacy review of the E&S Plan from the Montgomery County Conservation District.
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Based on our review, the following items do not appear to comply with the Montgomery Township Stormwater Management Ordinance. Upon further development of the plans, additional items may become apparent.

1. §206-11.K. – Storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm. Dewatering calculations shall be provided to ensure compliance.
2. §206-32. – A Performance Guarantee shall be provided to the Township prior to construction for all stormwater related items.
3. §206-35. – An Operations and Maintenance Agreement shall be provided to the Township for review and approval prior to approval.
4. §206-36. – Access easements for all stormwater BMPs shall be provided in favor of the Township.

D. General

1. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
2. The parking calculations and tabulations on Sheet 6 do not appear to be consistent with the parking spaces shown on the plan views. Specifically, it appears the plans depict 6 fewer spaces than indicated in the Parking Summary table on Sheet 5 of 25. However, it does appear that more than the required number of spaces is provided. The applicant should verify the correct number of proposed parking spaces is noted on Sheet 5 of 25.
3. The Parking Stall Striping and Accessible Parking Stall Striping details on Sheet 8 of 25 are not consistent with the dimensions depicted on the plans. The details and plan view dimensions shall

be consistent.

4. The source, date, datum, etc. of the topographic survey shall be included on the Existing Conditions Plan.
5. We defer review of all landscaping, lighting, and traffic requirements to the Township Landscape Architect, Township Lighting Consultant, and Township Traffic Engineer, respectively.
6. Site Accessibility review will be provided under separate cover.

In order to expedite the review process 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 and plans that are unrelated to the review comments should also be identified in the response letter. Please note that any revisions made to the application and plans may be subject to review and additional comments.

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

Sincerely,



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

JPD/SW/jpd

Enclosure: Dischell Bartle Dooley Memorandum dated November 14, 2014 Re: Recording Requirements for Plans and for Notary Acknowledgments Generally

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
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Brian M. Conlan, P.E., LEED AP – Langan Engineering and Environmental Services, LLC  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.





June 11, 2018

File No. 2018-03056-01

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

Reference: Preliminary and Final Land Development Application - LDS-697  
Water Tower Square Associates – Satellite Pad Site  
751 Horsham Road (S.R. 0463)  
Tax Map Parcel Number 46-00-01186-00-1; Block 14 – Units 7

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 Water Tower Square Redevelopment – 751 Horsham Road (25 sheets), prepared by Langan Engineering, dated April 23, 2018.

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 2015 International Building Code (IBC) and/or the ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standard:

1. IBC §1104.1 – At least one accessible route within the site shall be provided from public transportation stops, public sidewalks, accessible parking spaces, and other accessible facilities to the accessible building entrance served. We note an existing public sidewalk is located on Horsham Road, directly adjacent to the site. The plans should be revised to add spot elevations along the proposed sidewalk leading to the public sidewalk and add existing spot elevations at the connection block. We note the connection space will be a turning area, and will be required to comply with ICC §304.
2. IBC §1104.2 - An accessible route should be delineated on the plan showing connectivity between accessible buildings, facilities, elements, and spaces within the site.
3. IBC §1105.1, §1105.1.3, & §1105.1.5 – At least 60% of all public entrances shall be accessible. The plan shows five entrances are proposed to the restaurant. Labels should be added to the plans to distinguish the entrances (public, restricted, and service) in accordance with the requirements of these sections.
4. IBC §1106.1 – The plan shows 106 existing/proposed parking spaces associated with the proposed restaurant. Based upon Table 1106.1 in this section, a minimum of five (5) accessible spaces are required. The plan should be revised to meet the requirements of this section.
5. IBC §1106.5 – For every six or fraction of six accessible parking spaces, at least one shall be van-accessible. The plan should be revised to note which spaces are to be van-accessible.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606  
www.gilmore-assoc.com

6. IBC §1106.6 – In the event multiple accessible entrances are provided, the accessible parking spaces shall be dispersed and located near all accessible entrances or information shall be provided to confirm that substantially equivalent or greater accessibility is provided in terms of user convenience by having all accessible parking spaces located by one entrance.
7. IBC §1111.1 & §1111.2 – In the event not all public and restricted entrances are accessible, the plans shall be revised to provide signage at all accessible entrances and directional signage at inaccessible building entrances, indicating the route to the nearest like accessible entrance. The signage shall comply with ICC §703 and include the International Symbol of Accessibility.
8. ICC §502.2 – The Accessible Parking Stall Striping detail provided on Sheet 8 shall be revised to clarify the proposed width of the accessible parking spaces since the detail and plan views indicate varying dimensions. In addition, we note the dimensions noted on the detail differ from the requirements of this section.
9. A detail for the pedestrian crosswalk should be added to the plan. In addition, the location of the pedestrian crossing signs detailed on Sheet 8 should be added to the plan.
10. The plans should be revised to include a note stating that the plans must comply with the PA UCC.

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, E.I.T.  
Accessibility Inspector/Plans Examiner, Certification #06133  
Gilmore & Associates, Inc.

VJE/jpd

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
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Brian M. Conlan, P.E., LEED AP – Langan Engineering and Environmental Services, LLC  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.



**Boucher & James, Inc.**  
CONSULTING ENGINEERS

Fountainville Professional Building  
1456 Ferry Road, Building 500  
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2756 Rimrock Drive  
Stroudsburg, PA 18360  
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Mailing:  
P.O. Box 699  
Bartonville, PA 18321

559 Main Street, Suite 230  
Bethlehem, PA 18018  
610-419-9407  
Fax 610-419-9408

[www.bjengineers.com](http://www.bjengineers.com)

August 7, 2018  
**Revised August 8, 2018**

Lawrence Gregan, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

**SUBJECT: WATER TOWER SQUARE REDEVELOPMENT  
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
TOWNSHIP NO. LD/S- NO. 697  
PROJECT NO. 1855327R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary/Final Land Development Plans for the proposed Water Tower Square Redevelopment. The submitted plan set was prepared by Langan Engineering and Environmental Services, Inc, is dated April 23, 2018 and was last revised August 6, 2018. The site is located at the intersection of Horsham Road and North Wales Road, within the C Commercial District.

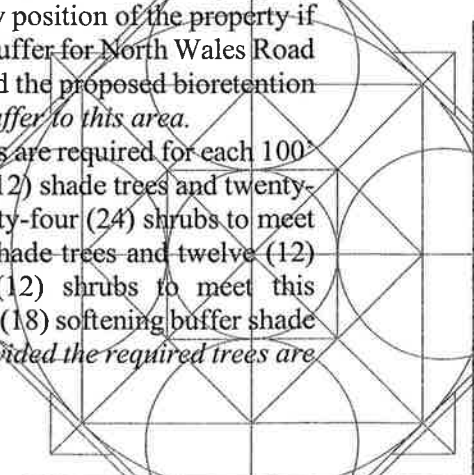
The applicant proposes the construction of a 7,302 SF satellite restaurant use within a portion of the existing parking lot. Also proposed is the reconfiguration of the surrounding parking areas, the addition of sidewalks and pedestrian crossings, a stormwater basin and associated stormwater management facilities.

On June 25, 2018 at their regularly scheduled meeting, the Board of Supervisors approved the Conditional Use Application to permit a satellite restaurant use of less than 7,500 SF within the C – Commercial District. At the same meeting, the Board of Supervisors also passed Resolution #3 which permits the reduction of the side yard screening buffer abutting the C-Commercial zoning district from the required 25-foot buffer to a 10-foot buffer.

We offer the following comments for your consideration.

1. Planting Requirements

- a. ZO 230-78.1.B(3) requires that when satellite use(s) are added to a shopping center development at any time after initial development is completed, adjustments to the parking area shall be made to comply with the requirements of this section and current requirements of the Zoning Ordinance and Subdivision and Land Development Ordinance for parking and landscaping. Waivers have been requested for the following landscape requirements:
  - 1) SLDO 205-52.B(3)(a): softening buffers are to be located within 20' of property lines and rights-of-way lines, but may be located at any position of the property if permitted by the Board of Supervisors. The softening buffer for North Wales Road is proposed to be located between the existing basin and the proposed bioretention basin. *We have no objection to the relocation of the buffer to this area.*
  - 2) SLDO 205-52.B(4)(a): four shade trees and eight shrubs are required for each 100' of property perimeter. Along Horsham Road, twelve (12) shade trees and twenty-four (24) shrubs are required. The plans propose twenty-four (24) shrubs to meet this requirement. Along North Wales Road, six (6) shade trees and twelve (12) shrubs are required. The plans propose twelve (12) shrubs to meet this requirement. A waiver has been requested for eighteen (18) softening buffer shade trees. *We have no objection to this waiver request, provided the required trees are*



Mr. Lawrence Gregan, Township Manager  
Water Tower Square Redevelopment  
August 7, 2018  
**Revised August 8, 2018**  
Page 2 of 2

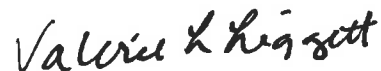
- planted elsewhere in the Township or a fee-in-lieu is provided. An additional eighteen shade trees are required. 18 Shade Trees x \$600 = \$10,800.00.*
- 3) SLDO 205-52.D(1)(a): Table 1 requires the provision of one shade tree for each 290 SF of planting island. Eight (8) shade trees are required. A waiver has been requested for eight (8) shade trees. *We have no objection to this waiver request, provided the required trees are planted elsewhere in the Township or a fee-in-lieu is provided. An additional eight shade trees are required. 8 Shade Trees x \$600 = \$4,800.00.*
  - 4) SLDO 205-52.E(1): three (3) shade trees, three (3) ornamental trees, and twelve (12) shrubs are required to meet storefront landscaping requirements. Twelve (12) shrubs are proposed. A waiver has been requested for the three (3) shade and three (3) ornamental trees. *We have no objection to this waiver request, provided the required trees are planted elsewhere in the Township or a fee-in-lieu is provided. An additional three (3) shade trees and (3) three ornamental trees are required. 3 Shade Trees x \$600 = \$1,800.00; 3 ornamental trees x \$400 = \$1,200.*
  - 5) SLDO 205-52.F(6): seven (7) shade trees are required to meet the basin landscape requirements. A waiver has been requested for seven (7) shade trees. *We have no objection to this waiver request, provided the required trees are planted elsewhere in the Township or a fee-in-lieu is provided. An additional seven shade trees are required. 7 Shade Trees x \$600 = \$4,200.00.*

Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,



Judith Stern Goldstein, ASLA, R.L.A.  
Managing Director



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

JSG/vll/kam

Enclosure(s)

Cc: Board of Supervisors  
Planning Commission  
Bruce Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer  
Mary Gambino, Project Coordinator, Planning and Zoning  
Frank R. Bartle, Esq., Dischell Bartle & Dooley, PC  
James P. Dougherty, P.E., Gilmore & Associates, Inc.  
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July 16, 2018

Lawrence Gregan, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

**SUBJECT: WATER TOWER SQUARE REDEVELOPMENT  
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
TOWNSHIP NO. LD/S- NO. 697  
PROJECT NO. 1855327R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary/Final Land Development Plans for the proposed Water Tower Square Redevelopment. The submitted plan set was prepared by Langan Engineering and Environmental Services, Inc, is dated April 23, 2018 and was last revised June 29, 2018. The site is located at the intersection of Horsham Road and North Wales Road, within the C Commercial District.

The applicant proposes the construction of a 7,302 SF satellite restaurant use within a portion of the existing parking lot. Also proposed are reconfiguration of the surrounding parking areas, the addition of sidewalks and pedestrian crossings, a stormwater basin and associated stormwater management facilities.

On June 25, 2018 at their regularly scheduled meeting, the Board of Supervisors approved the Conditional Use Application to permit a satellite restaurant use of less than 7,500 SF within the C – Commercial District. At the same meeting, the Board of Supervisors also passed Resolution #3 which permits the reduction of the side yard screening buffer abutting the C-Commercial zoning district from the required 25-foot buffer to a 10-foot buffer.

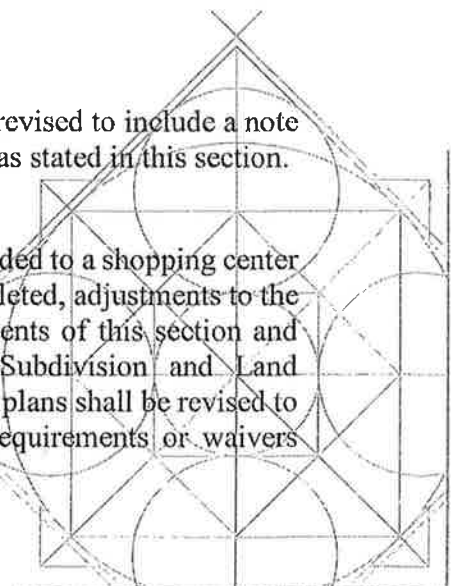
We offer the following comments for your consideration.

1. General Requirements

SLDO 205-49.H: the General Landscape Planting Notes shall be revised to include a note demonstrating compliance with the final inspection requirements as stated in this section.

2. Planting Requirements

a. ZO 230-78.1.B(3) requires that when satellite use(s) are added to a shopping center development at any time after initial development is completed, adjustments to the parking area shall be made to comply with the requirements of this section and current requirements of the Zoning Ordinance and Subdivision and Land Development Ordinance for parking and landscaping. The plans shall be revised to demonstrate compliance with the following landscape requirements or waivers would be required.



- 1) ZO 230-127.A(8)(a): two square feet of landscaped area are required for each square foot of freestanding sign area. It appears that existing landscaping around the existing freestanding sign is adequate. However, the plans shall be revised to provide calculations demonstrating compliance with this requirement.
- 2) SLDO 205-52.A(2)(a): street trees are required to be spaced 40' to 50' on center. Horsham Road has 290 LF of frontage, therefore six (6) street trees are required. The plans propose the use of two (2) existing trees and two (2) new trees to meet this requirement. The remaining two (2) required street trees must be provided, or a waiver would be required.
- 3) SLDO 205-56.B permits the use of small street trees where in the vicinity of overhead utility lines and/or a front yard setback of 25' or less is required. The plans propose the use of two (2) Prunus 'Okame', a small street tree, to meet the street tree requirement. The subject site does not have overhead utility lines, and the required front yard setback for this site is 60'. The plans shall be revised to provide Street Trees in accordance with the requirements of SLDO 205-56.A, Recommended Plant List – Street Trees, or a waiver would be required.
- 4) SLDO 205-52.B(3)(a): softening buffers are to be located within 20' of property lines and rights-of-way lines, but may be located at any position of the property if permitted by the Board of Supervisors. The softening buffer for North Wales Road is proposed to be located between the existing basin and the proposed bioretention basin.
- 5) SLDO 205-52.B(4)(a): four shade trees and eight shrubs are required for each 100' of property perimeter. Along Horsham Road, twelve (12) shade trees and twenty-four (24) shrubs are required. The plans propose twenty-four (24) shrubs to meet this requirement. Along North Wales Road, six (6) shade trees and twelve (12) shrubs are required. The plans propose twelve (12) shrubs to meet this requirement. A waiver has been requested for eighteen (18) softening buffer shade trees.
- 6) SLDO 205-52.D(1)(a): Table 1 requires the provision of six (6) shrubs for every two (2) spaces around the entire parking lot perimeter. The required quantity of shrubs has been provided. However, it appears that not all of the shrubs are located around the parking lot perimeter as required. The plan shall be revised to provide all of the required shrubs at the parking lot perimeter, or a waiver would be required.
- 7) SLDO 205-52.D(1)(a): Table 1 requires the provision of one shade tree for each 290 SF of planting island. Eight (8) shade trees are required. A waiver has been requested for eight (8) shade trees.
- 8) SLDO 205-52.D(g) requires the provision of four (4) shade trees and (8) eight shrubs for each 100 linear feet of entry drive. The landscape plan indicates that some of the existing shrubs on the site are to be transplanted in order to meet this requirement. However, many of the existing shrubs on the site are in poor condition and would not be acceptable to use toward this requirement. In addition, a grouping of the existing shrubs is composed of Euonymus alatus, which is an invasive plant. The plans shall be revised to provide species information for the shrubs to be transplanted, and to

transplant only those shrubs that are in good condition and are not invasive species.

- 9) SLDO 205-52.E(1): three (3) shade trees, three (3) ornamental trees, and twelve (12) shrubs are required to meet storefront landscaping requirements. Twelve shrubs are proposed. A waiver has been requested for the three (3) shade and three (3) ornamental trees.
- 10) SLDO 205-52.F(6): seven (7) shade trees are required to meet the basin landscape requirements. A waiver has been requested for seven (7) shade trees.

3. Preservation, Protection and Replacement of Trees

- a. SLDO 205-53.B(1) requires that where trees are encroached upon by more than  $\frac{1}{4}$  of their root area, the tree will not be considered to be preserved and must be replaced. Utility and sidewalk improvements are proposed around one (1) of the existing Zelkova trees on Horsham Road. It appears that there will be disturbance of more than  $\frac{1}{4}$  of the trees' root area. The plans shall be revised to either take additional measures to ensure preservation of the tree, or the tree should be shown as to be removed and replaced.
- b. SLDO 205-53.C(1): this section requires 60% preservation of trees sized from 8 to 23" caliper. The plans state that 11 replacement trees are required. However, tree sizes have not been labeled on the plan (as required by SLDO Section 205-52 Section 9) and the plans do not provide the required tree preservation calculations. Therefore, we are unable to confirm that the number of replacement trees indicated is correct. The plans shall be revised to provide the tree sizes and preservation calculations. A waiver has been requested for eleven (11) trees.
- c. Tree Protection Fencing shall be provided around all trees in the vicinity of construction work to be conducted on the site, including around the existing evergreen trees between the site and the 7-11 store, and the trees adjacent the proposed pedestrian improvements in the Home Depot lot. In addition, the tree protection fencing is shown differently on the E&S plans and the Landscape Plan. The plans shall be revised to correct these discrepancies.

4. Recommended Plant List and Planting Standards and Guidelines

- a. SLDO Appendix C: the Deciduous Tree Planting Detail, Evergreen Tree Planting Detail, and Shrub Planting Detail shall be revised to demonstrate compliance with the Planting Details provided in Appendix C. The evergreen tree planting detail shall be revised to use the same staking method as the deciduous tree detail, and brightly colored flagging shall be added to the guy wires for safety purposes.
- b. SLDO Appendix C: the planting notes shall be revised to demonstrate compliance with the Planting Standards and Guidelines as provided in Appendix C.

5. General Comments

- a. The substitution approval note on the landscape plan shall be revised to state that all plant substitution requests should be forwarded in writing to the Township Landscape Architect for review and approval.

Mr. Lawrence Gregan, Township Manager  
Water Tower Square Redevelopment  
July 16, 2018  
Page 4 of 4

- b. It appears that seven (7) Viburnum shrubs located near the existing freestanding sign will be disturbed by utility and other improvements. The plan should be revised to indicate whether these shrubs are to be removed or transplanted.
- c. We recommend that the proposed Nyssa sylvatica located adjacent the right-in entryway be moved back farther from Horsham Road so as to preserve visibility at the intersection.
- d. Four (4) existing white pine trees are located between the existing and proposed basins; the plans only show three (3) trees in this location. The plans shall be revised to accurately depict the existing vegetation on the site.
- e. The plans shall be revised to provide a minimum of 10' between all proposed trees and adjacent utilities, and 5' between all proposed utilities and shrubs.
- f. Delivery, Handling and Storage note #3 and Installation note #7 shall be revised to correct any discrepancies between the two notes, and to require that all synthetic burlap and binding materials are to be removed from trees at the time of planting.
- g. The plant schedule indicates that 368 Liriope spicata are proposed; the plan shows 367. The plans shall be revised to correct this discrepancy.
- h. The plant schedule indicates that 177 Pennisetum alopecuroides 'Hameln' are proposed; the plan shows 181. The plans shall be revised to correct this discrepancy.
- i. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,



Judith Stern Goldstein, ASLA, R.L.A.  
Managing Director



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

JSG/vll/msb

cc: Board of Supervisors  
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June 4, 2018  
**Revised June 5, 2018**

Lawrence Gregan, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

**SUBJECT: WATER TOWER SQUARE REDEVELOPMENT  
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
TOWNSHIP NO. LD/S- NO. 697  
PROJECT NO. 1855327R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary/Final Land Development Plans for the proposed Water Tower Square Redevelopment. The submitted plan set was prepared by Langan Engineering and Environmental Services, Inc. and is dated April 23, 2018. The site is located at the intersection of Horsham Road and North Wales Road, within the C Commercial District.

The applicant proposes the construction of a 7,302 SF satellite restaurant use within a portion of the existing parking lot. Also proposed are reconfiguration of the surrounding parking areas, the addition of sidewalks and pedestrian crossings, a retention basin and associated stormwater management facilities.

A Conditional Use Application has also been submitted to run concurrently with the land development process and seeks approval to permit a satellite restaurant use of less than 7,500 SF within the C – Commercial District.

We offer the following comments for your consideration.

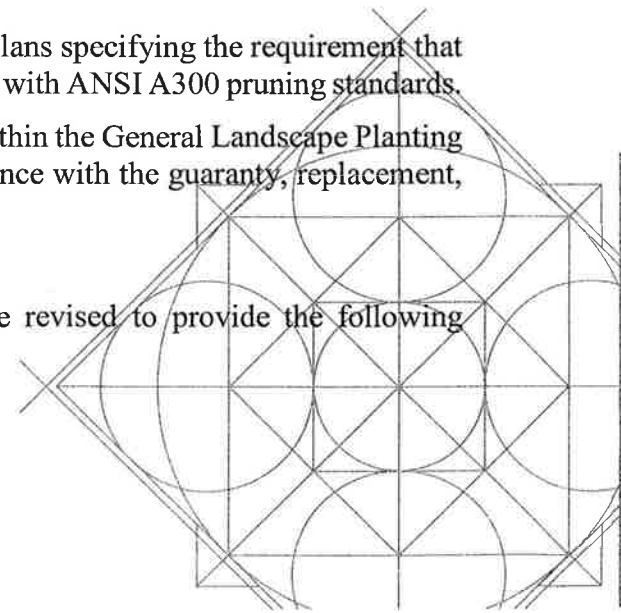
1. General Requirements

- a. SLDO 205-49.F: a note shall be added to the plans specifying the requirement that all plant material shall be pruned in accordance with ANSI A300 pruning standards.
- b. SLDO 205-49.G and H: the guarantee notes within the General Landscape Planting Notes shall be revised to demonstrate compliance with the guaranty, replacement, and inspection requirements in these sections.

2. Landscape Plan Requirements

SLDO Section 205-51: the Landscape Plan shall be revised to provide the following information, or waivers would be required:

- a. Section 2: Setback Lines



- b. Section 6: all existing and proposed freestanding signs
- c. Section 15: existing and proposed contour lines
- d. Section 18: a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. Unit costs for plant material shall include costs for labor, materials, and guaranty, and shall be so stated on the estimate.

3. Planting Requirements

- a. ZO 230-78.1.B(3) requires that when satellite use(s) are added to a shopping center development at any time after initial development is completed, adjustments to the parking area shall be made to comply with the requirements of this section and current requirements of the Zoning Ordinance and Subdivision and Land Development Ordinance for parking and landscaping. The plans shall be revised to demonstrate compliance with the following Zoning and SLDO landscape requirements or variances would be required.
  - i. ZO 230-78.A requires the provision of an area no less than 25' in width planted in accordance with landscaping and screening requirements of the Montgomery Township SLDO along all property lines including street frontages. The existing buffer area between the proposed restaurant and the convenience store is less than 25'. The plans shall be revised to demonstrate compliance with the ordinance requirement or a variance would be required.
  - ii. ZO 230-78.1.C requires that within all parking areas, signing, pavement markings or pavement differentiation shall be provided indicating paths of heavy pedestrian traffic. Whenever such paths cross landscaped islands, a break in the landscaping shall be provided. Curb cuts shall also be provided as necessary to allow access by elderly and the physically handicapped. The plans should be revised to address pedestrian needs both around the restaurant and in connection to the rest of the property.
  - iii. ZO 230-127.A(8)(a): two square feet of landscaped area are required for each square foot of freestanding sign area. The plans should be revised to provide information on all proposed freestanding signs or additions to existing freestanding signs, and to demonstrate compliance with the landscaping requirement.
  - iv. SLDO 205-52.A: the plans shall be revised to demonstrate compliance with the Street Tree requirements for the portion of the Horsham Road frontage in front of the proposed improvements.
  - v. SLDO 205-52.B(3)(a): softening buffers are required around the entire property perimeter, including rights-of-way. Section (4)(a) requires the provision of four shade trees and eight shrubs for each 100 linear feet of property perimeter. The plans shall be revised to demonstrate compliance with the softening buffer requirements for the property perimeter adjacent to the proposed improvements.

- vi. SLDO 205-52.D(1)(a): Table 1 requires the provision of 1 shade tree for each 10 parking spaces within the entire lot, 6 shrubs for every 2 spaces around the entire parking lot perimeter, plus one shade tree for each 290 SF of planting island. The landscape plan shall be revised to demonstrate compliance with these requirements for the full parking area designated for use by the proposed satellite restaurant.
  - vii. SLDO 205-52.D(1)(c): a maximum of 15 parking spaces are permitted in a row without a landscape island of 15' in width. The existing row of parking greater than 15 spaces shall be changed to comply with the ordinance requirement.
  - viii. SLDO 205-52.D(1)(f): where parking areas are located within 100' of a public street, the perimeter of the parking area adjacent to the public street shall be softened by a continuous low hedge around the perimeter. The plans show the lack of these shrubs as an existing nonconformity. Due to the Zoning Ordinance requirements for new satellite uses as provided in ZO 230-78.1.B(3), the required landscaping must be provided or a variance would be required.
  - ix. SLDO 205-52.D(g) requires the provision of four shade trees and eight shrubs for each 100 linear feet of entry drive. The plans shall be revised to demonstrate compliance with this requirement for the portion of the entry drive adjacent to the proposed improvements.
  - x. SLDO 205-52.E(1): six shade trees proposed to meet storefront landscaping requirements are also counted toward the parking lot landscaping requirements. Plant material may not be double-counted to meet more than one landscape requirement. The plan shall be revised to provide the required amount of landscaping for each individual landscaping requirement.
  - xi. SLDO 205-52.F: the plans shall be revised to demonstrate compliance with the seeding, planting and perimeter landscape requirements for stormwater management facilities.
  - xii. SLDO 205-52.G: the plans shall be revised to demonstrate compliance with the individual lot landscaping requirements provided in this section and in Table 1.
4. Preservation, Protection and Replacement of Trees
- a. SLDO 205-53.B(2): a note shall be added to the plan requiring that should it become necessary to disturb more than 1/4 of the total root area of a tree, the tree will no longer be considered to be preserved and must be replaced.
  - b. SLDO 205-53.B(3): a note shall be added to the plan indicating that at the direction of the Township Engineer, Township Shade Tree Commission or Township Landscape Architect, existing trees which have not been adequately protected are to be removed and replaced.

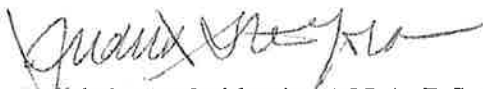
- c. SLDO 205-53.C(1): the plans shall be revised to indicate whether any of the trees within the area of the proposed improvements are 8” in caliper or greater. If any trees of 8” in caliper or greater are proposed to be removed, the plans shall be revised to demonstrate compliance with the requirements of SLDO 205-53.C and 205-54.
  - d. Tree Protection Fencing shall be provided around all trees in the vicinity of construction work to be conducted on the site. This includes trees within the buffer adjacent the convenience store and trees in the entry drive planting island. Any existing trees proposed to be preserved that are located within 150’ of proposed construction activities should be protected by tree protection fencing.
5. Recommended Plant List and Planting Standards and Guidelines
- a. SLDO 205-56.C requires that shade trees shall be provided at a minimum size of 3” in caliper, 14-16’ in height with a full branching structure. The plant schedule shall be revised to demonstrate compliance with these requirements.
  - b. SLDO 205-56.F: deciduous shrubs may be provided in #5, #7, and #10 containers, but must also reach a minimum height of 30” at the time of planting. The plant schedule shall be revised to demonstrate compliance with this requirement.
  - c. SLDO 205-56.H(2): Rhus aromatica ‘Gro-Low’ is proposed to be used to meet shrub planting requirements. However, this shrub is classified by the ordinance as a woody ground cover. The plans shall be revised to propose a true deciduous shrub in accordance with the requirements of SLDO 205-56.F.
  - d. SLD 205-56: The Deciduous Tree Planting Detail shall be revised to specify an 8’ pruning height for street trees and a 7’ pruning height for other deciduous trees in accordance with the Recommended Plant List size and quality requirements.
  - e. SLDO Appendix C: the Planting Notes, Deciduous Tree Planting Detail, Evergreen Tree Planting Detail, and Shrub Planting Detail shall be revised to demonstrate compliance with the Planting Standards and Guidelines and Planting Detail requirements provided in Appendix C.
6. General Comments
- a. SLDO 205-55.A: No building permit shall be issued unless a performance bond or other surety approved by the Township solicitor has been filed with the Township in an amount equal to the cost of purchasing, planting, maintaining and replacing all vegetative materials for a period of 18 months after written acceptance of the first landscape installation by the Township.
  - b. The plant schedule proposes a spacing of 21” on center for herbaceous material to be planted within the basin. We recommend a closer spacing or the use of an appropriate native seed mix for the purposes of ensuring adequate stabilization of the basin within a reasonable amount of time.

Mr. Lawrence Gregan, Township Manager  
Water Tower Square Redevelopment  
June 4, 2018  
*Revised June 5, 2018*  
Page 5 of 5

- c. The Site Demolition Plan notes and the Stage I Construction sequence shall be revised to specify that tree protection fencing shall be in place, inspected, and approved by the Township Landscape Architect prior to any demolition or site disturbance.
- d. The plans should be revised to provide a note indicating that if a plant species or other substitution is made without receiving prior substitution request approval from the Township, the unapproved plants will be rejected upon inspection. All plant substitution requests should be forwarded in writing to this office for review and approval.
- e. The plant schedule indicates that 624 *Carex pensylvanica* are proposed. However, there are 623 shown in the landscape plan. The plans should be revised to correct this discrepancy.
- f. The plant schedule indicates that 152 *Pennisetum alopecuroides* 'Hameln' are proposed. However, there are 151 shown in the landscape plan. The plans should be revised to correct this discrepancy.
- g. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,



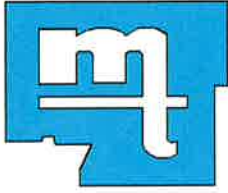
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Scott C. Denlinger, Esq., Wisler Pearlstine  
Brian M. Conlon, P.E., Langan Engineering



## **MEMORANDUM**

TO: Board of Supervisors

FROM: Planning Commission  
Jim Rall, Acting Chairman

DATE: July 19, 2018

RE: Land Development Application – Water Tower Square Associates –  
Miller's Ale House – 751 Horsham Road

The Planning Commission reviewed the proposed Land Development application for a proposed 7,302 sf freestanding Miller's Ale House restaurant at 751 Horsham Road, Water Tower Square Shopping Center. The Planning Commission feels that the use is a good use for this property, but raised concern about the waiver of landscaping fee in-lieu of request.

The Planning Commission recommends to the Board of Supervisors that the application be considered for approval conditioned upon compliance with all the review letters from Township Staff and Consultants and showing conformity with the Township code.

**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  
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FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

*Revised*

June 1, 2018

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

Re: MCPC #18-0109-002  
Plan Name: Water Tower Square - Restaurant – LDS #697  
(1 lot comprising 0.20 acres)  
Situate: Horsham Road (north)/North Wales Road (west)  
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 May 9, 2018. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Water Tower Square Associates, proposes to construct a freestanding restaurant in the parking lot of the Water Tower Square Shopping Center on 7,302 square feet of land at the northwest corner of PA Route 463 (Horsham Road) and North Wales Road. The current zoning for this area in Montgomery Township is C - Commercial. The restaurant will reduce parking in the shopping center by a net total of 81 spaces, while adding additional parking lot islands surrounding the building. Additional pedestrian access is provided from the front of the restaurant to existing sidewalk along Horsham Road. Previous conditional use approval was granted to Water Tower Square Associates for a restaurant at this site in 2002; a conditional use review letter was issued by the MCPC on May 9, 2018.

## 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

1. A total of 31 *Ilex glabra compacta* (Dwarf Inkberry Holly) evergreen shrubs are proposed for the site. We would encourage the applicant to consider choosing a second evergreen shrub and mix in the plantings with the inkberry and the "Henry's Garnet" deciduous shrubs so that there is some variety in the planting views. If the shrubs are arranged in groups of 4 to 6, there would be less of a negative impact if one species develops a disease or has a problem surviving.
2. The *Carex pensylvanica* sedge grass is a good choice for native grass, but it may have an issue surviving if excessive salt is used on the nearby parking spaces or sidewalks. We would recommend adding some diversity in the proposed native grass species; while some dwarf fountain grass is also proposed, we do not believe that two species is diverse enough across a total of 776 plants.

## CONCLUSION

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

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.

Sincerely,



Matthew Popek, Transportation Planner II  
[mpopek@montcopa.org](mailto:mpopek@montcopa.org) – 610-278-3730

- c: Water Tower Square Associates, Applicant  
Langan, Applicant's Engineer  
Lawrence Gregan, Twp. Manager  
Jay Glickman, Chrm., Twp. Planning Commission

Attachments: Aerial Photograph of Site  
Subdivision Record Plan



*Aerial – Water Tower Square Associates, Montgomery Township*

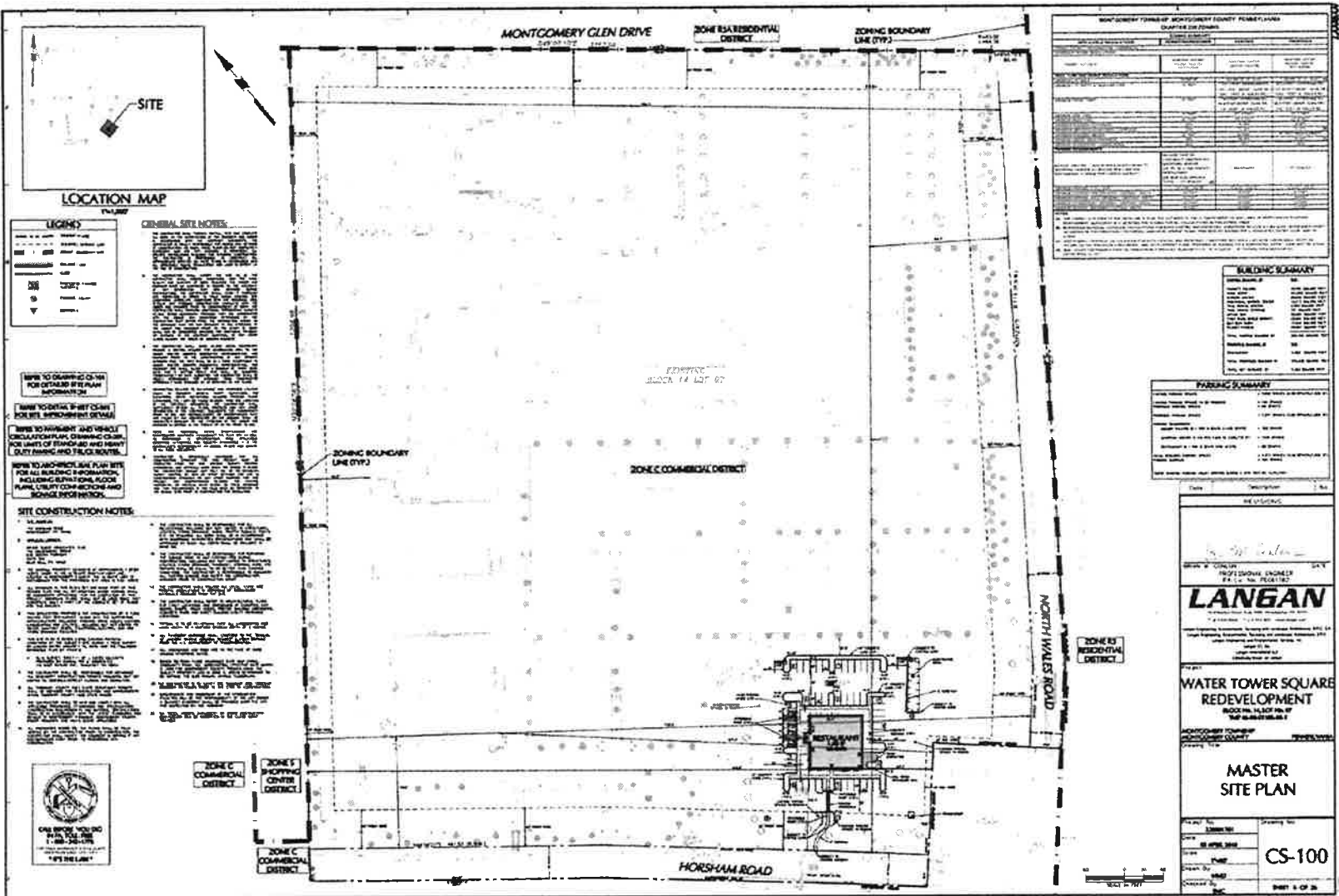


**Water Tower Square Redevelopment**  
180109002

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 3117 • 100 Franklyn PA 19104-0311  
(p) 610 278 3722 • (f) 610 278 3941  
[www.montcopa.org/planning](http://www.montcopa.org/planning)  
Year 2015 aerial photography provided by the  
Data by: Valley Regional Planning Commission



Overall Site Plan – Water Tower Square Associates, Montgomery Township





TRAFFIC PLANNING AND DESIGN, INC.

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**August 16, 2018**

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

**RE: Water Tower Square – Satellite Pad Site (Miller Ale House) - #4 Revised  
Preliminary/Final Land Development Plan Review**  
Montgomery Township LDS-697  
TPD No. MOTO-00121

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the following items which were received electronically in our office on July 31, 2018:

- Preliminary/Final Land Development Plans prepared by Langan, dated April 23, 2018, last revised July 30, 2018;
- Response letter prepared by Langan, dated July 30, 2018;
- Waiver request letter prepared by Langan, dated July 30, 2018.

Based on our review, we offer the following comments using the same numbering system as our June 14, 2018 and July 11, 2018 review letters for those comments not yet addressed. Comments that were addressed are not shown.

**Previous Plan Comments**

4. Trucks are currently restricted on the Horsham Road access and the southern North Wales Road access. Therefore, the truck templates show the trucks accessing the site via the northernmost North Wales Road driveway which requires the trucks to travel along the front of the stores. While the deliveries are anticipated to occur between 7:00 and 11:00 A.M. before the restaurant opens, other stores in the shopping center may be open during this time. Therefore, in our opinion, consideration should be given to removing the truck restriction on either the southern North Wales Road access or the Horsham Road access to allow delivery trucks to access the proposed restaurant with the need to travel along the existing store frontages. Please note that removal of the truck restriction on the driveways may require a revision to the PennDOT Highway Occupancy Permit (HOP) if the restriction is included in the existing HOP.

The logical path for delivery trucks to the Miller Ale House site is to either use the Horsham Road access or the North Wales Road access closest to the restaurant, both of which are posted for NO TRUCKS per the attached Google Streetview shots. Besides being the most logical ones, use of these two access points would result in the minimum number of interactions of trucks with both pedestrians as well as automobiles. In our opinion, these two access points are the ones that should be used by trucks serving the Miller Ale House site provided that AUTOTURN analyses demonstrate that truck movements can be accommodated or any impacts addressed.

Our previous review letters were prepared assuming these would be the two access points to be used by such delivery trucks. Therefore, we not only requested the inclusion of AUTOTURN analyses to show the path of delivery trucks, but also noted that if these NO TRUCKS signs had been installed as part of the PennDOT HOP for the original Water Tower Square project, then the applicant would also need to obtain approval from PennDOT to remove them. Instead of performing this research, the applicant's engineer has proposed leaving the signs and instead having all trucks access the Miller Ale House via the middle driveway on North Wales Road. As discussed above, it is our opinion that all three NO TRUCKS signs be removed and that if shown on the HOP plans originally approved by PennDOT, then obtain their approval for the sign removal as well.

The work as part of the Five Points project by PennDOT along the north side of Horsham Road between North Wales Road and the Water Tower Square access point consists solely of restriping and some additional signage. In our opinion, this work will have no impact on truck access to the Water Tower Square site. While the survey performed for the Five Points project identified the existence of the two NO TRUCKS signs at the Horsham Road access point, that fact doesn't mean that PennDOT ever approved these two signs.

5. The largest design vehicle shown is a WB-40. However, deliveries to many commercial properties are made with WB-62 design vehicles. Therefore, these vehicles either need to be accommodated or need to be precluded from the site through either signage or lease language with the tenants.
7. TPD will defer to the Montgomery Township Fire Marshal for review of the fire truck turning template with regard to the compliance with fire codes and fire department preferences/requirements.
9. A "Stop" sign and stop bar with double yellow centerline should be provided on the northbound parking aisle approach to the intersection located adjacent to the northwest corner of the proposed restaurant in order to provide free-flow movements for vehicles entering the site.

#### **Previous Lighting Comments**

11. Revise the lighting design and/or calculation areas to provide calculation results that are in-line with the Township and IES standards, to the maximum extent feasible. Specifically, the provided

values for the Statistics table indicates a Uniformity Ratio (Max:Min) value that exceeds the recommended values.

- a. The "Recommended Maintained Illuminance Values for Parking Lots," according to IESNA RP-20-14 Lighting for Parking Facilities (Table 2), indicates a Uniformity (Max:Min) Ratio of 15:1.
    - i) The Applicant's Engineer has responded that the proposed development pad site is within an existing shopping center parking lot, and the owner is requesting that the lights remain as submitted to be consistent with the remainder of the shopping center light fixtures. The Applicant's request to accept the light as designed will result in a Uniformity Ratio that is considerably above the recommended 15:1 (Max:Min). This will require coordination by the Applicant and Applicant's Engineer with the Township to determine if a waiver is required to accept the submitted light levels.
12. The Site Lighting Schedule shall be revised to provide additional row(s) to accommodate the configuration variances of existing parking lot lighting fixtures (e.g. single, back-to-back).
23. Site Lighting Schedule Note No. 5 shall be revised to include the following rewording "...For lighting proposed after 10 P.M., or after normal hours of operation, WHICHEVER IS EARLIER, the lighting shall be reduced by at least 50% from then until dawn, unless supporting a specific purpose."
- a. While the Reviewer acknowledges Site Lighting Schedule Note No. 5 has been added to the plans, the method in which the 50% minimum reduction will be achieved has not been noted. Please clarify.
25. The Applicant's Engineer has indicated that any canopy lighting will be submitted as part of the building permit plans. Therefore, TPD will defer to the Township for this item.
- a. As previously requested, the BUG rating for each LED luminaire and cutoff classification for each HPS luminaire shall be placed in a new column within the Site Lighting Schedule.

### New Lighting Comments

31. Confirm the existing luminaire orientations presented on the plans. A number of the existing luminaire locations do not match field conditions.
32. Revise the existing luminaire CADD cells to depict the luminaire configuration accurately. For example, a number of the existing luminaires are shown as a single circular luminaire cell, while they were observed to be installed at a back-to-back configuration (180 degrees).

We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.

Mr. Bruce S. Shoupe  
August 16, 2018  
Page 4

Sincerely,

TRAFFIC PD CONSULTING DESIGN, INC.



Kevin L. Johnson, P.E.  
*President*  
[kjohnson@TrafficPD.com](mailto:kjohnson@TrafficPD.com)

cc: Larry Gregan, Township Manager  
Mary Gambino, Project Coordinator/Permits Administrator  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Frank Falzone, P.E., TPD  
Joseph Platt, P.E., TPD  
Jerry Baker, P.E., TPD  
Eric Hammond, TPD  
Brian Conlon, P.E., Langan  
Scott Denlinger, Esq., Wisler Pearlstine, LLP

sylvania

t 2016



Google



Horsham Rd





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**July 11, 2018**

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

**RE: Water Tower Square – Satellite Pad Site (Miller Ale House)**  
**Preliminary/Final Land Development Lighting Plan Review**  
Montgomery Township LDS-697  
TPD No. MOTO-00121

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the following items:

- Preliminary/Final Land Development Lighting Plans prepared by Langan, dated April 23, 2018;
  - Sheets 24 and 25 of 25.

As indicated within our June 14, 2018 Preliminary/Final Land Development Plan Review Letter, this letter provides the lighting review. Based on our review, we offer the following comments:

#### Lighting Comments

11. Revise the lighting design and/or calculation areas to provide calculation results that are in-line with the Township and IES standards, to the maximum extent feasible. Specifically, the provided values for the Statistics table indicates a Uniformity Ratio (Max:Min) value that exceeds the recommended values.
  - a. The "Recommended Maintained Illuminance Values for Parking Lots," according to IESNA RP-20-14 Lighting for Parking Facilities (Table 2), indicates a Uniformity (Max:Min) Ratio of 15:1.
12. The Lighting Plan shall be revised to include the contributing existing light fixtures within the Site Lighting Schedule, with applicable details.
13. Confirm that the proposed site lighting matches the finish of the existing parking lot fixture finishes.

14. Please verify the lighting design utilizing the applicable Light Loss Factors (LLF) for each luminaire. The usage of LLF = 0.90 for both HPS and LED fixtures within the Site Lighting Schedule shall be verified and revised as necessary.
  - a. It is suggested to utilize a LDD and LLD of 0.8 for a total LLF of 0.64 for an HPS fixture; and a LDD of 0.8 and an LLD based on manufacturer's data for LLD at 60,000 hours for an LED fixture.
15. Revise the Lighting Plan to label and delineate the limits of the "Parking Lot Area" calculation area within the Statistics table.
16. The proposed site lighting fixtures shall have similar CCT, and shall be as close to the CCT of surrounding lighting fixtures as feasible. Please revise the Site Lighting Schedule to include a column indicating the CCT of each proposed LED fixture.
17. Confirm, and revise as needed, the proposed mounting height of the "A" site lighting fixtures match the surrounding existing parking light fixture mounting heights.
18. The LSI Industries website has indicated that the "Citation" HPS fixture style has been discontinued. Please confirm its availability and revised as needed.
19. Investigate usage of a more efficient lighting method, (i.e. LED) in lieu of the lamps proposed, while maintaining similar physical features of the pole and fixtures.
20. Per the Montgomery Township Street Lighting Specifications, poles supporting lighting fixtures for the illumination of parking areas and located directly behind parking spaces, shall be placed a minimum of five (5) feet outside paved area, curbing or tire stops, or on concrete pedestals at least thirty (30) inches high above the pavement, or suitably protected by other approved means. A note indicating such shall be added to the Lighting Plan.
  - a. Please revise the Light Pole Foundation detail included on Sheet 25 of 25 accordingly.
21. The following notes shall be added to the Lighting Plan.
  - a. All utilities and below grade structures shown for reference. See engineer's plans for location of all utilities. Contractor shall verify location of all underground utilities and below grade structures prior to commencement of work.
  - b. All lighting to be installed according to manufacturers' recommendations.
  - c. The Developer shall be responsible for contacting the Lighting Consultant/Inspector for Montgomery Township at least 48 hours prior to the start of any site electric work. The Township's Lighting Consultant/Inspector must be contacted during both "rough" and "final" stages of construction. The Township's Consultant/Inspector must be given the opportunity to observe open trench and conduit prior to backfill. The Township's

Consultant/Inspector shall also be contacted again at completion of site electrical construction (i.e. Final). The Developer shall make arrangements for the necessary electrical inspections at both phases of construction and provide evidence of same to Township.

- d. All proposed light pole and fixture finishes shall match.
- e. Lighting fixtures and equipment shall be maintained so as to continuously meet Township requirements.
- f. The Township reserves the right to conduct post-installation daytime and nighttime inspections to verify compliance with the Township lighting standards. If the inspection reveals a non-conformance to Township standards, the Township shall direct corrective action, which shall be executed by the property owner at no expense to the Township. Remedial action must be completed within thirty (30) days of notification from the Township.
- g. Prior to construction, the Contractor and Developer shall submit for review and approval to Montgomery Township any and all deviations from the approved lighting plans.
- h. The Developer and Contractor shall schedule a pre-construction meeting with all applicable Montgomery Township personnel and Consultants/Inspectors prior to commencing construction.

22. Provide the anticipated hours of operation on the Lighting Plans.

23. As stated in The Montgomery Township Street Lighting Specifications, lighting for commercial, industrial, public recreational, and institutional applications shall be controlled by automatic switching devices such as time clocks or combination motion detectors and photocells, to permit extinguishing outdoor lighting fixtures between 10 P.M. and dawn. For lighting proposed after 10 P.M., or after normal hours of operation, the lighting shall be reduced by at least 50% from then until dawn, unless supporting a specific purpose. A note indicating such shall be added to the Lighting Plans.

- a. In addition to the note, please indicate the manner in which the 50% minimum reduction will be achieved. The Township would prefer a dimming situation in lieu of an individual light extinguishment to achieve a minimum 50% reduction.

24. As stated in The Montgomery Township Street Lighting Specifications, all illumination for advertising signs, building, and/or surrounding landscapes for decorative, advertising, or esthetic purposes is prohibited between 10 P.M. and sunrise, except that such lighting situated on the premises of a commercial establishment may remain illuminated while the establishment is actually open for business, and until one hour after closing. A note indicating such shall be added to the Lighting Plans.

25. As stated in The Montgomery Township Street Lighting Specifications, all outdoor lighting fixtures that light the area under outdoor canopies shall be shielded in such a manner that no light is emitted above a horizontal plane. Please provide the BUG rating for each proposed LED luminaire and the cutoff classification of each HPS luminaire.
26. All outside lighting, including sign lighting, shall be arranged, designed and shielded or directed to protect the abutting streets and highways and adjoining property from the glare of lights. Please verify that the proposed lighting is shielded from adjacent properties to prevent light spillover, or revise the lighting design as needed.
  - a. The addition of house side shield options to the "A" fixtures shall suffice.
27. Verify that the proposed lighting locations are situated such that interference from the proposed landscaping does not result in an inefficient design. Adding a note indicating that all landscaping shall be trimmed as necessary to maintain required light levels will be sufficient.
28. Please confirm ownership and maintenance responsibility of the site lighting. Revise General Lighting Note No. 10 if multiple entities are expected to own portions of the site lighting in order to delegate ownership and maintenance responsibilities, as appropriate.
29. Per Chapter A237-1 Street Lighting (Amended by Ordinance #13-276); "Street Lighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer, unless specifically waived by the Board of Supervisors."
  - a. TPD supports this waiver request along Horsham Road (SR 0463), as existing lighting is not currently provided along the project site frontage.
30. Revise the luminaire specification sheets on sheet 25 of 25 to identify the designed luminaire configurations.

Mr. Bruce S. Shoupe  
July 11, 2018  
Page 5

We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.

Sincerely,



Kevin L. Johnson, P.E.  
*President*  
[kjohnson@TrafficPD.com](mailto:kjohnson@TrafficPD.com)

cc: Larry Gegan, Township Manager  
Mary Gambino, Project Coordinator/Permits Administrator  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Frank Falzone, P.E., TPD  
Jerry Baker, P.E., TPD  
Eric Hammond, TPD  
Brian Conlon, P.E., Langan  
Scott Denlinger, Esq., Wisler Pearlstine, LLP



TRAFFIC PLANNING AND DESIGN, INC.

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**June 25, 2018**

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

**RE: Water Tower Square – Satellite Pad Site (Miller Ale House)  
Conditional Use and Land Development Review of Applicant’s Trip Statement**  
Montgomery Township C-69  
TPD No. MOTO-00121

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the June 22, 2018 Traffic Statement prepared by Langan. The letter was prepared in response to Comments 1 and 2 of the June 13, 2018 TPD Conditional Use review letter which pertained to trip generation and the need for a traffic study. TPD also visited the site with the Applicant’s engineer from approximately 4:30 P.M. to 6:30 P.M on June 20, 2018. Based on our review, we offer the following comments:

**Site Visit Observations**

The site visit on June 20, 2018 focused on operations at the intersection of Horsham Road with the main access to the Water Tower Square Shopping Center, the intersection of North Wales Road with the Water Tower Square Shopping Center, and the internal T-intersection of the main access on Horsham Road with the southern access on North Wales Road. Based on these observations, all operated with little to no delay. Traffic volumes on the shopping center driveways were very low and no queuing was observed. In our opinion, these three unsignalized intersections operate at either a level of service (LOS) A (0.0 to 10.0 seconds of delay) or LOS B (10.0 to 15.0 seconds of delay).

**Trip Generation**

Based on the trip generation information presented in the June 22, 2018 Traffic Statement, the proposed 7,302 restaurant can be expected to generate a total (in + out) of 72 trips in the weekday P.M. peak hour and 82 trips during the Saturday peak hour. The Traffic Statement assumed that approximately 25% of the site traffic would be comprised of pass-by traffic which is already on the road passing by the site, and interaction trips within the existing shopping center resulting in

Mr. Bruce S. Shoupe  
June 25, 2018  
Page 2

a total number of new (in + out) trips of 54 in the PM peak hour. In our opinion, the Traffic Statement overestimated the traffic impact of the site by assuming a higher trip generation than could be expected. Based on the ITE Publication, Trip Generation Manual, 10<sup>th</sup> Edition, approximately 43% of the trips associated with a high turnover sit down restaurant such as this are pass-by trips which doesn't even include any interaction with the rest of the existing shopping center. If the rate from the Trip Generation Manual had been applied, the number of external trips generated by the restaurant would be even less than shown in the Traffic Statement.

### Estimated Traffic Impacts

TPD obtained traffic volume information for Horsham Road and North Wales Road from the Delaware Valley Regional Planning Commission in order to estimate the impacts of the proposed restaurant on the nearby roads. According to the DVRPC information, Horsham Road serves approximately 13,679 trips per day and approximately 1,069 trips during the weekday P.M. peak hour in the vicinity of the site. North Wales Road serves approximately 8,107 trips per day and 641 trips during the weekday P.M. peak hour.

In order to estimate the impact of the proposed restaurant on the adjacent roads, it was assumed that all traffic generated by the proposed restaurant would use either Horsham Road or North Wales Road proportionately to each roads respective weekday P.M. peak hour volume. Using this methodology, the expected increase in traffic during the weekday P.M. peak hour on Horsham Road is approximately 34 new (in + out) trips and the expected increase on North Wales Road is approximately 20 new trips. The increase in traffic correlates to approximately one additional vehicle every two minutes on Horsham Road and one additional vehicle every three minutes on North Wales Road during the PM peak hour.

Traffic volume information is not readily available for the Saturday peak hour. However, in our opinion, the impacts associated with the proposed restaurant during the Saturday peak hour would be comparable to the weekday P.M. peak hour.

### Conclusion

Based on the conservative trip generation approach taken by the applicant's engineer in preparing the Traffic Statement, our field observations of the site driveways during the weekday P.M. peak hour, and our estimates of the expected impact on the adjacent roads, it is our opinion that the proposed restaurant will not adversely impact traffic operations within the existing shopping center or on the surrounding road network. Thus, it is our opinion the proposed use will not have an unwarranted impact on traffic in the area in accordance with Section 230-156.2.C.(5) of the Montgomery Township Zoning Ordinance pertaining to "Procedures and Standards for Conditional Use Approval".

Mr. Bruce S. Shoupe  
June 25, 2018  
Page 3

In addition, TPD would support a waiver at the Land Development stage for completing a full traffic study for the proposed restaurant based on the information which has been presented.

We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Kevin L. Johnson, P.E.

*President*

[kjohnson@TrafficPD.com](mailto:kjohnson@TrafficPD.com)

cc: Larry Gregan, Township Manager  
Mary Gambino, Project Coordinator/Permits Administrator  
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Eric Hammond, TPD  
Brian Conlon, P.E., Langan  
Dan Disario, P.E., Langan  
Scott Denlinger, Esq., Wisler Pearlstine, LLP





TRAFFIC PLANNING AND DESIGN, INC.

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**June 14, 2018**

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

**RE: Water Tower Square – Satellite Pad Site (Miller Ale House)  
Preliminary/Final Land Development Plan Review  
Montgomery Township LDS-697  
TPD No. MOTO-00121**

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the following items which were downloaded today:

- Preliminary/Final Land Development Plans prepared by Langan, dated April 23, 2018;
- Traffic Statement prepared by Langan, dated April 23, 2018.

Rather than repeating comments from our June 13, 2018 Conditional Use Plan Review Letter, all comments in that Review Letter apply to the Land Development Application as well. Based on our review, we offer the following comments:

#### Plan Comments

1. Sidewalks, crosswalks, and associated signing should be provided to connect the proposed parking lot to the parking lot on the north side of the North Wales Road access.
2. The type of each handicap ramp should be labeled and all applicable details should be provided in accordance with PennDOT Standards for Roadway Construction, Publication 72M, RC-67M.
3. The following general notes should be included on the plan:
  - a. "Traffic control signs must be posted on PennDOT approved breakaway posts in accordance with the most recent version of the TC-8700 series in PennDOT Publication 111M."
  - b. "All traffic control signs shall be posted in accordance with the 2009 MUTCD and the most recent version of PennDOT Publication 236M, "Handbook of Approved Signs".

- c. "All proposed pedestrian facilities reflected on these plans shall be constructed to comply with the following:
  - i. PennDOT Design Manual 2, Chapter 6.
  - ii. PennDOT Standards for Roadway Construction, Publication 72M, RC-67M.
  - iii. U.S. Access Board, Public Right of Way Accessibility Guidelines (PROWAG) and ADA Accessibility Guidelines for Buildings and Facilities (ADAAG)."
4. Trucks are currently restricted on the Horsham Road access and the southern North Wales Road access. Therefore, it is unclear how trucks will access the site.
5. The largest design vehicle shown is a WB-40. However, deliveries to many commercial properties are made with WB-62 design vehicles. Therefore, these vehicles either need to be accommodated or need to be precluded from the site through either signage or lease language with the tenants.
6. A loading area should be provided for the proposed restaurant. If deliveries are intended to be made from the parking aisle, a note should be provided in the General Notes and on the truck circulation plans indicating the hours that deliveries will be permitted/restricted.
7. The applicant will need to submit truck turning templates for delivery trucks, trash trucks demonstrating how a trash truck will access the dumpster area, and an aerial fire truck for our review and comment.
8. Sight distance triangles need to be shown on the landscaping plan for the proposed restaurant driveway intersections with the North Wales Road access driveway to ensure that proposed vegetation will not restrict sight distance.
9. "Stop" signs should be provided on the eastbound and westbound approaches of the east-west parking aisle located on the north side of the proposed restaurant at the intersections with the proposed access driveways.
10. "Pedestrian Crossing" signs (W11-2) and "Diagonal Downward Pointing Arrow Plaque" signs (W16-7P) should be provided on both ends of the proposed crosswalk facing oncoming traffic.

#### **Lighting Comments**

The lighting review will be provided in a separate letter.

We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.

Mr. Bruce S. Shoupe  
June 14, 2018  
Page 3

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Kevin L. Johnson, P.E.

*President*

[kjohnson@TrafficPD.com](mailto:kjohnson@TrafficPD.com)

cc: Larry Gregan, Township Manager  
Mary Gambino, Project Coordinator/Permits Administrator  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Frank Falzone, P.E., TPD  
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Jerry Baker, P.E., TPD  
Eric Hammond, TPD  
Brian Conlon, P.E., Langan  
Scott Denlinger, Esq., Wisler Pearlstine, LLP



TRAFFIC PLANNING AND DESIGN, INC.

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**June 12, 2018**

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

**RE: Water Tower Square – Satellite Pad Site (Miller Ale House)  
Preliminary/Final Land Development Plan Review**  
Montgomery Township LDS-697  
TPD No. MOTO-00121

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the following items which were downloaded today:

- Preliminary/Final Land Development Plans prepared by Langan, dated April 23, 2018;
- Traffic Statement prepared by Langan, dated April 23, 2018.

Rather than repeating comments from our June 6, 2018 Conditional Use Plan Review Letter, all comments in that Review Letter apply to the Land Development Application as well. Based on our review, we offer the following comments:

#### Traffic Study Comments

1. The Traffic Statement concludes that "the proposed development will not create any significant traffic impacts." However, no capacity analyses were provided for the existing or proposed conditions. Therefore, it is unclear if there are any existing operational issues that will worsen or new issues which will be created with the proposed restaurant. As indicated in our June 6, 2018 Conditional Use review, the study should include capacity analyses for the following intersections:
  - a. Water Tower Square Shopping Center driveways at the intersections with Horsham Road and North Wales Road;
  - b. The internal "T" intersection of the Horsham Road access and southern North Wales Road access;
  - c. The intersections of the proposed driveways with the southern North Wales Road access driveway.

2. The trip generation methodology used in the April 23, 2018 Traffic Statement treated the 7,302 square foot outparcel restaurant as a generic 2.7% addition to the shopping center square footage rather than treating it as a new (and in this case only) restaurant added to an existing shopping center. As a result, Table 1 in the April 23, 2018 Traffic Statement estimates that the proposed restaurant use will only add 23 total (in + out) trips in the weekday P.M. peak hour and 29 total trips in the Saturday midway peak hour. However, if trip generation is estimated based on the ITE rates for a 7,302 square foot "High Turnover Sit-Down Restaurant", the proposed use would generate 71 total (in + out) trips in the weekday P.M. peak hour and 82 total trips during the Saturday peak hour of the generator. Therefore, the requested Traffic Study needs to utilize the "High Turnover Sit-Down Restaurant" category with adjustments for pass-by trips and interaction with the existing shopping center uses.

#### Plan Comments

1. Sidewalks, crosswalks, and associated signing should be provided to connect the proposed parking lot to the parking lot on the north side of the North Wales Road access.
2. The type of each handicap ramp should be labeled and all applicable details should be provided in accordance with PennDOT Standards for Roadway Construction, Publication 72M, RC-67M.
3. The following general notes should be included on the plan:
  - a. "Traffic control signs must be posted on PennDOT approved breakaway posts in accordance with the most recent version of the TC-8700 series in PennDOT Publication 111M."
  - b. "All traffic control signs shall be posted in accordance with the 2009 MUTCD and the most recent version of PennDOT Publication 236M, "Handbook of Approved Signs".
  - c. "All proposed pedestrian facilities reflected on these plans shall be constructed to comply with the following:
    - i. PennDOT Design Manual 2, Chapter 6.
    - ii. PennDOT Standards for Roadway Construction, Publication 72M, RC-67M.
    - iii. U.S. Access Board, Public Right of Way Accessibility Guidelines (PROWAG) and ADA Accessibility Guidelines for Buildings and Facilities (ADAAG)."
4. A loading area should be provided for the proposed restaurant. If deliveries are intended to be made from the parking aisle, a note should be provided in the General Notes and on the truck circulation plans indicating the hours that deliveries will be permitted/restricted. In addition, the Township should determine if conditions pertaining to deliveries are required on the plan approval and/or lease documents.

Mr. Bruce S. Shoupe  
June 12, 2018  
Page 3

5. Truck turning templates must be provided for Montgomery Township's largest fire truck. In addition truck turning templates must be provided demonstrating how a trash truck will access the dumpster area.
6. The largest design vehicle shown is a WB-40. However, deliveries to many commercial properties are made with WB-62 design vehicles. Therefore, these vehicles either need to be accommodated or need to be precluded from the site through either signage or lease language with the tenants.
7. Sight distance triangles should be shown on the landscaping plan for the proposed restaurant driveway intersections with the North Wales Road access driveway to ensure that proposed vegetation will not restrict sight distance.

**Lighting Comments**

The lighting review will be provided in a separate letter.

We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Kevin L. Johnson, P.E.

President

[kjohnson@TrafficPD.com](mailto:kjohnson@TrafficPD.com)

cc: Larry Gregan, Township Manager  
Mary Gambino, Project Coordinator/Permits Administrator  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Frank Falzone, P.E., TPD  
Joseph Platt, P.E., TPD  
Jerry Baker, P.E., TPD  
Eric Hammond, TPD  
Brian Conlon, P.E., Langan  
Scott Denlinger, Esq., Wisler Pearlstine, LLP



## 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. Schoupe  
Director of Planning and Code Enforcement

From: J. Scott Bendig, Chief of Police

Date: May 8, 2018

Re: Water Tower Square Land Development Application  
751 Horsham Road  
Date of Plan: April 23, 2018

---

A review of the Land Development Application for 751 Horsham Road was conducted on this date. There are no areas of concern to the police department at this time.

Thank you for the opportunity to review this conditional use application. Please contact me if you have any issues or concerns.

**KENNETH AMEY, AICP**  
professional land planner

June 8, 2018

Bruce S. Shoupe, Director of Planning and Zoning  
MONTGOMERY TOWNSHIP  
1001 Stump Road  
Montgomeryville, PA 18936

Re: Preliminary/Final Land Development Application  
Water Tower Square  
Township File #LDS-697

Dear Bruce:

As requested, I have reviewed the land development application for the above referenced project. Plans supporting the application were prepared by Langan Engineering & Environmental Services and are dated April 23, 2018. The proposed location is currently part of the parking lot for the Water Tower Square Shopping Center and is zoned C-Commercial. Plans show reconfiguration of the parking area, addition of stormwater management facilities and modifications to accommodate pedestrian circulation.

This application is running concurrently with the conditional use application for the site; my review for that application was issued earlier today. As long as my comments regarding the conditional use application and plans are addressed to the satisfaction of the Board of Supervisors, I have no further planning concerns with this project.

Please let me know if there are any questions.

Very truly yours,

  
Kenneth Amey

1122 Old Bethlehem Pike  
Lower Gwynedd, PA 19002



phone: 215.283.9619  
fax: 215.646.3458  
kenamey@aol.com

cc: Lawrence Gregan, Township Manager  
Frank Bartle, Esq., Township Solicitor  
Marianne McConnell, Deputy Zoning Officer  
James Dougherty, PE  
Judy Stern Goldstein, ASLA  
Kevin Johnson, PE  
James Garrity, Esq.  
Scott Denlinger, Esq.



KENNETH AMEY, AICP  
professional land planner

July 16, 2018

Bruce S. Shoupe, Director of Planning and Zoning  
MONTGOMERY TOWNSHIP  
1001 Stump Road  
Montgomeryville, PA 18936

Re: Land Development Application  
Water Tower Square  
Township File #LDS-697

Dear Bruce:

As requested, I have reviewed the latest submission for the above referenced project. Plans supporting the application were prepared by Langan Engineering & Environmental Services, are dated April 5, 2018, and were last revised June 29, 2018. The proposed location is currently part of the parking lot for the Water Tower Square Shopping Center and is zoned C-Commercial. Plans show reconfiguration of the parking area, addition of stormwater management facilities and modifications to accommodate pedestrian circulation.

All planning comments contained in my June 8, 2018 review have been satisfactorily addressed, and I have no further comments at this time.

Please let me know if there are any questions.

Very truly yours,



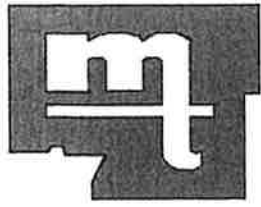
Kenneth Amey

cc: Lawrence Gregan, Township Manager  
Frank Bartle, Esq., Township Solicitor  
Marianne McConnell, Deputy Zoning Officer  
Mary Gambino, Project Coordinator  
James Dougherty, PE  
Judy Stern Goldstein, ASLA  
Kevin Johnson, PE  
James Garrity, Esq.  
Scott Denlinger, Esq.  
Brian Conlon, PE

1122 Old Bethlehem Pike  
Lower Gwynedd, PA 19002



phone: 215.283.9619  
fax: 215.646.3458  
kenamey@aol.com



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

**RICHARD M. LESNIAK**  
DIRECTOR OF FIRE SERVICES  
FIRE MARSHAL  
EMERGENCY MANAGEMENT  
COORDINATOR

**FIRE MARSHALS OFFICE:**  
215-393-6936

June 5, 2018

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

Re: Water Tower Square Pad site 751 Horsham Rd.

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans of the: Water Tower Square Pad site.

Using the 2009 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

- 1. 503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).  
**Comment:** Landscaping is proposed to be installed along the internal access roadway off of North Wales Road. The applicant should be aware that, in the future, said landscaping may create a vertical clearance obstruction. Provisions should be made to maintain said landscaping to prevent an obstruction to the access road.
- 2. 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 a subsurface detention basin. The basin 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.
- 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:** The applicant shall submit a vehicle movement plan showing that our fire apparatus can maneuver through the site.
- 4. 503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. "NO PARKING FIRE LANE" signage

SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office.

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

**Comment:** The applicant shall install signage as described above.

5. **505.1 Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 05. Inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.
6. **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.  
**Comment:** The FDC shall be 5" storz connection and the fire hydrant location is accepted as proposed.
7. **B105.2 Buildings other than one-and two-family dwellings.** The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.  
**Exception:** A reduction in required fire-flow of up to 75 percent, as *approved*, allowed when the building is provided with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.  
**Comment:** The architect should verify the construction type and square footage to determine the required fire-flow. In addition, the applicant should provide a recent water flow test to confirm the required fire-flow is available to this property.
8. **C103.1 Fire hydrants available.** The minimum number of hydrants available to a building shall not be less than that listed in Table C105.1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.
9. **C105.1 Hydrant spacing.** The average spacing between fire hydrants shall not exceed that listed in Table C105.1.  
**Exception:** The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

10. **D105.1 Where required.** Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with *approved* fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility power lines shall not be located within the aerial fire apparatus access roadway.

**Comment:** According to the Zoning Summary on Sheet 5, the proposed height of the building is 27 feet. The applicant should confirm that the height of the building will not exceed 30 feet.

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

**Comment:** If the height of the building exceeds 30 feet, the above code requirement would apply.

### GENERAL COMMENTS

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

13. 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.

14. 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.

15. 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.

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,



Richard M. Lesniak  
Director of Fire Services

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Ken Amy, AICP  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.

**ZONING ORDINANCE  
PLAN REVIEW  
Water Tower Square Associates**

DATE: August 14, 2018

PLAN REVIEW – Water Tower Square Associates – Satellite Pad Site – 751 Horsham Road  
LD/S # 697

DEVELOPMENT NAME: Water Tower Square Associates  
LOCATION: 751 Horsham Road LOT NUMBER & SUBDIVISION: 1  
ZONING DISTRICT: C-Commercial  
PROPOSED USE: Restaurant  
ZONING HEARING BOARD APPROVAL REQUIRED? No  
CONDITIONAL USE APPROVAL REQUIRED? Granted June 25, 2018

	Proposed each lot	Required	Approved	Not Approved	WAIVER
USE	Restaurant	Conditional Use	X		
HEIGHT	Max 35 ft.	Max 35 ft.	X		
LOT SIZE	31.26 ac	25,000 sf	X		
SETBACKS					
FRONT	126.4 ft.	60 ft.	X		
SIDES	107.7 ft.	10 ft.	X		
REAR	40 + ft.	40 ft.	X		
BUFFERS					
SOFTENING		25 ft. Perimeter	X		
SCREENING		25 ft. Perimeter	X		
BUILDING COVERAGE	19.88%	Max 20%	X		
IMPERVIOUS COVERAGE	Max 73.07%	Max 75%	X		
GREEN AREA	26.93%	Min 25%	X		
PARKING	1658	1473	X		104 Surplus

ADDITIONAL COMMENTS

- PADEP Act 537, Section 750.5(a) and Section 71.51(a) requires an approved sewage facilities planning Plan prior to recording of any subdivision plan.
- Obtain all other Regulatory Authority Permits have jurisdiction over this project.

  
ZONING OFFICER

  
DATE



**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

1001 STUMP ROAD  
MONTGOMERYVILLE, PA 18936-9605

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

**TANYA C. BAMFORD  
CANDYCE FLUEHR CHIMERA  
MICHAEL J. FOX  
JEFFREY W. McDONNELL  
MATTHEW W. QUIGG**

**LAWRENCE J. GREGAN**  
TOWNSHIP MANAGER

July 24, 2018

Water Tower Square Associates  
C/O James J. Garrity, Esq.  
Wisler Pearlstine, LLP  
460 Norristown Road, Suite 110  
Blue Bell, PA 19422

RE: Water Tower Square Miller's Ale House  
Conditional Use Decision and Order

Dear Mr. Garrity,

Enclosed please find the signed Decision and Order for the Conditional Use Application of Water Tower Square Associates for Miller's Ale House at 751 Horsham Road. The Board of Supervisors approved this Decision and Order regarding the Conditional Use application, via Resolution #5, at the meeting held on July 23, 2018. Also enclosed is the resolution of approval.

Please let me know if you need anything further.

Sincerely,

Bruce S. Shoupe  
Director of Planning and Zoning

BS:mlg

Enc.

Resolution # 5

**BE IT RESOLVED** by the Board of Supervisors of Montgomery Township that we hereby approve the Decision and Order regarding the Conditional Use application of Water Tower Square Associates. The applicant, proposes to construct a new 7,302 sf freestanding restaurant at the Water Tower Square Shopping Center located at 751 Horsham Road, which is zoned C-Commercial, which is permitted by conditional use.

MOTION BY: T. Bamford

SECOND BY: C. Chimera

VOTE: 4 - 0 (M. Fox absent)

DATE: July 23, 2018

xc: Applicant, F. Bartle, R. Dunlevy, B. Shoupe, M. Gambino, MCPC, MTPC, J. Goldstein, K. Amey, K. Johnson, Minute Book, Resolution File, File

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**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

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**IN RE: CONDITIONAL USE APPLICATION  
OF WATER TOWER SQUARE ASSOCIATES**

**PREMISES: 751 HORSHAM ROAD**

**PARCEL NO.: 46-00-01186-00-1**

**APPLICATION NO.: C-69**

**DECISION AND ORDER**

**NATURE OF THE APPLICATION**

Applicant proposes to construct a 7,302 square-foot restaurant use, as a satellite use on the Property located at 751 Horsham Road, within the Township's C-Commercial District.<sup>1</sup>

In order to facilitate the proposed satellite use, Applicant requests conditional use approval under Article XIII, Section 230-78(1) [C-Commercial District/Satellite Uses], in accord with Article XXI, Section 230-156.2 [Miscellaneous Provisions/Procedures and Standards for Conditional Use Approval].

---

<sup>1</sup> The Property is further identified as Tax Parcel Number 46-00-01186-00-1.



## FINDINGS OF FACT

1. Applicant is Water Tower Square Associates (“Applicant”).
2. Applicant filed an Application with this Board requesting conditional use relief under Article XIII, Section 230-78(1) [C-Commercial District/Satellite Uses] in accord with Article XXI, Section 230-156.2 [Miscellaneous Provisions/Procedures and Standards for Conditional Use Approval of the Township’s Zoning Ordinance, as amended (“Ordinance”) to permit a 7,302 square-foot restaurant use as a satellite use (“Application”) on the Property located at 751 Horsham Road, within the Township’s C-Commercial District (“Property”).<sup>2</sup>
3. Applicant is the legal owner of the Property.
4. A properly advertised Hearing was held before this Board on June 25, 2018 (“Hearing”).
5. At the Hearing, Applicant was represented by James J. Garrity, Esquire.
6. No party protestants entered their appearances in opposition to the Application.
7. At the Hearing, the exhibits listed on Appendix 1 were entered into the record.
8. The following two witnesses testified in support of the Application:
  - Joseph Daniels, Miller’s Ale House’s Mid-Atlantic Region Real Estate Director; and
  - Brian Conlon, Applicant’s Engineer, who was accepted by this Board as an expert in Civil Engineering.
9. This Board found the testimony of Applicant’s witnesses to be credible.
10. The complete Hearing testimony and exhibits are incorporated by reference as though fully set forth here as Findings of Fact.<sup>3</sup>

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<sup>2</sup> The Property is further identified as Tax Parcel Number 46-00-01186-00-1.

<sup>3</sup> See, e.g., June 25, 2018 Hearing Notes of Testimony.

11. In sum, the Hearing testimony and exhibits demonstrated:
- Applicant's proposed use is permitted in the C-Commercial District by conditional use.
  - Applicant's proposed use will conform to the C-Commercial District's applicable regulations including but not limited to setbacks, building coverage, open space, and buffering.
  - Applicant's proposed use will conform to the regulations applicable to proposed use and C-Commercial District, including Article XVIII [Signs]; Article XIX [Off-Street Parking and Loading]; and Article XXI [Miscellaneous Provisions].
  - Applicant shall comply with all applicable review letters issued in association with the Application as well as the conditions set forth in the attached Order.
  - Applicant's proposed use is consistent with the Township's Comprehensive Plan, as well as the stated purpose of the Ordinance, as set forth in Article I.
12. At the Hearing's conclusion, this Board issued a verbal same-night decision granting Applicant's requested conditional use relief, subject to certain conditions. This Decision and Order constitutes the written memorialization of this Board's same-night decision subject to such conditions set forth in the attached Order.

### **CONCLUSIONS OF LAW**

1. It is well-settled that once an applicant for conditional use bears the initial burden of proving compliance with the specific requirements of the zoning ordinance relative to that conditional use, the governing body is obligated to approve the conditional use unless objectors (neighbors) present sufficient evidence to such a high risk of probability that the Applicant's use will cause a substantial threat to the community.<sup>4</sup>
2. Here, conditional use relief is sought under Article XIII, Section 230-78(1) [C-Commercial District/Satellite Uses], in accord with Article XXI, Section 230-156.2 [Miscellaneous Provisions/Procedures and

---

<sup>4</sup> See, e.g., *Borough of Perkasio v. Moulton Builders, Inc.*, 850 A.2d 778 (Pa. Commw. Ct. 2004).

Standards for Conditional Use Approval] of the Ordinance, to permit a 7,302 square-foot restaurant use as a satellite use on the Property.

3. Having considered the credible testimony and exhibits presented at the Hearing in support of the Application, which demonstrates compliance with the Township's applicable conditional use criteria; and with no evidence offered to the contrary, this Board concludes that Applicant met its requisite burden of establishing an entitlement to its requested conditional use.
4. Specifically, this Board concludes that Applicant has satisfactorily established compliance with the Ordinance's applicable conditional use requirements, and as such is permitted to develop the Property as proposed, subject to the conditions set forth in the attached Order.

[Order on the next page]

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**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

---

**IN RE: CONDITIONAL USE APPLICATION  
OF WATER TOWER SQUARE ASSOCIATES**

**PREMISES: 751 HORSHAM ROAD**

**PARCEL NO.: 46-00-01186-00-1**

**APPLICATION NO.: C-69**

**ORDER**

AND NOW, this \_\_\_\_\_ day of July 2018, Water Tower Square Associates' Conditional Use Application is **GRANTED**.

Applicant is permitted to construct and operate a 7,302 square-foot restaurant use as a satellite use on the Property located at 751 Horsham Road, within the Township's C-Commercial District.

This conditional use relief is subject to the following conditions:

1. Applicant shall comply with all review letters, as amended, associated with Water Tower Square Associates' Conditional Use Application, to the Township's satisfaction;<sup>5</sup>
2. Applicant shall comply with Chapter 205, Article VI (landscaping requirements), including the Ordinance's Appendix C or alternatively, seek the appropriate waivers and pay the associated fees-in-lieu determination during the land development process,

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<sup>5</sup> See Board Exhibit B-5 [Review Letters]

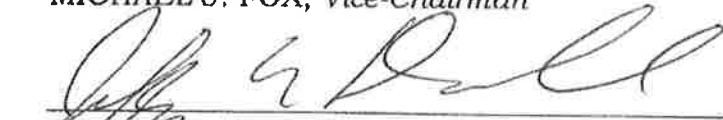
upon review of Applicant's full land development plan submission;  
and

3. The Property's use and improvement shall be in substantial conformance with the Hearing testimony and exhibits.

**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

  
CANDYCE FLUEHR CHIMERA, *Chair*

\_\_\_\_\_  
MICHAEL J. FOX, *Vice-Chairman*

  
JEFFREY W. McDONNELL, *Member*

  
TANYA C. BAMFORD, *Member*

  
MATTHEW W. QUIGG, *Member*

## APPENDIX 1

### HEARING EXHIBITS

#### Board Exhibits

- B-1 Application
- B-2 Proof of Publication
- B-3 Property Posting
- B-4 Neighbor Notification
- B-5 Review Letters
  - Township Police Department (04/26/18)
  - County Planning Commission Review Letter (05/09/18, 06/21/18)
  - Township Landscape Architect Review Letter (06/04/18, 06/05/18, 06/22/18, 06/25/18)
  - Township Fire Department (06/05/18)
  - Township Traffic Planning and Design Letters (06/06/18, 06/13/18, 6/25/18)
  - Township Land Planner Review Letter (06/08/18)
  - Township Engineer Review Letter (06/11/18, 06/14/18)
  - Zoning Officer's Ordinance Plan Review Letter (06/14/18)

#### Applicant Exhibits

- A-1 Miller's Ale House Menu
- A-2 Elevations Rendering
- A-3 Bio Retention Area Profile Detail
- A-4 June 22, 2018 Langan Traffic Statement
- A-5 TPD Response Letter (06/25/18)



MONTGOMERY COUNTY  
CONSERVATION DISTRICT

143 Level Road • Collegeville, PA 19426-3313 • 610-489-4506 • Fax: 610-489-9795  
www.montgomeryconservation.org

August 8, 2018

The Goldenberg Group  
Attn: Robert Freedman  
630 Sentry Parkway, Suite 300  
Blue Bell, PA 19422

RE: Review for Adequacy  
Water Tower Square Redevelopment

Project Acres: 31.28  
Disturbed Acres: 0.88

Montgomery Township  
Montgomery County, PA

Dear Mr. Freedman:

The Montgomery County Conservation District has reviewed the Erosion & Sediment Control Plan for the above-referenced project. The plan is considered adequate as submitted on July 10, 2018 to meet State requirements on erosion and sediment control.

The Conservation District reviews this plan solely to determine whether it is adequate to satisfy the requirements of (25 Pa. Code §§ 102.1 et seq.), the erosion control regulations of the Pennsylvania Department of Environmental Protection, and The Clean Streams Law (35 Pa. Code §§ 691.1 et seq.).

By a determination that the plan is adequate to meet those requirements, neither the Conservation District nor Montgomery County assumes any responsibility for the implementation of the plan, or the proper construction and operation of the facilities contained in the plan.

It is the responsibility of the owner/developer to correct or modify any practices, which prove inadequate to control erosion and sedimentation during and after construction. A copy of this plan including the narrative must be available at all times at the site of the earth disturbance in accordance with erosion and sediment control regulations.

This plan as determined to be adequate by the Montgomery County Conservation District is valid for three years from the date of this letter. Should any party require revisions or alterations which affect the Erosion & Sediment Control Best Management Practices of this Plan as of this date, this letter is nullified. Resubmission of revisions will be charged a fee based on the review fee schedule in effect at the time of the re-submission. The District reserves the right to assess a full review fee if preliminary examination indicates substantial alterations to the plan have occurred. If earthdisturbance does not occur within the three-year limit of this review, a resubmission to the District will be viewed as an original application and the full review fee will be charged based on the fee schedule in effect at the time of application.

Sincerely,

Shannon Healey  
Resource Conservationist

cc: Montgomery Township  
Montgomery County Planning Commission

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Payment of Bills

MEETING DATE: August 27, 2018

ITEM NUMBER: #13

MEETING/AGENDA: WORK SESSION      ACTION XX      NONE

REASON FOR CONSIDERATION: Operational: XX    Information:    Discussion:    Policy:

INITIATED BY: Lawrence J. Gregan  
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman of the Board of Supervisors

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BACKGROUND:

Please find attached a list of bills for your review.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approval all bills as presented.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 01 UNIVEST CHECKING					
08/14/2018	01	72497	00000072	CANON FINANCIAL SERVICES, INC	1,622.00
08/24/2018	01	72498	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	2,420.84
08/24/2018	01	72499	00000723	A TO Z PARTY RENTAL	1,486.50
08/24/2018	01	72500	00002039	ABINGTON HEALTH LANSDALE HOSPITAL	24.00
08/24/2018	01	72501	00000006	ACME UNIFORMS FOR INDUSTRY	323.31
08/24/2018	01	72502	00000897	ACS FIREHOUSE SOFTWARE	3,090.00
08/24/2018	01	72503	00000340	ADVENT SECURITY CORPORATION	315.42
08/24/2018	01	72504	100000764	AID FOR FRIENDS	100.00
08/24/2018	01	72505	LST00029	AIRGAS SPECIALTY GASES	216.91
08/24/2018	01	72506	MISC-FIRE	ALEXANDER J DEANGELIS	30.00
08/24/2018	01	72507	00000031	AT&T	136.50
08/24/2018	01	72508	00000999	BCG-BENEFIT CONSULTANTS GROUP	1,796.75
08/24/2018	01	72509	00000043	BERGEY'S	220.92
08/24/2018	01	72510	MISC-FIRE	BILL WIEGMAN	30.00
08/24/2018	01	72511	100000637	BONNIE VALE INC.	5,921.15
08/24/2018	01	72512	00000209	BOUCHER & JAMES, INC.	9,859.27
08/24/2018	01	72513	00000209	VOID	0.00
08/24/2018	01	72514	00000209	BOUCHER & JAMES, INC.	14,562.01
08/24/2018	01	72515	100000476	BRICKS 4 KIDS	1,035.00
08/24/2018	01	72516	00905000	BS&A SOFTWARE	31,212.00
08/24/2018	01	72517	MISC-FIRE	CARL HERR	30.00
08/24/2018	01	72518	MISC	CASEY D HANDLY	1,200.00
08/24/2018	01	72519	00001601	CDW GOVERNMENT, INC.	874.90
08/24/2018	01	72520	100000760	CHRISTINA SARRO	76.91
08/24/2018	01	72521	100000221	COLMAR VETERINARY HOSPITAL	175.60
08/24/2018	01	72522	00000363	COMCAST	700.22
08/24/2018	01	72523	00000335	COMCAST CORPORATION	2,030.98
08/24/2018	01	72524	100000751	CONCEPT 2, INC.	945.00
08/24/2018	01	72525	00001159	CONSTRUCTION DEMOLITION	152.88
08/24/2018	01	72526	MISC	COSTELLO MICHAEL & KRISTIN	1,200.00
08/24/2018	01	72527	00000329	CRAFCO, INC.	3,076.72
08/24/2018	01	72528	MISC-FIRE	DAVID P BENNETT	15.00
08/24/2018	01	72529	00000629	DAVIDHEISER'S INC.	743.00
08/24/2018	01	72530	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	333.48
08/24/2018	01	72531	00000125	DISCHELL, BARTLE DOOLEY	8,715.09
08/24/2018	01	72532	00000125	VOID	0.00
08/24/2018	01	72533	00000967	DVHT - DELAWARE VALLEY HEALTH TRUST	184,227.15
08/24/2018	01	72534	00001344	E. THOMAS BRETT	466.00
08/24/2018	01	72535	00001332	EAGLE POWER & EQUIPMENT CORP	96.52
08/24/2018	01	72536	00000152	ECKERT SEAMANS CHERIN &	5,404.50
08/24/2018	01	72537	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	4,240.00
08/24/2018	01	72538	00903110	ESTABLISHED TRAFFIC CONTROL	264.00
08/24/2018	01	72539	00000423	FAMILY DINING, INC.	132.57
08/24/2018	01	72540	00001466	FEDEX OFFICE	36.00
08/24/2018	01	72541	00000174	FISHER & SON COMPANY, INC.	8,363.50
08/24/2018	01	72542	100000408	FSSOLUTIONS	157.15
08/24/2018	01	72543	03214568	FULTON CARDMEMBER SERVICES	343.67
08/24/2018	01	72544	00000188	GALLS, AN ARAMARK CO., LLC	599.76
08/24/2018	01	72545	00001524	GEMPLER'S	44.46
08/24/2018	01	72546	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	621.00
08/24/2018	01	72547	00000672	GET IT GOT IT LLC	580.00
08/24/2018	01	72548	MISC	GILICK CONSTRUCTION LLC	1,200.00
08/24/2018	01	72549	00000198	GLASGOW, INC.	906.20
08/24/2018	01	72550	00001323	GLICK FIRE EQUIPMENT COMPANY INC	4,894.21
08/24/2018	01	72551	00000219	GLOBAL EQUIPMENT COMPANY	183.00
08/24/2018	01	72552	00001709	GOULDEY WELDING & FABRICATIONS, INC	1,228.00
08/24/2018	01	72553	100000478	GRANAHAN ELECTRICAL CONTRACTORS, IN	2,450.00
08/24/2018	01	72554	00000223	GUIDEMARK, INC.	9,442.80
08/24/2018	01	72555	100000132	HARRY T. ALLEN	75.00
08/24/2018	01	72556	00000331	HATFIELD TOWNSHIP	8,498.00
08/24/2018	01	72557	00000215	HAVIS, INC.	2,781.75
08/24/2018	01	72558	00000903	HOME DEPOT CREDIT SERVICES	859.86
08/24/2018	01	72559	00441122	HORSHAM CAR WASH	200.00
08/24/2018	01	72560	00000102	INTERSTATE BATTERY SYSTEMS OF	39.95
08/24/2018	01	72561	MISC-FIRE	JAKE WELTMAN	30.00
08/24/2018	01	72562	00902813	JOEDY JOHNSON	75.00
08/24/2018	01	72563	100000750	JOHNSON CONTROLS FIRE PROTECTION LP	4,395.38
08/24/2018	01	72564	MISC-FIRE	JON WASHINGTON	130.00
08/24/2018	01	72565	00002046	JUMP START SPORTS	1,024.00
08/24/2018	01	72566	00000377	KATHY'S JUST DESSERTS, INC.	1,560.00
08/24/2018	01	72567	MISC-FIRE	KEITH A MILLER	150.00
08/24/2018	01	72568	00000264	KENCO HYDRAULICS, INC.	3,886.85

Check Date	Bank	Check	Vendor	Vendor Name	Amount
08/24/2018	01	72569	00001282	KENNETH AMEY	170.00
08/24/2018	01	72570	00001706	LOWE'S COMPANIES INC.	56.85
08/24/2018	01	72571	00000354	MAD SCIENCE OF WEST NEW JERSEY	239.00
08/24/2018	01	72572	00000055	MARK MANJARDI	1,097.00
08/24/2018	01	72573	00000687	MARLANE GRAPHICS, INC.	692.50
08/24/2018	01	72574	100000756	MARY KAY BERESOVY	80.00
08/24/2018	01	72575	00000689	MARY KAY KELM, ESQUIRE	725.00
08/24/2018	01	72576	MISC-FIRE	MARY NEWELL	120.00
08/24/2018	01	72577	00000201	MASTERTECH AUTO SERVICE, LLC	1,587.14
08/24/2018	01	72578	MISC-FIRE	MATTHEW GIORGIO	15.00
08/24/2018	01	72579	00000974	MCCARTHY AND COMPANY, PC	4,140.00
08/24/2018	01	72580	100000758	MELANIE GRIFFIN	60.00
08/24/2018	01	72581	MISC-FIRE	MICHAEL D. SHINTON	30.00
08/24/2018	01	72582	MISC-FIRE	MICHAEL JANSSEN	30.00
08/24/2018	01	72583	MISC-FIRE	MICHAEL SHEARER	60.00
08/24/2018	01	72584	MISC-FIRE	MIKE BEAN	30.00
08/24/2018	01	72585	00000324	MOYER INDOOR / OUTDOOR	152.30
08/24/2018	01	72586	00000540	MYSTIC PIZZA	3,385.00
08/24/2018	01	72587	100000762	NAPSICO - NATIONAL ASSOCIATION OF	60.00
08/24/2018	01	72588	00000376	NORTH PENN SCHOOL DISTRICT	3,625.00
08/24/2018	01	72589	00000356	NORTH WALES WATER AUTHORITY	81.84
08/24/2018	01	72590	100000763	NOTRE DAME DE LA MER ROMAN	100.00
08/24/2018	01	72591	00001134	OFFICE DEPOT, INC	310.68
08/24/2018	01	72592	100000120	OTIS ELEVATOR COMPANY	4,615.80
08/24/2018	01	72593	MISC	PATEL KETAN & JIGNASHA	1,200.00
08/24/2018	01	72594	MISC-FIRE	PAUL R. MOGENSEN	75.00
08/24/2018	01	72595	00000397	PECO ENERGY	12,311.68
08/24/2018	01	72596	00000399	PECO ENERGY	7,947.01
08/24/2018	01	72597	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC.	215.55
08/24/2018	01	72598	100000754	PETROLEUM TRADERS CORP.	6,800.96
08/24/2018	01	72599	100000755	PETROLEUM TRADERS CORP.	5,304.33
08/24/2018	01	72600	00000009	PETTY CASH	120.57
08/24/2018	01	72601	00000009	PETTY CASH	314.14
08/24/2018	01	72602	00000447	PETTY CASH - POLICE	143.55
08/24/2018	01	72603	00000446	PHISCON ENTERPRISES, INC.	600.00
08/24/2018	01	72604	00000945	PIPERSVILLE GARDEN CENTER, INC.	12.02
08/24/2018	01	72605	00001155	PITNEY BOWES	710.37
08/24/2018	01	72606	00000425	PSATS - UC GROUP TRUST FUND	98.46
08/24/2018	01	72607	00000252	PURE CLEANERS	606.00
08/24/2018	01	72608	MISC	PURO-TEC PROPERTY RESTORATION	180.00
08/24/2018	01	72609	MISC-FIRE	RACHEL TROUTMAN	30.00
08/24/2018	01	72610	00906102	READY REFRESH	300.85
08/24/2018	01	72611	00000439	RED THE UNIFORM TAILOR	3,078.80
08/24/2018	01	72612	00000430	REM-ARK ALLOYS, INC.	329.96
08/24/2018	01	72613	00002013	RR DONNELLEY	609.20
08/24/2018	01	72614	MISC-FIRE	RYAN ALLISON	60.00
08/24/2018	01	72615	MISC-FIRE	RYAN RUDELLE	15.00
08/24/2018	01	72616	03214573	SAR AUTOMOTIVE EQUIPMENT	175.00
08/24/2018	01	72617	00000653	SCATTON'S HEATING & COOLING, INC.	144.00
08/24/2018	01	72618	00001618	SEALMASTER	762.78
08/24/2018	01	72619	MISC-FIRE	SEAN ALLISON	120.00
08/24/2018	01	72620	MISC-FIRE	SHANE DATTNER	30.00
08/24/2018	01	72621	00000465	SHAPIRO FIRE PROTECTION COMPANY	1,847.32
08/24/2018	01	72622	00000833	SHERWIN WILLIAMS COMPANY	56.17
08/24/2018	01	72623	00001656	SOSMETAL PRODUCTS INC.	103.72
08/24/2018	01	72624	00000015	SPRINT	470.40
08/24/2018	01	72625	00001394	STANDARD INSURANCE COMPANY	7,949.23
08/24/2018	01	72626	100000701	STAPLES BUSINESS CREDIT	955.85
08/24/2018	01	72627	100000701	STAPLES BUSINESS CREDIT	38.71
08/24/2018	01	72628	100000701	STAPLES BUSINESS CREDIT	7.40
08/24/2018	01	72629	00000636	STAPLES CREDIT PLAN	55.69
08/24/2018	01	72630	MISC-FIRE	STEVE SPLENDIDO	15.00
08/24/2018	01	72631	MISC	STEVERS LLC	5,570.10
08/24/2018	01	72632	00906111	THE PROTECTION BUREAU	6,999.43
08/24/2018	01	72633	100000761	THOMAS P. CORCORAN	677.50
08/24/2018	01	72634	00002020	THOMSON REUTERS	210.00
08/24/2018	01	72635	00002036	TIMBERLINK CONSULTING LLC	1,200.00
08/24/2018	01	72636	00001984	TRAFFIC PLANNING AND DESIGN, INC.	14,726.21
08/24/2018	01	72637	00000506	TRANS UNION LLC	70.00
08/24/2018	01	72638	MISC-FIRE	TREVOR DALTON	15.00
08/24/2018	01	72639	MISC	TRUE WELLNESS OF PA INC.	422.99
08/24/2018	01	72640	MISC-FIRE	TURNER SEMRAU	15.00
08/24/2018	01	72641	MISC	UA Projects Co LLC	450.00
08/24/2018	01	72642	00000520	VALLEY POWER, INC.	1,793.07
08/24/2018	01	72643	00000040	VERIZON	146.99

Check Date	Bank	Check	Vendor	Vendor Name	Amount
08/24/2018	01	72644	00000040	VERIZON	139.99
08/24/2018	01	72645	00000040	VERIZON	259.32
08/24/2018	01	72646	00000040	VERIZON	114.50
08/24/2018	01	72647	00000040	VERIZON	185.61
08/24/2018	01	72648	00000040	VERIZON	45.02
08/24/2018	01	72649	00000038	VERIZON WIRELESS SERVICES, LLC	1,236.33
08/24/2018	01	72650	MISC-FIRE	VINAY SETTY	90.00
08/24/2018	01	72651	MISC-FIRE	VINCE ZIRPOLI	150.00
08/24/2018	01	72652	00001329	WELDON AUTO PARTS	663.57
08/24/2018	01	72653	00001546	WILSON'S HARDWARE & LOCKSMITHS	21.40
08/24/2018	01	72654	00001084	WITMER ASSOCIATES, INC.	653.00
08/24/2018	01	72655	100000229	YOUNG REMBRANDTS BUXMOUNT - PA	270.00
08/24/2018	01	72656	00000550	ZEP MANUFACTURING COMPANY	603.77

01 TOTALS:

(2 Checks Voided)

Total of 158 Disbursements:

456,245.27

08/24/2018

Check List  
For Check Dates 08/14/2018 to 08/27/2018

Check Date	Name	Amount		
08/15/2018	STATE OF PA	State Tax Payment	\$	9,808.58
08/23/2018	BCG 401	401 Payment	\$	16,154.15
08/23/2018	BCG 457	457 Payment	\$	11,271.89
08/23/2018	PA SCDU	Withholding Payment	\$	802.03
08/23/2018	PBA	PBA Payment	\$	851.30
08/23/2018	UNITED STATES TREASURY	941 Tax Payment	\$	90,080.38
Total Checks: 6			\$	128,968.33