

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
MARCH 27, 2023
7:00 P.M.

www.montgomerytp.org

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

Carolyn McCreary
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Announcements
4. Public Comment
5. Announcement of Executive Session
6. Consent Agenda:
 - Minutes of March 13, 2023 Meeting
 - Payment of the Bills for March 27, 2023
 - Escrow Release No. 2 – Walnut Knoll 2-Lot Subdivision

Public Hearing:

7. Conditional Use Application: Penn Medicine

Planning and Zoning:

8. Review of Zoning Hearing Board Applications
9. Waiver of Land Development – REI Realty, 650 Upper State Road

Public Works:

10. Award Bid for Rectangular Rapid Flashing Beacon Project – Windlestrae and Spring Valley Parks
11. Approve the Purchase of Trash Receptacles

Public Safety:

12. Acceptance of 2021 FEMA SAFER Grant for FDMT
13. Approve Police Station Renovations

Parks and Recreation:

14. Approve the Spring/Summer 2023 Programs and Fee Schedule

Old Business:

New Business:

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #03

SUBJECT: Announcements
MEETING DATE: March 27, 2023
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chair

- Montgomery Township will participate in the Autism Acceptance and Awareness Day Event on Sunday, April 2, 2023, from 12:00 p.m. to 3:00 p.m. at the Montgomery Mall Lower Level (Macy's Court). The inclusive activities include a magic show, crafts, rock painting, balloon twisting, interactive book reading, and a sensory room. There will also be helpful resources and raffles to benefit the Eagles Autism Foundation. (B. Staab)



Wear BLUE & join Ben Hartranft
to have fun & learn more at

Autism Acceptance & Awareness Day

SUNDAY, APRIL 2, 2023
12:00 - 3:00 PM
MONTGOMERY MALL
(Macy's Court, lower level)

RAFFLES
benefit the
Eagles
Autism
Foundation



Inclusive Activities

- Magic Show @ 1:00pm
- Make + Take Crafts
- Rock Painting
- Balloon Twisting
- Interactive Book Reading
- Sensory Room

Helpful Resources

ENGAGE WITH:

- North Penn Special Ed Department
—speaker at 12:30pm
- Businesses who hire + inspire
- Activity & Service providers

Participating Exhibitors:

- | | |
|----------------------------|----------------------------|
| Benergy 1 Presentations | North Penn YMCA |
| North Penn School District | Bake Ability |
| Montgomery Township | Popcorn for the People |
| Police & Fire Departments | Shane & Pepper Candles |
| Developmental Fitness | North Penn Parents Special |
| Ivy Rehab for Kids | Education Alliance |
| FSP Against Bullying | State Rep Melissa Cerrato |

Raffle Sponsors:

- The Pour House
- Outback Steakhouse
- Water Tower Theater
- G'Day Gourmet
- S&B Sports Collectibles
- Tony Laguda Formalwear
- Eagles Autism Foundation



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #04

SUBJECT: Public Comment
MEETING DATE: March 27, 2023
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chair

BACKGROUND:

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

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #05

SUBJECT: Announcement of Executive Session
MEETING DATE: March 27, 2023
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chair

BACKGROUND:

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

The Board of Supervisors met this evening at 6:40 PM in person at the Township building to discuss a personnel matter.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #06

SUBJECT: Consent Agenda
MEETING DATE: March 27, 2023
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the March 13, 2023 Board meeting
- Payment of Bills for March 27, 2023
- Escrow Release No. 2 – Walnut Knoll 2-Lot Subdivision

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

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
MARCH 13, 2023**

1. Call to Order: The March 13, 2023 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chair Candyce Fluehr Chimera called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

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

ALSO IN ATTENDANCE:

Police Chief J. Scott Bendig
Fire Chief Bill Wiegman
Director of Finance Brian Shapiro
Director of Public Works Greg Reiff
Director of Information Technology Rich Grier
Recording Secretary Deborah A. Rivas

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

- The Community and Recreation Center will host a Spring Craft Fair on March 25th from 11:30 a.m. to 3:30 p.m. For more information, please visit MontCRC.com.
- Ms. Staab and Ben Hartranft of 105 Bellows Way announced that an Autism Awareness and Acceptance event will be held at the Montgomery Mall on Sunday, April 2, 2023. The event will have inclusive activities, program sponsors, helpful resources, businesses, service providers and raffles to support the Eagles Autism Foundation. Ms. Staab inquired if Montgomery Township could become a sponsor of the event and include Police and Fire staff as participants and provide communications and social media posts to help promote the event. Discussion followed. Concerns were raised regarding what a sponsorship would entail and liability issues, as well as the parameters in general that the Board would like to follow with regard to sponsoring and/or participating in events that are not official Township events. There were also concerns about inexperienced young police canines being in an environment with non-verbal children. It was agreed that the Township could certainly participate in the event. Chief Bendig indicated that Officer Jason English was already a participant, and Chief Wiegman reported that the Fire Department would also be participating. All were in favor of not bringing the Police canines to this event. The Board consensus was not to sponsor the event but to participate and provide promotional communications support through social media, etc.

4. Public Comment: There was no public comment.

5. Consent Agenda:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford and unanimously carried, the minutes of the February 27, 2023 meeting, the Payment of Bills List dated

March 13, 2023, and the Construction Escrow Release No. 7 for Firefox Phase 2 were approved as presented.

Introduction:

6. Volunteer Committee Appointments: Ms. McCreary reported that several applications were received from residents interested in volunteering to serve on Township Boards and Committees. They are present this evening to introduce themselves and provide some information about their interest in serving.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long and unanimously carried, Linda Block-Love was appointed to the Environmental Advisory Committee for the remainder of the term that expires on January 1, 2024; Barb Galante was appointed to the Senior Committee for the remainder of the term which expires on January 1, 2024, and Alex Rigney was appointed to the Planning Commission as an Alternate for the remainder of the term which expires on January 1, 2025.

Public Safety:

7. Purchase of Replacement Computers: Chief Bendig reported that the department is scheduled to replace eight (8) computers in accordance with the replacement schedule advocated by Rich Grier, Director of Information Technology for the Township. A quote was received from an authorized vendor under the Co-Stars Cooperative Purchase Program, Computer Design & Integration, LLC at a total cost of \$14,256.61.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford and unanimously carried, the Board awarded the contract for the purchase of eight (8) desktop computers from Computer Design & Integration, LLC, an authorized vendor under the Co-Stars Cooperative Purchase Program, at a total cost of \$14,256.61 per their quote.

8. Purchase of Replacement Sidearms, Shotguns and Accessories: Chief Bendig reported that the department proposes to replace the current Glock sidearms carried by officers on duty and shotguns secured in the police vehicles. Quotes were received for the sidearm duty holsters and shotguns. The sidearms were bid on PennBid Online Bid Management and a bid was received from Witmer Public Safety Group, the lowest responsible bidder, to provide the replacement sidearms and sighting system.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried, the Board awarded the contract for the purchase of replacement sidearms, shotguns, and accessories, from Witmer Public Safety Group and Aliengear Holsters at a total cost not to exceed \$46,407.39.

Public Works:

9. Purchase of Trench Shoring: Mr. Reiff reported that the Public Works Department attempted to obtain three quotes from qualified and responsible vendors for the purchase of trench shoring. Two vendors provided quotations. The trench shoring will provide wall stability to ensure the safety of the Public Works staff while digging trenches and was approved in the 2023 Capital Investment Plan. Under public comment, Vince Tulio of 101 Glasgow Circle stated that if digging more than four feet deep, OSHA law requires that the trench shoring is OSHA certified and that an OSHA certified ladder is used; otherwise, there are steep fines. Mr. Tulio inquired if the trench shoring was OSHA certified.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried, the Board approved the purchase of the trench shoring from United Rentals for a total cost of \$8,450.00 per the quote dated February 7, 2023.

10. Award 2023 Curb and Curb Ramp Project: Mr. Reiff reported that bids were received and opened utilizing PennBid on March 2, 2023. Gilmore & Associates, Township Engineer, reviewed the eight bids ranging from \$84,588.00 to \$206,870.00 and recommended award of the bid to LB Construction Enterprises, Inc., the lowest responsible bidder with a bid of \$84,588.00. Ms. Long inquired about the inspection process. Mr. Reiff indicated that the Township Engineer, Gilmore & Associates, is paid to inspect and recommend payments as the project moves along. If there are any issues, payment would be withheld until resolved.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried, the Board awarded the contract for the 2023 Curb and Curb Ramp Project to LB Construction Enterprises, Inc., the lowest responsible bidder, in the amount of \$84,588.00 per the recommendation of Gilmore & Associates, Township Engineer.

11. Award 2023 In-Place Paving Project: Mr. Reiff reported that bids were received and opened utilizing PennBid on March 2, 2023. Gilmore & Associates, Township Engineer, reviewed the five bids ranging from \$1,287,705.34 to \$1,663,892.00 and recommended award of the bid to James D. Morrissey, Inc., the lowest responsible bidder with a bid of \$1,287,705.34.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Ware, and unanimously carried, the Board awarded the contract for the 2023 In-Place Paving Project to James D. Morrissey, the lowest responsible bidder, in the amount of \$1,287,705.34 per the recommendation of Gilmore & Associates, Township Engineer.

12. Replacement of K-9 Kennel HVAC Unit: Mr. Reiff reported that the Public Works Department is scheduled to purchase a new HVAC unit for the K-9 Kennel. The current unit is original to the building and is failing. Three quotes were obtained from qualified and responsible vendors and documentation has been kept on file indicating that Scatton's Heating and Cooling, Inc. provided the lowest quote at a cost of \$9,287.00.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried, the Board approved the purchase of the replacement HVAC unit for the K-9 Kennel from Scatton's Heating and Cooling, Inc. for a total cost of \$9,287.00 per the quote dated February 14, 2023.

Old Business: None.

14. Adjournment: Upon motion by Ms. Chimera and seconded by Ms. Bamford, the meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary

BANK CODE: 01 CHECK DATE: 03/27/2023 INVOICE PAY DATE FROM 03/23/2023 TO 03/23/2023

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
03/27/2023	01	94247	00000621	A & A SALES ASSOCIATES, LLC	394.58	0.00	394.58	1
03/27/2023	01	94248	00000006	ACME UNIFORMS FOR INDUSTRY	259.25	169.20	90.05	3##
03/27/2023	01	94249	00000006	ACME UNIFORMS FOR INDUSTRY	104.72	0.00	104.72	1
03/27/2023	01	94250	00000006	ACME UNIFORMS FOR INDUSTRY	206.30	0.00	206.30	1
03/27/2023	01	94251	00000006	ACME UNIFORMS FOR INDUSTRY	174.80	0.00	174.80	1
03/27/2023	01	94252	00000006	ACME UNIFORMS FOR INDUSTRY	62.72	0.00	62.72	1
03/27/2023	01	94253	100000892	ADAM ZWISLEWSKI	170.00	0.00	170.00	1
03/27/2023	01	94254	100000892	ADAM ZWISLEWSKI	260.00	0.00	260.00	1
03/27/2023	01	94255	00001202	AIRGAS, INC.	314.15	0.00	314.15	1
03/27/2023	01	94256	100000876	ALEXANDER J. DEANGELIS	50.00	0.00	50.00	1
03/27/2023	01	94257	100000876	ALEXANDER J. DEANGELIS	50.00	0.00	50.00	1
03/27/2023	01	94258	100001754	ALEXANDER L. AVALLO III	100.00	0.00	100.00	1
03/27/2023	01	94259	100001754	ALEXANDER L. AVALLO III	200.00	0.00	200.00	1
03/27/2023	01	94260	00000345	ALPHAGRAPHICS LANSDALE	1,961.61	0.00	1,961.61	1
03/27/2023	01	94261	100000814	AMAZON.COM SERVICES, INC	136.75	0.00	136.75	1
03/27/2023	01	94262	100000814	AMAZON.COM SERVICES, INC	325.98	0.00	325.98	1
03/27/2023	01	94263	100000888	ANDREW WEINER	300.00	0.00	300.00	1
03/27/2023	01	94264	100000888	ANDREW WEINER	100.00	0.00	100.00	1
03/27/2023	01	94265	100001890	ANGEL G. MEJIAS	650.00	0.00	650.00	1
03/27/2023	01	94266	100001890	ANGEL G. MEJIAS	500.00	0.00	500.00	1
03/27/2023	01	94267	100002037	ANTHONY RUBAS	175.00	0.00	175.00	1
03/27/2023	01	94268	100001828	ARAMSCO, INC.	113.93	0.00	113.93	1
03/27/2023	01	94269	100001828	ARAMSCO, INC.	141.94	0.00	141.94	1
03/27/2023	01	94270	100002132	BERGEY'S	1,564.75	0.00	1,564.75	1
03/27/2023	01	94271	100002093	BERGEY'S WHOLESALE PARTS	44.13	0.00	44.13	1
03/27/2023	01	94272	100002093	BERGEY'S WHOLESALE PARTS	49.57	0.00	49.57	1
03/27/2023	01	94273	100002093	BERGEY'S WHOLESALE PARTS	95.04	0.00	95.04	1
03/27/2023	01	94274	100002093	BERGEY'S WHOLESALE PARTS	95.04	0.00	95.04	1
03/27/2023	01	94275	100001244	BRANDI BLUSIEWICZ	200.00	0.00	200.00	1
03/27/2023	01	94276	100001244	BRANDI BLUSIEWICZ	300.00	0.00	300.00	1
03/27/2023	01	94277	100000979	BRANDON UZDZIENSKI	50.00	0.00	50.00	1
03/27/2023	01	94278	100001080	BRIAN GRABER	50.00	0.00	50.00	1
03/27/2023	01	94279	00000072	CANON FINANCIAL SERVICES, INC	2,379.89	0.00	2,379.89	1
03/27/2023	01	94280	100002185	CARL AND INTA STEPANIK	40.00	0.00	40.00	1
03/27/2023	01	94281	100000878	CARL F. HERR	100.00	0.00	100.00	1
03/27/2023	01	94282	100000878	CARL F. HERR	100.00	0.00	100.00	1
03/27/2023	01	94283	100001879	CARLOS A. GONZALEZ JR	100.00	0.00	100.00	1
03/27/2023	01	94284	100001879	CARLOS A. GONZALEZ JR	150.00	0.00	150.00	1
03/27/2023	01	94285	00000231	CARROT-TOP INDUSTRIES INC.	534.87	0.00	534.87	1
03/27/2023	01	94286	00906081	CELEBRATION FIREWORKS, INC.	10,700.00	0.00	10,700.00	1
03/27/2023	01	94287	100002181	CITY-COUNTY COMMUNICATIONS & MARKET	400.00	0.00	400.00	1
03/27/2023	01	94288	00000363	COMCAST	244.19	0.00	244.19	1
03/27/2023	01	94289	00000363	COMCAST	540.18	0.00	540.18	1

BANK CODE: 01 CHECK DATE: 03/27/2023 INVOICE PAY DATE FROM 03/23/2023 TO 03/23/2023

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
03/27/2023	01	94291	00000335	COMCAST CORPORATION	480.59	0.00	480.59	1
03/27/2023	01	94292	00000335	COMCAST CORPORATION	1,011.58	0.00	1,011.58	1
03/27/2023	01	94293	00001460	D.J.B. SPECIALTIES, INC.	412.46	0.00	412.46	1
03/27/2023	01	94294	00001460	D.J.B. SPECIALTIES, INC.	115.80	0.00	115.80	1
03/27/2023	01	94295	00000629	DAVIDHEISER' 'S INC.	1,030.00	0.00	1,030.00	1
03/27/2023	01	94296	00000208	DELL MARKETING L.P.	118.38	0.00	118.38	1
03/27/2023	01	94297	00000125	DISCHELL, BARTLE DOOLEY PC	228.00	0.00	228.00	1
03/27/2023	01	94298	100000213	DOG TOWN	91.57	0.00	91.57	1
03/27/2023	01	94299	00001332	EAGLE POWER & EQUIPMENT CORP	97.00	0.00	97.00	1
03/27/2023	01	94300	00000152	ECKERT SEAMANS CHERIN &	1,760.00	0.00	1,760.00	1
03/27/2023	01	94301	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	4,350.00	0.00	4,350.00	1
03/27/2023	01	94302	100001875	EXACTHIRE	1,170.00	0.00	1,170.00	1
03/27/2023	01	94303	00001466	FEDEX OFFICE	92.25	0.00	92.25	1
03/27/2023	01	94304	100001602	FRANK J. BLUSIEWICZ JR	200.00	0.00	200.00	1
03/27/2023	01	94305	100001602	FRANK J. BLUSIEWICZ JR	300.00	0.00	300.00	1
03/27/2023	01	94306	03214568	FULTON CARDMEMBER SERVICES	685.26	0.00	685.26	1
03/27/2023	01	94307	00000188	GALLS, AN ARAMARK CO., LLC	125.99	0.00	125.99	1
03/27/2023	01	94308	00000188	GALLS, AN ARAMARK CO., LLC	125.99	0.00	125.99	1
03/27/2023	01	94309	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	80.00	0.00	80.00	1
03/27/2023	01	94310	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	240.00	0.00	240.00	1
03/27/2023	01	94311	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	160.00	0.00	160.00	1
03/27/2023	01	94312	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	160.00	0.00	160.00	1
03/27/2023	01	94313	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	80.00	0.00	80.00	1
03/27/2023	01	94314	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	224.00	0.00	224.00	1
03/27/2023	01	94315	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	149.00	0.00	149.00	1
03/27/2023	01	94316	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	80.00	0.00	80.00	1
03/27/2023	01	94317	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	240.00	0.00	240.00	1
03/27/2023	01	94318	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	160.00	0.00	160.00	1
03/27/2023	01	94319	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	224.00	0.00	224.00	1
03/27/2023	01	94320	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	80.00	0.00	80.00	1
03/27/2023	01	94321	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	160.00	0.00	160.00	1
03/27/2023	01	94322	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	160.00	0.00	160.00	1
03/27/2023	01	94323	00000817	GILMORE & ASSOCIATES, INC.	294.81	0.00	294.81	1
03/27/2023	01	94324	00000817	GILMORE & ASSOCIATES, INC.	71.00	0.00	71.00	1
03/27/2023	01	94325	00000817	GILMORE & ASSOCIATES, INC.	301.10	0.00	301.10	1
03/27/2023	01	94326	00000817	GILMORE & ASSOCIATES, INC.	1,163.50	0.00	1,163.50	1
03/27/2023	01	94327	00000817	GILMORE & ASSOCIATES, INC.	71.00	0.00	71.00	1
03/27/2023	01	94328	00000817	GILMORE & ASSOCIATES, INC.	71.00	0.00	71.00	1
03/27/2023	01	94329	00000817	GILMORE & ASSOCIATES, INC.	13,182.80	0.00	13,182.80	1
03/27/2023	01	94330	00000817	GILMORE & ASSOCIATES, INC.	120.00	0.00	120.00	1
03/27/2023	01	94331	00000817	GILMORE & ASSOCIATES, INC.	142.00	0.00	142.00	1
03/27/2023	01	94332	00000817	GILMORE & ASSOCIATES, INC.	80.00	0.00	80.00	1
03/27/2023	01	94333	00000817	GILMORE & ASSOCIATES, INC.	160.00	0.00	160.00	1

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
03/27/2023	01	94335	00000817	GILMORE & ASSOCIATES, INC.	3,765.75	0.00	3,765.75	1
03/27/2023	01	94336	00000817	GILMORE & ASSOCIATES, INC.	3,153.30	0.00	3,153.30	1
03/27/2023	01	94337	00000817	GILMORE & ASSOCIATES, INC.	1,801.00	0.00	1,801.00	1
03/27/2023	01	94338	00000817	GILMORE & ASSOCIATES, INC.	490.55	0.00	490.55	1
03/27/2023	01	94339	00000817	GILMORE & ASSOCIATES, INC.	40.00	0.00	40.00	1
03/27/2023	01	94340	00000817	GILMORE & ASSOCIATES, INC.	218.50	0.00	218.50	1
03/27/2023	01	94341	00000817	GILMORE & ASSOCIATES, INC.	337.50	0.00	337.50	1
03/27/2023	01	94342	00000817	GILMORE & ASSOCIATES, INC.	1,120.00	0.00	1,120.00	1
03/27/2023	01	94343	00000817	GILMORE & ASSOCIATES, INC.	533.77	0.00	533.77	1
03/27/2023	01	94344	00000817	GILMORE & ASSOCIATES, INC.	1,849.04	0.00	1,849.04	1
03/27/2023	01	94345	00000817	GILMORE & ASSOCIATES, INC.	430.42	0.00	430.42	1
03/27/2023	01	94346	00000817	GILMORE & ASSOCIATES, INC.	785.25	0.00	785.25	1
03/27/2023	01	94347	00000817	GILMORE & ASSOCIATES, INC.	160.00	0.00	160.00	1
03/27/2023	01	94348	00000817	GILMORE & ASSOCIATES, INC.	533.10	0.00	533.10	1
03/27/2023	01	94349	00000817	GILMORE & ASSOCIATES, INC.	600.00	0.00	600.00	1
03/27/2023	01	94350	00000817	GILMORE & ASSOCIATES, INC.	101.25	0.00	101.25	1
03/27/2023	01	94351	00000817	GILMORE & ASSOCIATES, INC.	3,332.00	0.00	3,332.00	1
03/27/2023	01	94352	00000817	GILMORE & ASSOCIATES, INC.	704.11	0.00	704.11	1
03/27/2023	01	94353	00000817	GILMORE & ASSOCIATES, INC.	167.86	0.00	167.86	1
03/27/2023	01	94354	00000817	GILMORE & ASSOCIATES, INC.	960.00	0.00	960.00	1
03/27/2023	01	94355	00000817	GILMORE & ASSOCIATES, INC.	261.25	0.00	261.25	1
03/27/2023	01	94356	00000817	GILMORE & ASSOCIATES, INC.	958.00	0.00	958.00	1
03/27/2023	01	94357	00000817	GILMORE & ASSOCIATES, INC.	1,176.55	0.00	1,176.55	1
03/27/2023	01	94358	00000817	GILMORE & ASSOCIATES, INC.	80.00	0.00	80.00	1
03/27/2023	01	94359	00000817	GILMORE & ASSOCIATES, INC.	1,162.50	0.00	1,162.50	1
03/27/2023	01	94360	00000817	GILMORE & ASSOCIATES, INC.	2,035.00	0.00	2,035.00	1
03/27/2023	01	94361	00000817	GILMORE & ASSOCIATES, INC.	9,272.28	0.00	9,272.28	1
03/27/2023	01	94362	00000817	GILMORE & ASSOCIATES, INC.	1,270.42	0.00	1,270.42	1
03/27/2023	01	94363	00000817	GILMORE & ASSOCIATES, INC.	647.53	0.00	647.53	1
03/27/2023	01	94364	00000817	GILMORE & ASSOCIATES, INC.	6,471.26	0.00	6,471.26	1
03/27/2023	01	94365	00000817	GILMORE & ASSOCIATES, INC.	240.00	0.00	240.00	1
03/27/2023	01	94366	00000817	GILMORE & ASSOCIATES, INC.	800.50	0.00	800.50	1
03/27/2023	01	94367	00000817	GILMORE & ASSOCIATES, INC.	607.40	0.00	607.40	1
03/27/2023	01	94368	00000817	GILMORE & ASSOCIATES, INC.	1,245.00	0.00	1,245.00	1
03/27/2023	01	94369	00000817	GILMORE & ASSOCIATES, INC.	1,337.00	0.00	1,337.00	1
03/27/2023	01	94370	00000817	GILMORE & ASSOCIATES, INC.	5,504.50	0.00	5,504.50	1
03/27/2023	01	94371	00000817	GILMORE & ASSOCIATES, INC.	6,817.50	0.00	6,817.50	1
03/27/2023	01	94372	00000817	GILMORE & ASSOCIATES, INC.	572.50	0.00	572.50	1
03/27/2023	01	94373	00000817	GILMORE & ASSOCIATES, INC.	1,737.00	0.00	1,737.00	1
03/27/2023	01	94374	100002183	GLORIA LINN	160.00	0.00	160.00	1
03/27/2023	01	94375	00000203	GRANTURK EQUIPMENT CO., INC.	1,052.84	0.00	1,052.84	1
03/27/2023	01	94376	00000213	HAJOCA CORPORATION	18.40	0.00	18.40	1
03/27/2023	01	94377	100002014	HARRY REESE	175.00	0.00	175.00	1

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
03/27/2023	01	94379	00903416	HEARTSMART.COM	230.40	0.00	230.40	1
03/27/2023	01	94380	100000162	HERMAN GOLDNER COMPANY, INC.	3,246.00	0.00	3,246.00	1
03/27/2023	01	94381	00001793	HILLTOWN TOWNSHIP	722.16	0.00	722.16	1
03/27/2023	01	94382	00000903	HOME DEPOT CREDIT SERVICES	240.48	0.00	240.48	1
03/27/2023	01	94383	00000903	HOME DEPOT CREDIT SERVICES	97.76	0.00	97.76	1
03/27/2023	01	94384	00000903	HOME DEPOT CREDIT SERVICES	18.11	0.00	18.11	1
03/27/2023	01	94385	00000903	HOME DEPOT CREDIT SERVICES	50.25	0.00	50.25	1
03/27/2023	01	94386	00000903	HOME DEPOT CREDIT SERVICES	216.67	0.00	216.67	1
03/27/2023	01	94387	00000903	HOME DEPOT CREDIT SERVICES	75.84	0.00	75.84	1
03/27/2023	01	94388	00000903	HOME DEPOT CREDIT SERVICES	73.22	0.00	73.22	1
03/27/2023	01	94389	00000903	HOME DEPOT CREDIT SERVICES	45.96	0.00	45.96	1
03/27/2023	01	94390	00000903	HOME DEPOT CREDIT SERVICES	103.32	0.00	103.32	1
03/27/2023	01	94391	00000903	HOME DEPOT CREDIT SERVICES	96.25	0.00	96.25	1
03/27/2023	01	94392	00000903	HOME DEPOT CREDIT SERVICES	74.14	0.00	74.14	1
03/27/2023	01	94393	00441122	HORSHAM CAR WASH	288.00	0.00	288.00	1
03/27/2023	01	94394	100001647	HOYS LANDSCAPING INC	2,575.00	0.00	2,575.00	1
03/27/2023	01	94395	00000531	INTERSTATE GRAPHICS	350.00	0.00	350.00	1
03/27/2023	01	94396	100000821	JANICE ELGEDAWY	75.00	0.00	75.00	1
03/27/2023	01	94397	100001893	JEFFERSON LANSDALE HOSPITAL	8.00	0.00	8.00	1
03/27/2023	01	94398	100001994	JOHN BERESCHAK	100.00	0.00	100.00	1
03/27/2023	01	94399	100001994	JOHN BERESCHAK	50.00	0.00	50.00	1
03/27/2023	01	94400	100001994	JOHN BERESCHAK	100.00	0.00	100.00	1
03/27/2023	01	94401	100000881	JOHN H. MOGENSEN	100.00	0.00	100.00	1
03/27/2023	01	94402	100000881	JOHN H. MOGENSEN	50.00	0.00	50.00	1
03/27/2023	01	94403	100000881	JOHN H. MOGENSEN	50.00	0.00	50.00	1
03/27/2023	01	94404	100001911	JULIUS MACK	80.00	0.00	80.00	1
03/27/2023	01	94405	100002075	JUSTIN GREEN	80.00	0.00	80.00	1
03/27/2023	01	94406	00000740	K.J. DOOR SERVICES INC.	266.00	0.00	266.00	1
03/27/2023	01	94407	100000554	KEITH GRIERSON	50.00	0.00	50.00	1
03/27/2023	01	94408	100001811	KEYSTONE MUNICIPAL SERVICES, INC.	6,525.00	0.00	6,525.00	1
03/27/2023	01	94409	100001592	KILKENNY LAW, LLC	2,656.50	0.00	2,656.50	1
03/27/2023	01	94410	100001592	KILKENNY LAW, LLC	33.00	0.00	33.00	1
03/27/2023	01	94411	100001592	KILKENNY LAW, LLC	412.50	0.00	412.50	1
03/27/2023	01	94412	100001592	KILKENNY LAW, LLC	1,666.50	0.00	1,666.50	1
03/27/2023	01	94413	100001592	KILKENNY LAW, LLC	49.50	0.00	49.50	1
03/27/2023	01	94414	100001592	KILKENNY LAW, LLC	1,718.00	0.00	1,718.00	1
03/27/2023	01	94415	100001592	KILKENNY LAW, LLC	1,138.50	0.00	1,138.50	1
03/27/2023	01	94416	100001592	KILKENNY LAW, LLC	1,254.00	0.00	1,254.00	1
03/27/2023	01	94417	100001592	KILKENNY LAW, LLC	49.50	0.00	49.50	1
03/27/2023	01	94418	100001661	KYLE W. STUMP	200.00	0.00	200.00	1
03/27/2023	01	94419	100001661	KYLE W. STUMP	150.00	0.00	150.00	1
03/27/2023	01	94420	100002165	LUKE KIRCHNER	200.00	0.00	200.00	1
03/27/2023	01	94421	00000201	MASTERTech AUTO SERVICE, LLC	69.95	0.00	69.95	1

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
03/27/2023	01	94423	00001330	MCCALLION STAFFING SPECIALISTS	631.13	0.00	631.13	1
03/27/2023	01	94424	100002177	MICHAEL BEAN	100.00	0.00	100.00	1
03/27/2023	01	94425	100002177	MICHAEL BEAN	150.00	0.00	150.00	1
03/27/2023	01	94426	00002016	MICHAEL D. SHINTON	100.00	0.00	100.00	1
03/27/2023	01	94427	00002016	MICHAEL D. SHINTON	50.00	0.00	50.00	1
03/27/2023	01	94428	100001926	MICHAEL J. KUNZIG	100.00	0.00	100.00	1
03/27/2023	01	94429	100001926	MICHAEL J. KUNZIG	50.00	0.00	50.00	1
03/27/2023	01	94430	100000885	MICHAEL SHEARER	100.00	0.00	100.00	1
03/27/2023	01	94431	100000885	MICHAEL SHEARER	100.00	0.00	100.00	1
03/27/2023	01	94432	100000188	MJ EARL	637.30	0.00	637.30	1
03/27/2023	01	94433	100000117	NORTH PENN SCHOOL DISTRICT	430.80	0.00	430.80	1
03/27/2023	01	94434	00000356	NORTH WALES WATER AUTHORITY	13.01	0.00	13.01	1
03/27/2023	01	94435	00000356	NORTH WALES WATER AUTHORITY	208.33	0.00	208.33	1
03/27/2023	01	94436	00000356	NORTH WALES WATER AUTHORITY	409.14	0.00	409.14	1
03/27/2023	01	94437	00000356	NORTH WALES WATER AUTHORITY	895.50	0.00	895.50	1
03/27/2023	01	94438	00000356	NORTH WALES WATER AUTHORITY	80.44	0.00	80.44	1
03/27/2023	01	94439	00000356	NORTH WALES WATER AUTHORITY	281.65	0.00	281.65	1
03/27/2023	01	94440	00001813	OCCUPATIONAL HEALTH CENTERS	25.00	0.00	25.00	1
03/27/2023	01	94441	00001813	OCCUPATIONAL HEALTH CENTERS	225.00	0.00	225.00	1
03/27/2023	01	94442	100001969	ODP BUSINESS SOLUTIONS, LLC	44.95	0.00	44.95	1
03/27/2023	01	94443	100001969	ODP BUSINESS SOLUTIONS, LLC	196.47	0.00	196.47	1
03/27/2023	01	94444	100000978	OFFICE OF PUBLIC HEALTH	125.00	0.00	125.00	1
03/27/2023	01	94445	100000039	PA TURNPIKE TOLL BY PLATE	22.50	0.00	22.50	1
03/27/2023	01	94446	100000890	PAUL R. MOGENSEN	150.00	0.00	150.00	1
03/27/2023	01	94447	100000890	PAUL R. MOGENSEN	50.00	0.00	50.00	1
03/27/2023	01	94448	00000397	PECO ENERGY	1,124.98	0.00	1,124.98	1
03/27/2023	01	94449	00000397	PECO ENERGY	11,505.13	0.00	11,505.13	1
03/27/2023	01	94450	00000397	PECO ENERGY	1,565.09	0.00	1,565.09	1
03/27/2023	01	94451	00000397	PECO ENERGY	1,306.42	0.00	1,306.42	1
03/27/2023	01	94452	00000399	PECO ENERGY	7,338.08	0.00	7,338.08	1
03/27/2023	01	94453	00000726	PENN-HOLO SALES & SERVICES	416.52	0.00	416.52	1
03/27/2023	01	94454	00000945	PIPERSVILLE GARDEN CENTER, INC.	2,145.17	0.00	2,145.17	1
03/27/2023	01	94455	100000731	PITNEY BOWES, INC	2,000.00	0.00	2,000.00	1
03/27/2023	01	94456	00000252	PURE CLEANERS	580.60	0.00	580.60	1
03/27/2023	01	94457	100001637	QUILL LLC	65.98	0.00	65.98	1
03/27/2023	01	94458	100002178	R/T TUNING	230.07	0.00	230.07	1
03/27/2023	01	94459	100001010	RACHEL GIBSON	50.00	0.00	50.00	1
03/27/2023	01	94460	100001010	RACHEL GIBSON	200.00	0.00	200.00	1
03/27/2023	01	94461	00000436	RAY ALLEN MANUFACTURING CO INC	171.98	0.00	171.98	1
03/27/2023	01	94462	00906102	READY REFRESH	45.58	0.00	45.58	1
03/27/2023	01	94463	00906102	READY REFRESH	79.81	0.00	79.81	1
03/27/2023	01	94464	00906102	READY REFRESH	48.49	0.00	48.49	1
03/27/2023	01	94465	00000430	REM-ARK ALLOYS, INC.	182.86	0.00	182.86	1

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
03/27/2023	01	94467	100002129	ROBERT H. GRUNMEIER II	150.00	0.00	150.00	1
03/27/2023	01	94468	100002129	ROBERT H. GRUNMEIER II	100.00	0.00	100.00	1
03/27/2023	01	94469	100000873	RYAN ALLISON	50.00	0.00	50.00	1
03/27/2023	01	94470	100000873	RYAN ALLISON	100.00	0.00	100.00	1
03/27/2023	01	94471	100001960	RYAN W. IRVIN	50.00	0.00	50.00	1
03/27/2023	01	94472	100000044	SAFEGUARD BUSINESS SYSTEMS	323.98	0.00	323.98	1
03/27/2023	01	94473	00000653	SCATTON'S HEATING & COOLING, INC.	224.00	0.00	224.00	1
03/27/2023	01	94474	00000653	SCATTON'S HEATING & COOLING, INC.	2,148.00	0.00	2,148.00	1
03/27/2023	01	94475	MISC	SCOTT PAYNE CUSTOM POOLS	1,200.00	0.00	1,200.00	1
03/27/2023	01	94476	100000874	SEAN ALLISON	50.00	0.00	50.00	1
03/27/2023	01	94477	100000874	SEAN ALLISON	50.00	0.00	50.00	1
03/27/2023	01	94478	MISC	SENADHI VIJAY K & SHOBHA	121.50	0.00	121.50	1
03/27/2023	01	94479	00000833	SHERWIN WILLIAMS COMPANY	52.97	0.00	52.97	1
03/27/2023	01	94480	100000790	SHOEN SAFETY & TRAINING	1,170.00	0.00	1,170.00	1
03/27/2023	01	94481	00001030	SIGNAL CONTROL PRODUCTS, LLC	2,558.68	0.00	2,558.68	1
03/27/2023	01	94482	100000411	SPENCER D. BORINE	75.00	0.00	75.00	1
03/27/2023	01	94483	00001394	STANDARD INSURANCE COMPANY	8,988.14	0.00	8,988.14	1
03/27/2023	01	94484	00001666	THE FENCE GUYS	174.34	0.00	174.34	1
03/27/2023	01	94485	100002184	THERESA POGACH	110.00	0.00	110.00	1
03/27/2023	01	94486	00001273	TIM KUREK	285.00	0.00	285.00	1
03/27/2023	01	94487	100000574	TRAFFIC PRODUCTS	4,885.00	0.00	4,885.00	1
03/27/2023	01	94488	00000506	TRANS UNION LLC	90.00	0.00	90.00	1
03/27/2023	01	94489	100002174	UNWINED & PAINT	120.00	0.00	120.00	1
03/27/2023	01	94490	00000040	VERIZON	289.00	0.00	289.00	1
03/27/2023	01	94491	00000040	VERIZON	73.46	0.00	73.46	1
03/27/2023	01	94492	00000040	VERIZON	45.07	0.00	45.07	1
03/27/2023	01	94493	100002187	VERIZON WIRELESS SERVICES LLC	70.00	0.00	70.00	1
03/27/2023	01	94494	100000854	VINAY P. SETTY	700.00	0.00	700.00	1
03/27/2023	01	94495	100000854	VINAY P. SETTY	280.00	0.00	280.00	1
03/27/2023	01	94496	100000891	VINCENT ZIRPOLI	460.00	0.00	460.00	1
03/27/2023	01	94497	100000891	VINCENT ZIRPOLI	420.00	0.00	420.00	1
03/27/2023	01	94498	100000825	VMSC	500.00	0.00	500.00	1
03/27/2023	01	94499	00001329	WELDON AUTO PARTS	39.74	0.00	39.74	1
03/27/2023	01	94500	00001329	WELDON AUTO PARTS	37.37	0.00	37.37	1
03/27/2023	01	94501	00001329	WELDON AUTO PARTS	27.50	0.00	27.50	1
03/27/2023	01	94502	00001329	WELDON AUTO PARTS	113.00	0.00	113.00	1
03/27/2023	01	94503	100001138	WILLIAM E. ADAMS	50.00	0.00	50.00	1
03/27/2023	01	94504	100001138	WILLIAM E. ADAMS	50.00	0.00	50.00	1
03/27/2023	01	94505	100001013	WILLIAM F. WIEGMAN III	524.60	0.00	524.60	1
03/27/2023	01	94506	100002141	WILSON PRODUCTS	3,310.35	0.00	3,310.35	1

Num Checks: 260 Num Stubs: 0 Num Invoices: 262 Total Amount: 216,922.18

Denotes that check has vendor credit applied.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 07

SUBJECT: Conditional Use Application: Penn Medicine
MEETING DATE: March 27, 2023
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The applicant is proposing to construct an ambulatory healthcare center with a parking garage on DeKalb Pike. This use is permitted by conditional use in the commercial zoning district.

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

This application was presented and reviewed by the Planning Commission at their February 16th public meeting. The minutes from that meeting are included in your packet.

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



MONTGOMERY TOWNSHIP

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6920 · Fax: 215-855-1498
www.montgomerytpw.org

Planning Commission Meeting Minutes February 16, 2023

The regular monthly meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:30 pm, Thursday, February 16, 2023. The members of the Planning Commission in attendance included: Jim Rall, Tom Borghetti, Jay Glickman, Steve Krumenecker, Rutuke Patel, Frank Davey, and Leon McGuire. Also present: Candyce Fluehr Chimera, Board Liaison; Alex Township Solicitor; Jim Dougherty, Township Engineer; Damon Drummond, Township Traffic Engineer; Judy-Stern Goldstein, Township Planning Consultant; Carolyn McCreary, Township Manager, and Marianne McConnell, Zoning Officer.

The regular meeting was called to order by Chairman Jim Rall.

On a motion made by Jay Glickman and seconded by Tom Borghetti, the minutes from the September 2022 meeting were approved as submitted.

Penn Medicine Conditional Use Application C-79

Prior to the applicant's presentation, Mr. Alex Baumler, Township Solicitor, requested to address the audience advising of the role of the Planning Commission as an advisory body who hears applications and makes recommendations to the Board of Supervisors on matters presented to them. Mr. Baumler then read the following statement:

The Montgomery Township Board of Supervisors "Board" are committed to transparency and listening to the views of residents. The Township's review process is governed by the Pennsylvania Municipalities Planning Code "MPC" which mandates a thorough public process before the Township's Zoning Ordinance is amended. On January 24, 2022, Penn Medicine first presented to the Board a proposed amended use to the C-Commercial Zoning District of Ambulatory Health Care at a public meeting. The amendment Penn Medicine proposed did not change the commercial zoning of the designation of the parcel. In fact, the parcel has always been zoned commercial and hotels have been publicly approved by previous Board's that were ultimately never constructed. On August 18th, after receiving feedback from the Board and Staff, Penn Medicine refined their proposed zoning amendment and presented and received a positive recommendation from the Montgomery Township Planning Commission "MTPC" at its public meeting. On August 22nd, the Board reviewed the MTPC recommendation and voted at its public meeting to advertise and hold a public hearing on the proposed amendment. On August 26th and September 2nd, the hearing was advertised in the Reporter. Then at its September 12th public meeting, the Board reviewed the positive recommendations of the MTPC, Montgomery County Planning Commission, Gilmore Engineers, and other Township professionals and took public comment before closing a hearing and voting unanimously to approve the amendment. Thus, before the amendment was first discussed and approved seven months had passed and four public meetings had occurred in the Township. The review process is not complete, the Board at public meetings will hold a conditional use hearing and review a Subdivision and Land Development application before Penn Medicine's proposal is finalized.

Mr. Baumler then explained the process further for this proposed project. After this hearing, the application will be scheduled at a future Board of Supervisor's meeting for the Conditional Use, the hearing will be publicly advertised in the newspaper, posted on the township website, and the property may be posted as well. The public will be given advance notice in multiple ways. Mr. Baumler, explained the party status process for the public and the opportunity for public comment and discussion towards the end of the hearing. Should the Conditional Use be approved, the Land Development application and approval process begins. Final plans are then presented to the Board of Supervisors and open for public comments as well during the public meeting or meetings.

A question arose from the audience in regards to the change of zoning for this property. The residents were advised by Judy Stern-Goldstein, Township Planning Consultant, that no change of zoning occurred. An amendment in the text of the existing zoning ordinance was completed creating the definition and new use of an Ambulatory Health Care Center. It did not change the zoning of the tract. It created a new use allowed by Conditional Use and laid out the parameters and dimensional requirements for that use. It did not change the existing building height requirements required in this zoning district.

Penn Medicine has submitted a Conditional Use application for a proposed Ambulatory Health Care Center to be constructed on a property located on Dekalb Pike at the intersection of Gateway Center Drive. The approximately 12-acre undeveloped parcel sits within the C-Commercial District. The applicant presented the proposed plan to the Planning Commission for consideration and recommendation to the Board of Supervisors.

Mr. Greg Davis, attorney for the applicant, began the presentation with some brief background information and introduced the representatives of Penn Medicine present at the hearing.

Ms. Theresa Larivee, Chief Business Officer for Penn Medicine, described that Penn Medicine was looking to expand care and services to within the Montgomery and Bucks County area. Currently patients drive to Philadelphia to seek care and treatment. Penn Medicine wishes to provide a full spectrum of healthcare services closer to home. The proposed ambulatory care facility will provide outpatient care. There are no hospital beds, no overnight stays, and no emergency room. Ms. Larivee reviewed the proposed services including Primary Care, Women's Health, Heart & Vascular, GI/Endoscopy, Radiology, Lab, PT/OT/Speech Therapy, and an onsite Pharmacy for patients.

Mr. Kent Doss, Array Architects, reviewed the site design for the proposed 160,000 square foot building with structured parking garage. The parking garage allows for less surface parking, increased open green space areas, natural elements on the site, and increased landscaping. The applicant has provided environmental sustainability throughout the site. They are exploring renewables as well including solar and geothermal options. The site was designed to keep the main activity (drop off / main entrance to the garage) away from the abutting residential areas. The loading dock is not operating 24/7 and services 1-2 trucks per day accepting limited supplies. Mr. Doss reviewed the building elevations, sight lines, and building exterior views/renderings. The higher building elevations are stepped back as the building sits further from the property lines. Obscured / frosted glass windows are provided on the 3rd floor and below windows facing the residential properties. The fourth floor windows are clear glass for the infusion suites as these rooms are utilized for longer visits providing natural light and views for these supervised patients. The existing berm, proposed six foot privacy fence and landscaping will provide sufficient screening for the abutting residential properties. The parking garage lighting was designed to provide minimal impact while providing light for safety and security on the site. The light poles were centered in the middle of the top floor of the garage with shielded lights. The parapet wall around the perimeter was raised to six feet to allow the lights to be mounted inside the wall.

Mr. Michael Kissinger, Pennoni Associates (Engineer), reviewed the zoning compliance, engineering, and stormwater management systems on the site. The proposed project fully complies with zoning in regards to dimensional requirements, impervious coverage, green coverage, and parking requirements. The zoning allows for a maximum impervious coverage of 75% of the site, the applicant is proposing less than 45%. They are providing stormwater management facilities (basin) in the right rear corner of the site, meadow grasses throughout the site, rain gardens, and a secret garden. Green roofs are also proposed.

Mr. Johnathan Alderson, Jonathan Alderson Landscape Architects Inc., reviewed the proposed landscaping for the project. He stated that landscape buffers would be provided abutting the residential as required. Meadows are proposed to wrap around the building, rain gardens are proposed, a secret garden with seating area, a walking path, sound barriers adjacent to the loading dock and ground equipment, and a six foot tall privacy fence.

Mr. Abhishek Joshi, Pennoni Associates (Traffic Engineer), reviewed the traffic study completed for this proposed project. They collected traffic counts at seven nearby intersections on Dekalb Pike and Welsh Road. They compared the traffic counts and generated rates with their Radnor location. The counts and capacity analysis fell within the required thresholds at all intersections. Improvements including preemption and timing are proposed at existing signalized intersections as well.

The Planning Commission members presented the following questions to the applicant:

1. The Township Engineer review letter mentioned a concern that the light sources from the garage would be blocked with the landscaping and recommended that the light sources be designed and located so that they are not visible off of the premises without relying on landscaping material. *The applicant responded that the proposed pole lights were reduced in height, located in the center of the parking garage, and lights were shielded. The parapet wall was raised to six feet to mount the lights inside the wall rather than on poles around the perimeter. The applicant added that all lights on the property are provided with shielded fixtures.*
2. The Fire Department review letter addressed concerns with providing access points for fire rescue at the building. *The applicant stated that they continue to work with the Fire Department to meet their needs.*
3. Are the sound barriers / gabion baskets only provided at the loading dock area? *Yes, meeting the requirements. Five sound barriers are provided on the site.*
4. Has the traffic study mitigated Township concerns, meet traffic needs, deliveries / truck traffic? Why is the loading dock big? *The applicant stated that the traffic study conducted was relative to the Radnor site and that the Radnor site was fully operational at the time of the study. The queuing concerns raised in the Township review letter is being addressed. Trying to optimize timings and provide offsite signal improvements to handle these concerns. The loading dock is designed for deliveries and includes the trash compactor.*
5. Maintenance of the landscaping? *Penn Medicine will clean up the existing invasives on the site, protect and maintain existing trees, and plant significant landscaping. They intend to have a high level of maintenance on the site.*

6. Have the mad rush time slots been considered? How is the drop-off area during peak hours? *The traffic study included am and pm peak hours. Their experience is that most patients utilize the parking garage and enter the building through the parking garage.*
7. What are the hours of operation? *The facility operates Monday through Friday, 7am to 8pm, and until noon on Saturday. No hours on Sundays.*
8. What stormwater management system is proposed on the site? *A large volume basin is proposed on site along with multiple rain gardens, and a secret garden.*
9. What are the tree sizes along the buffer at planting? *The plantings are required to provide 100% screening four years after planting. The renderings do show more mature trees. With the combinations of existing trees, proposed trees, the existing berm, and gabion walls; we believe this will be accomplished.*

The Planning Commission members stated that the property is zoned commercial; is aware that other uses including retail strip shopping centers and hotels are permitted as well and that a previous plan proposing a hotel was approved in the past. They were also aware that this hearing was for a recommendation for the Conditional Use application and should the Conditional Use be approved, Land Development would be the next step in the process.

The Residents in attendance had the following comments, questions, concerns, and made requests in regards to the proposed project:

1. How was this location selected? (abutting residential) Why were other areas, which are vacant, not considered? Gwynmont Farms is an enclave surrounded by commercial, this site is our only buffer.
2. Safety concerns including inviting transitory populations, weekend use of the parking garage, walking paths connecting to sidewalks; had traffic concerns with drivers entering and exiting Gwynmont Farms.
3. Have the following studies been completed? Safety Study, crime statistics for the Radnor location, Welsh Road traffic study, Environmental Impact study done, Needs Assessment, and a Line of Sight Study from each abutting residential property?
4. Further drain on existing utilities and infrastructure. Is there a plan to upgrade the grid? Gwynmont Farms currently loses power frequently.
5. Were the three surroundings school district notified? What is the impact to the bus routes and pick up times?
6. What is the impact to the 202 Parkway & Welsh Road intersection? Frequent accidents occur at this intersection.
7. What is the benefit to the Township? Penn Medicine is a non-profit organization, no taxes. Will this bring revenue to the area? Will it benefit local businesses?
8. Traffic concerns were expressed including the increase in traffic and commuting times, the ability to make left turns out of Gwynmont Farms will be impacted, drivers missing the entrance into the facility will turn into the development to turn around. The neighborhood is one way in and one

way out. Can a flashing light be installed along Dekalb Pike approaching Gwynmont Drive warning drivers of the entrance/exit. Traffic in the surrounding immediate areas was also a concern impacting 63 and 202 at peak times.

9. Light pollution. Were low pressure sodium or LED lights considered?
10. What type of security is provided on the site? *There is one point of entry to the building, lighting, and cameras are provided.*
11. Will there be signage on the back of the building facing residential? *There will be no signage on the back of the building.*
12. How long will construction take? *The applicant stated that generally construction takes approximately 18 months from start to finish. No blasting will occur.*
13. How long will water sit in the basin / rain gardens? *After storms, the basin is required to drain within 72 hours.*

Additional Resident Questions:

14. Does the Township Police have any concerns about this project? *Ms. McCreary read the review completed by the Police Department having no concerns at this time in regards to the Conditional Use application.*
15. Will Gwynmont Drive be extended into the neighborhood? *Ms. Stern-Goldstein stated that in previous approved land development plans, there were many discussions about the extension of Gwynmont Drive and the road did not go through. There is no proposed connection in this plan.*

The residents were advised that some of these concerns and questions would be addressed and answered during the Land Development process. Currently this meeting was for consideration and recommendation of the Conditional Use application. They were also advised that some of the studies requested by the residents, the Township cannot require Penn Medicine to do per the Municipalities Planning Code and local ordinances.

Mr. Alex Baumler, Township Solicitor, reiterated the Conditional Use and Land Development Processes, public notifications, public hearings, opportunities for public comment, and party status.

On a motion made by Jay Glickman and seconded by Leon McGuire, the Planning Commission recommends that the Board of Supervisors approve the Conditional Use application subject to Township Consultant and Staff review letters and comments. All in favor.

2023 Reorganization: The members unanimously elected Tom Borghetti as Chairman of the Planning Commission on a motion made by Jay Glickman and seconded by Frank Davey. The members unanimously elected Steve Krumenecker as Vice-Chairman on a motion made by Jay Glickman and seconded by Jim Rall.

Adjournment: There being no further business to come before the Commission, the meeting adjourned at 9:30 pm. The next meeting will be held at 7:30 pm on March 16, 2023 at the Township Building.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 3, 2023

File No. 2021-10085.01

Marianne McConnell, Zoning Officer
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Conditional Use Application – C-79
Penn Medicine Montgomeryville
Tax Map Parcel Numbers: 46-00-00752-20-1, 46-00-00752-20-9, 46-00-00752-21-8, 46-00-00752-22-7

Dear Marianne:

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

- A. Response letter from Pennoni Associates, Inc., dated January 12, 2023.
- B. Conditional Use Plan for Penn Medicine Montgomeryville:
 - a. 16 sheets (site plans), prepared by Pennoni Associates, Inc., dated November 11, 2021, last revised January 12, 2023.
 - b. 3 sheets (landscape plans), prepared by Jonathan Alderson Landscape Architects, Inc., dated January 12, 2023.
 - c. 3 sheets (lighting plans), prepared by The Lighting Practice, dated November 11, 2022.
 - d. 5 sheets (parking garage floor plans), prepared by THA Consulting, Inc., dated 1/12/2023.
- C. Transportation Impact Study for Penn Medicine Montgomeryville, prepared by Pennoni Associates, Inc., dated July 2022, revised January 2023.
- D. Post Construction Stormwater Management Report for Penn Medicine Montgomeryville, prepared by Pennoni Associates, Inc., dated November 11, 2022, revised January 12, 2023.

The subject property is located on Dekalb Pike (SR 2202) at the intersection with Gateway Center Drive. The approximately 12-acre lot is within the C Commercial District and is currently vacant. The applicant and equitable owner of the property, The Trustees of the University of Pennsylvania, owner and operator of The University of Pennsylvania Health System, proposes to develop the site for use as an Ambulatory Health Care Center, which is permitted by conditional use in this zoning district. The project includes a 4-story, 53,800 sf (footprint) building, a 5-level 63,476 sf (footprint) parking garage, walkways, and stormwater management facilities. Access is proposed from Dekalb Pike. It is noted that the previous submission included a 4-level parking garage.

We offer the following comments for consideration by the Montgomery Township Board of Supervisors in their review of this conditional use application. Our review includes consistency with the Township Comprehensive Plan, the Township Zoning Ordinance (Chapter 230), and the Township Subdivision and Land Development Ordinance (Chapter 205).

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

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

PLANNING REVIEW

1. Existing Conditions and Surrounding Land Uses

- a. The site is currently vacant. The proposed use of the site is an ambulatory health care center.
- b. The site is located in the C Commercial Zoning District and has frontage along Dekalb Pike. The site is surrounded by residential uses to the north and east, medical office to the south, and commercial and industrial uses to the west across Dekalb Pike.

2. Consistency with the Comprehensive Plan

- a. As per the 2022 Comprehensive Plan, the property is currently identified as vacant/undeveloped. The Future Land Use Map identifies the property as commercial. Commercial uses are located along major roadways and includes a wide variety of commercial uses, office and institutional uses, and some light industrial uses. Future Land Use implementation strategies and recommendations include:
 - *Maintain the commercial and industrial corridors within the Township*
 - *Encourage appropriate economic development on undeveloped parcels*
- b. Goals and Objectives of the 2022 Comprehensive Plan which support the proposed development include:
 - *Provide for growth in appropriate areas, through new development and redevelopment, as supported by the necessary infrastructure*
 - *Maintain the existing pattern of commercial and industrial development, which complements the Township's character and is based on the availability of supporting infrastructure*
 - *Expand the Township's tax base through appropriate commercial and industrial development and redevelopment, thus contributing to the Township's economic and budgetary sustainability*
 - *Encourage commercial and industrial development and redevelopment along the existing commercial and industrial corridors*

The proposed use is generally consistent with the Comprehensive Plan.

3. Use

- a. As per Ordinance No. 22-331Z Section 2(4)(a), the proposed ambulatory health care center use is permitted by conditional use in the C Commercial District.
- b. Ordinance No. 22-331Z Section 2(4)(i) regulates permitted uses as part of the ambulatory health care center. Additional information should be provided regarding all uses proposed as part of this application and the ambulatory health care center use.
- c. Ordinance No. 22-331Z Section 2(4)(j) requires the facility comply with all applicable Federal, State, County and local regulations, and be licensed as required by the State. Additional information should be provided.

4. Traffic and Pedestrian Circulation Patterns

- a. The plans propose two access drives from Dekalb Pike - one full access drive and one right-turn only access drive.
- b. There are existing sidewalks along the frontage of the property along Dekalb Pike. In addition to the existing sidewalk, the plans propose an internal walking path around the perimeter of the building.
- c. Pedestrian crosswalks are proposed throughout the site connecting the walking path and at the full access drive. We recommend adding crosswalks across the right-turn only access drive as well to connect the walking path and the existing sidewalk.

5. Conditional Use Requirements

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

- a. The proposed use is permitted by conditional use, and it will conform to the applicable regulations of the district in which it is located or any district regulations which may relate to or apply to the use, including but not limited to setbacks, building coverage, open space and buffering.
- b. The proposed use will conform to the regulations applicable according to use and/or district, including but not limited to regulations contained in Article XVIII, Signs, Article XIX, Off-Street Parking and Loading, Article XX, Nonconforming Uses and Article XXI, Miscellaneous Provisions.
- c. Points of vehicular access to the lot are provided at a distance from the intersections and other points of access and in number sufficient to prevent undue traffic hazards and obstruction to the movement of traffic.
- d. The location of the site with respect to the existing public roads giving access to it is such that the safe capacity of the public roads is not exceeded by the estimated traffic attracted or generated by the proposed use, and the traffic generated or attracted is not out of character with the normal traffic using said public roads.
- e. A determination that the proposed use will not have an unwarranted impact on traffic in the area, either creating significant additional congestion in an area of existing congestion or posing a threat of significant additional congestion where there is a high probability of future congestion. In addition, the Board shall consider whether the proposed use will create any traffic hazard dangerous to the public safety. Ordinance No. 22-331Z Section 2(4)(e) requires a traffic management study.
- f. Screening of the proposed use from adjacent uses is sufficient to prevent the deleterious impact of the uses upon each other, considering the type, dimension and character of the screening.
- g. The proposed use does not adversely affect or contradict Montgomery Township's Comprehensive Plan.
- h. The proposed use meets the purpose described in Article I of this chapter.
- i. The proposed use is suitable for the character of the neighborhood and the uses of the surrounding properties.
- j. The proposed use will not impair an adequate supply of light and air to adjacent property.
- k. The proposed use will not adversely affect the public health, safety or general welfare.
- l. The proposed use will not adversely affect transportation or unduly burden water, sewer, school, park or other public facilities.
- m. The proposed use shall not overcrowd land or create undue concentration of population or undue intensity of use.

LANDSCAPE REVIEW

6. A landscape plan has been submitted. As this submission is part of a Conditional Use application, we reserve detailed landscape plan review for such time as a land development application has been submitted.
7. §230-156.2.C(6) requires that in deciding all applications for conditional uses, the following standard must be met: screening of the proposed use from adjacent uses is sufficient to prevent the deleterious impact of the uses upon each other, considering the type, dimension and character of the screening.
 - a. §230-75.A(5)(d)[1] requires the provision of a 50' planting area along side and rear boundary lines where an ambulatory health care center use abuts a residential use and/or district. The required planting areas have been provided.
 - b. §230-75.A(4)(d)[2] requires that all off-street loading areas shall be adequately buffered in accordance with an overall plan. The buffer shall consist of sound barrier fencing or a combination of fencing and landscaping, not less than six feet in height, which will obscure 75% of the light emitted from vehicular headlights on the premises throughout the full course of a year. It appears, based on the 8' high sound walls, 6' fencing, existing berms and proposed landscaping, that this requirement will be met visually. However, it is unclear if the proposed gabion sound barrier walls will have a measurable impact on noise

- as there does not appear to be any sound-attenuating component to their construction. In addition, we note that gabion walls are often visually unappealing. Further information should be provided regarding the proposed construction, sound attenuation capabilities and visual appearance of the walls, in order to demonstrate that there will be no deleterious impacts of the proposed use on existing adjacent uses.
- c. §205-52.C and Table 1 of the SLDO require the provision of a screen buffer between the proposed use and adjacent residential uses. The landscape plan proposes a combination of evergreen trees, deciduous trees, existing deciduous trees, the existing berm, 6' fencing and 8' sound barrier walls to meet this requirement. The proposed landscape improvements appear to meet the intent of the ordinance.
 - d. §205-52.C(5)(a) of the SLDO requires that where a screen buffer is required between a residential use and a non-residential use, the required plant material shall be arranged so as to provide a 100% visual screen within 4 years of planting. The landscape plan proposes a combination of evergreen trees, deciduous trees, existing deciduous trees, the existing berm, 6' fencing and 8' sound barrier walls to meet this requirement. The proposed landscape improvements appear to meet the intent of the ordinance.
8. §205-51.A(9) requires that the location, size and common name be provided for all individual trees over 8" DBH. The tree removals plan shall be revised to provide the common name for trees 8" DBH or larger.
 9. The Wood Board Fence detail provided shall be revised to indicate the spacing of the 4" x 1" cedar boards to demonstrate that sufficient air flow will be permitted between and around the boards.
 10. The tree removals plan indicates that approximately six (6) trees are considered to be hazardous and this is the reason for their removal with no replacement. A site visit shall be scheduled with the Township Landscape Architect to confirm the condition of these trees.
 11. Invasive removal/management notes have been provided for the removal of invasive species within the areas of existing vegetation that are to remain and are to be used to meet buffering requirements. However, additional information is required. The notes shall be revised to specify how the buffer is to be maintained free of invasives in perpetuity, timing and procedures for the initial removal of invasives, and reference should be provided to the DCNR invasive plants list for species that should be removed.
 12. The following discrepancies in the landscape plan shall be corrected:
 - a. The landscape schedule indicates that two (2) *Betula nigra* 'Heritage' are proposed. However, three (3) were found in the landscape plan.
 - b. The landscape schedule indicates that fifteen (15) *Platanus occidentalis* 'Exclamation' are proposed. However, eighteen (18) were found in the landscape plan.
 - c. The landscape schedule indicates that twenty-three (23) *Taxodium distichum* are proposed. However, only twelve (12) were found in the landscape plan.
 - d. The landscape schedule indicates that twenty-two (22) *Viburnum dentatum* are proposed. However, thirty-three (33) were found in the landscape plan.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

13. §205-104 B.(4) - The applicant has revised the site trip generation per the recent similar site constructed in Radnor Township. It is our outstanding the Radnor site is not fully built out. Provide the number of patient positions available at the time of the count in Radnor to assist in verifying the site generation rate.
14. §205-104 B.(7)
 - a. Provide the right turn lane warrant analyses for the PM peak at the access driveway.

- b. Revise the synchro reports to include the 95th percentile queue data in lieu of the 50th percentile shown. Evaluate extending the southbound left turn lane to accommodate the anticipated queues based on the revised analysis.
- c. The following queues extend beyond the available lane storage:
 - i. US 202 Parkway and Welsh Road, eastbound left
 - ii. US 202 Parkway and Welsh Road, westbound left
 - iii. US 202 Parkway and Welsh Road, northbound right

Where the queue extends beyond the available storage capacity and No-Build queue, provide mitigation to accommodate the additional queues.

15. §205-104 B.(8)(a) - Given the anticipated site related traffic volumes and additional stress to the roadway network system, we recommend the following improvements be provided by the applicant.

Dekalb Pike/Gateway Center Drive

- a. Provide any timing modifications at the intersection of Dekalb Pike/Gateway to accommodate the site traffic.
- b. Replace the controller with a Cobalt ATC controller at the intersection.
- c. Provide new reflective back plates for the traffic signal heads.
- d. Provide new optical emergency preemption equipment.
- e. Provide updated overhead street name signs.

Dekalb Pike/Knapp Road

- f. Provide new optical emergency preemption equipment.

Study Area

- g. Backup signal timing for the traffic adaptive system should be reevaluated during the PennDOT highway occupancy process.

The applicant indicates that the recommended improvements will be discussed further with the Township.

- 16. The applicant should continue work with SEPTA to determine if a new transit stop near the facility is feasible. **The Applicant indicates they have reached out to SEPTA to begin conversations with them. They will work with SEPTA and update the Township as conversations progress.**
- 17. Any development that takes access to a PennDOT roadway will be subject to PennDOT Highway Occupancy Permit (HOP). The applicant should provide a copy of any HOP submission to PennDOT to Montgomery Township and Township Engineer. **The Applicant has noted this requirement.**
- 18. Provide a crosswalk and ADA ramps at the right-in/right-out driveway. **The Applicant acknowledges this comment and indicates details will be provided as part of the Land Development process.**
- 19. The existing sidewalk east of the right-in/right driveway should be modified to meet the latest ADA standards. **The Applicant indicates this will be addressed with Land Development.**
- 20. Provide curb ramps and pedestrian signage at the internal site crosswalks. **The Applicant acknowledges this comment and indicates details will be provided as part of the Land Development process.**
- 21. ADA details at a 1"-5' scale will be required for all proposed ADA ramps. **The Applicant acknowledges this comment and indicates details will be provided as part of the Land Development process.**
- 22. The applicant will be responsible to provide a revised traffic signal plan. **The Applicant acknowledges this comment and indicates a revised plan will be provided as part of the Land Development process.**

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

23. §230-75.A(4)(f) – The parking requirement is one space for every 200 feet of gross floor area. The plans indicate the gross floor area (GFA) is 160,268 sf, which require 808 spaces. 812 spaces are proposed.
24. §230-75.A(4)(k)[9] - All outside lighting, including sign lighting, shall be arranged, designed, and shielded or directed so as to protect the abutting streets and highways and adjoining property from the glare of lights. All light standards or fixtures shall be shielded to eliminate light glare beyond an angle of 35° from a vertical plane and be so shielded that the source of the light shall not be visible off of the premises. The applicant shall demonstrate compliance with this requirement for all site lighting including the parking garage lighting.

The applicant provided an exhibit depicting sight lines with respect to the adjacent residential area. It appears that the intent is to block light sources on the parking garage with landscaping. More information is required to evaluate the effectiveness. We recommend that the light sources be located and designed so that they are not visible off of the premises without relying on landscaping material, which may be inconsistent in effectiveness.
25. §230-78.F – A trash storage location has been added to the plans. This area must be completely fenced in.
26. §230-121 through 133 – Signs. We defer review of sign to the Township Zoning Officer.
27. §230-148.E – Details regarding the proposed sound barriers, which are required by §230-75.A(4)(d)[2], shall be provided with future submissions. In addition to the information requested in the landscape review comments above, structural analysis of these walls will be required for review and approval during the land development application process.

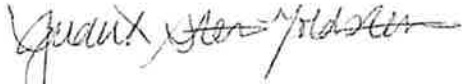
General

28. It is noted that Montgomery County property records indicate that parcel 46-00-00752-20-1 is a common element that encompasses three condominium units (parcels 46-00-00752-20-9, 46-00-00752-21-8, 46-00-00752-22-7). Parcel 46-00-00752-20-1 is owned by Hawthorne Court Associates LP c/o Trefoil Properties LP. Condominium unit parcels 46-00-00752-21-8 and 46-00-00752-22-7 are owned by HRD Investments LLC. Condominium unit parcel 46-00-00752-20-9 is owned by SMG Montgomeryville LLC. At the time of land development, the various condominium unit parcels should be modified to suit the applicant's needs.
29. The applicant's testing indicates that the site soils are not conducive to infiltration. The plan includes several managed release concept (MRC) BMPs as an alternative to the required volume reduction requirements. While MRC BMPs are permitted by PADEP and are an acceptable stormwater management practice, waivers are typically required as these BMPs often do not strictly comply with the volume reduction and dewatering time requirements of the Township Ordinance. We recommend that review and consideration of this be deferred to the time of Land Development review when more detailed project plans are submitted.
30. Runoff Curve Numbers (CN) to be used in the SCS Method shall be from Appendix A, Table A-4 of the Township SWM Ordinance (§206-22.E). The applicant is proposing a green roof for a portion of the proposed buildings. Curve Numbers for these cover conditions are not included in the Township Ordinance. A waiver may be required to allow the curve numbers presented in the PCSWM Report. We recommend that review and consideration of this be deferred to the time of Land Development review when more detailed project plans are submitted.
31. At the time of land development design, we recommend the design engineer consider management and conveyance of rainfall that percolates through the pervious paved areas of the site. Given the hydraulic soil groups (C & D) and lack of infiltration of the underlying soils, the subbase of these areas may need to be designed with a means to drain.

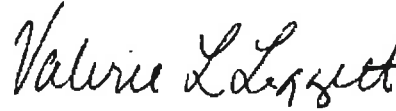
We note additional review and comment may be necessary upon receipt of new or revised information with future submissions.

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

Sincerely,



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



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



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



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

JSG/VLL/DAD/JPD/sl

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services – Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
Stephen Greulich, Penn Medicine – Applicant/Equitable Owner
HRD Investments, LLC and SMG Montgomeryville, LLC – Property Owner
Gregory J. Davis, Esq. – Saul Ewing LLP
Christopher Poterjoy, P.E., Project Engineer – Pennoni Associates, Inc.



MONTGOMERY COUNTY CONSERVATION DISTRICT

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

February 6th, 2023

The Trustees of the University of Pennsylvania, Owner & Operator of UPHS System
Attn: Stephen Greulich
3930 Chestnut Street
Philadelphia, PA

Re: Completeness Notification Letter
Penn Medicine Montgomeryville
NPDES Permit Application No. PAC460794
Montgomery Township, Montgomery County
Project Acres: 12.39
Cumulative Disturbed Acres: 12.39

Dear Mr. Moore:

The Montgomery County Conservation District has reviewed the above referenced NOI for completeness and has determined that the NOI is complete. The District will now proceed with the technical review of the NOI. During the technical review, the adequacy of the application and its components will be evaluated to determine if sufficient information exists to render a decision on the technical merits of your NOI.

If you have questions about your NOI, please contact Andrew Fenstermacher at 610-489-4506 ext.17 and refer to PAC460794/ Penn Medicine Montgomeryville

Sincerely,

Jessica Buck
District Manager
Montgomery County Conservation District

cc: Christopher Poterjoy
Elise Eggert-Crowe, PE, MCCD
Montgomery Township
DEP Permits Section Chief
File

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 30, 2023

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

Re: MCPC #22-0204-003
Plan Name: Penn Medicine Montgomeryville: Conditional Use Application
(1 lot approximately 11.94 acres)
Situate: East Side of DeKalb Pike, near Gwynmont Drive
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced conditional use application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 13, 2023. We forward this letter as a report of our review.

BACKGROUND

The Trustees of the University of Pennsylvania have submitted a conditional use application on behalf of the University of Pennsylvania Health System to construct an "ambulatory health care center" on a parcel of land on the east side of DeKalb Pike between Welsh Road and Gwynmont Drive, located in the C Commercial district. The ambulatory health care center would provide outpatient medical services without overnight or 24-hour operations, including labs, physical therapy, primary care, and orthopedics. Regulations for the ambulatory health care center in the C Commercial district include permission by conditional use, minimum 10-acre lots, maximum 30% building coverage, required screening landscaping and traffic management studies, direct access to state or county roads with 100-foot right-of-way, public sewer and water access, and pedestrian connectivity. A previous letter dated August 26, 2022 reviewed a zoning text amendment to permit uses of this type in C Commercial zones, which was enacted by the township on September 12, 2022. An additional letter dated December 8, 2022 reviewed the first version of this conditional use application. This version of the application has increased the parking garage from 4 levels to 5, added 24 spaces along the driveway in the rear of the garage, and reduced the main building footprint by 1,188 square feet for a new total gross area of 160,268 square feet. As the proposal is still seeking conditional use approval, this letter will discuss the merits of the conditional use application and additional initial feedback on the development plans as submitted.



COMPREHENSIVE PLAN COMPLIANCE

COMMENTS ARE REPRINTED FROM THE PREVIOUS LETTER

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, includes a definition of an "ambulatory surgery center" in its glossary of planning terms. The plan also supports infill development of areas already serviced by public water and sewer systems, which is an important part of meeting the necessary zoning requirements. We believe that the conditional use application is compliant with *Montco 2040*.

Montgomery Township's 2022 Comprehensive Plan recommends that institutional uses be maintained in the areas where they currently exist, noting that they are permitted in multiple zoning districts. It also encourages appropriate economic development on undeveloped parcels, which could apply to this conditional use application. While this type of medical use was not specifically identified in the plan itself as a need in the community, we believe that this proposal is generally compatible with the 2022 Comprehensive Plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's conditional use 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

CONDITIONAL USE APPLICATION

As previously stated, we do not find any issues with the applicant meeting the requirements of conditional use approval for the proposal.

TRANSPORTATION/CONNECTIVITY

1. Gwynmont Drive currently ends at a stub along the rear property line of this development. It is apparent that Montgomery Township worked over the years to set up a future where this public roadway could connect out to DeKalb Pike; there is a signalized intersection at Gateway Center Drive and DeKalb Pike which will line up with the main entrance to the Penn Medicine campus. The township should strongly consider utilizing the construction of this proposal as an opportunity to connect Gwynmont Drive out to DeKalb Pike via a public roadway. While the previous plan set included a landscaping plan that offered some information regarding grading and elevation changes, along with the proposals for new tree plantings on the site, the benefits to road connectivity for this area would outweigh the need to engineer a new roadway approach and locations for plantings. We are making this comment during the conditional use application phase in order to give the applicant time to consider the request prior to full land development approval.
2. If a full public roadway connection is not desired by the township, an emergency access connection from the internal driveway system to Gwynmont Drive would benefit access to the adjacent residential subdivision, which currently only has one public point of access to serve over 80 homes. Providing an additional emergency egress location for fire and ambulance services would help the township as a whole.
3. In conjunction with consideration of emergency access provision if a full roadway connection is not constructed, we would strongly recommend a sidewalk connection from both sides of the end of Gwynmont

Drive into the internal sidewalk network of the proposal, which would eventually allow residents to reach the sidewalk network along DeKalb Pike.

CONCLUSION

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

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#22-0204-002) on any plans submitted for final recording.

Sincerely,



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

c: Gregory J. Davis, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

Aerial – DeKalb Pike, Montgomery Township



Penn Medicine Montgomeryville
MCPC#220204002

Montgomery
County
Planning
Commission

0 150 200 400 Feet

Montgomery County Planning Commission
1000 Walnut Street, Suite 200
P.O. Box 380000
Harrisburg, PA 17108-0000
Phone: 717.261.1000
Fax: 717.261.1001
www.montgomerycountypa.gov



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

J. Scott Bendig
Chief of Police

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

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

From: J. Scott Bendig, Chief of Police *JSB*

Date: December 2, 2022

Re: Conditional Use C-79
Penn Medicine

A review of the above-referenced conditional use 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. Please contact me if you have any issues or concerns.

ZONING REVIEW – Penn Medicine Conditional Use

DATE: January 29, 2023 (2nd review)
 PROJECT NAME: Trustees of the University of Pennsylvania / Penn Medicine
 LOCATION: Dekalb Pike
 ZONING DISTRICT: C – Commercial
 PROPOSED USE: Ambulatory Health Care Center with associated Parking Garage
 ZONING HEARING BOARD APPROVAL REQUIRED? TBD
 CONDITIONAL USE APPROVAL REQUIRED? YES (under review)

	Required	Proposed
USE	Allowed by Conditional Use	Ambulatory Health Care Center
MIN LOT SIZE	10 acres	11.95 acres
BUILDING HEIGHT	Max 35 feet – 65 feet with additional min. setbacks	35 feet – parking garage 61 feet – building*
SETBACKS		
front	60 ft	60.37 ft
side	10 ft	105.80 ft
side abutting residential	Min 140 ft at 35 ft bldg. height Level 1 bldg. height 18' = 140' Level 2 bldg. height 32' = 140' Level 3 bldg. height 46' = 151' Level 4 bldg. height 61' = 244'	190.69 ft at level one bldg. height > 244 ft > 244 ft > 244 ft
rear abutting residential	140 ft at 35 ft bldg. height Level 1 bldg. height 18' = 140' Level 2 bldg. height 32' = 140' Level 3 bldg. height 46' = 151' Level 4 bldg. height 61' = 244'	140 ft at 35 ft parking garage height > 244 ft > 244 ft > 244 ft > 244 ft
PARKING SPACES	802 (gross floor area)	812
SPECIAL REQUIREMENTS FOR PARKING GARAGE	Max. height 60% tallest structure, Max. 4 levels above grade	56.68% of tallest bldg. (61 feet) = 35 feet 4 levels
BUILDING COVERAGE	Max 30%	22.53%*
IMPERVIOUS COVERAGE	Max 75%	44.35%*
GREEN AREA	Min 25%	55.65%*
LANDSCAPING	Min 25 feet width Min 50 feet width abutting residential	50 ft

ADDITIONAL COMMENTS:

- Proposed Parking Structure must comply with regulations set forth in Section 230-138.2 of the Code of Montgomery Township.



 Zoning Officer

1/29/2023

 DATE



**MONTGOMERY TOWNSHIP
DEPARTMENT OF FIRE SERVICES**

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605

Telephone: 215-393-6935 • Fax: 215-699-1560
www.montgomerytwp.org

WILLIAM F. WIEGMAN III
Director of Fire Services
Fire Marshal
Emergency Management
Coordinator

FIRE MARSHAL
215-393-6936

February 3, 2023

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

Re: Penn Medicine Montgomeryville, Montgomery Township, PA

Dear Mr. Shoupe:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans of Penn Medicine dated January 12, 2023. I was also able to review Mr. Christopher Poterjoy, P.E. of Pennoni response letter also dated January 12, 2023.

I did have the opportunity to discuss the placement of fire hydrants, fire department connections, and required road widths with Mr. Poterjoy, and I am satisfied with these items as presented in the land development plans. I do agree with Mr. Poterjoy that we still have several requirements that need to be coordinated between Pennoni and the Fire Marshal's Office as indicated in Mr. Poterjoy's response letter.

We also need a final resolution to item 31 as it relates to the Tower Ladder placement at the front of the building. All parties must continue to work towards a solution for the rescue of occupants and the ability of the fire department to provide for truck company operations at the front of the building.

The Fire Marshal's Office appreciates the opportunity to comment on the proposed plan. We are available to meet to discuss our comments if needed. We would like to continue our involvement with the development of the plan, site, and buildings.

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

Sincerely,

William F. Wiegman, M.A.
Fire Chief, Montgomery Township

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

FIRE CODE

1. **312.1 General.** Vehicle impact protection required by this code shall be provided by posts that comply with Section 312.2 or by other approved physical barriers that comply with Section 312.3
Comment
 - a. Any gas services that are accessible/vulnerable to vehicular traffic shall have approved vehicle impact protection installed.
2. **312.2 Posts.** Guard posts shall comply with all the following requirements:
 1. Constructed of steel not less than 4 inches (102 mm) in diameter and concrete filled.
 2. Spaced not more than 4 feet (1219 mm) between posts on center.
 3. Set not less than 3 feet (914 mm) deep in a concrete footing of not less than a 15-inch (381 mm) diameter.
 4. Set with the top of the posts not less than 3 feet (914 mm) above ground.
 5. Located not less than 3 feet (914 mm) from the protected object.
3. **503.1.1 Buildings and facilities.** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet (45720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.
4. **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)
5. **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: All underground basins must support the imposed load of fire apparatus.
6. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the Fire Chief.
7. **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.
8. **504.3 Stairway access to roof.** New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal, shall be provided with a stairway to the roof.
Comment: The Fire Department is requesting the ability to access the roof area through a walkout door at the top of the stairway. The Department would prefer a door and not a roof hatch.
9. **505.1 Address identification.** New and existing buildings shall be provided with approved address identification
10. **506.1 Key boxes where required.** Where access to or within a structure or an area is restricted because of secured opening or where immediate access is necessary for lifesaving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved

location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

11. **507.1 Required water supply.** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
Comment: The applicant shall provide documentation that the proposed water supply is capable of supplying the required fire flow as prescribed in the 2018 International Fire Code for the proposed buildings.
12. **507.3 Fire flow.** Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.
Comment: The applicant shall use the 2018 International Fire Code to determine the fire flow requirements for the proposed buildings.
13. **507.4 Water supply test.** The fire code official shall be notified prior to the water supply test. Water supply test shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.
14. **507.5 Fire hydrant systems.** Fire Hydrant Systems shall comply with Sections 507.5.1 through 507.5.6
15. **509.1 Identification.** Shall comply with Sections 509.1-509.2
16. **510.1 Emergency responder radio coverage in buildings.** New buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
17. **510.4 Technical requirements.** System components and equipment required to provide the emergency responder radio coverage system shall comply with Sections 510.4.1 through 510.4.2.8.
18. **905.3.1 Height.** Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.
Comment: Based on the size and configuration of the proposed Penn Medicine Building and Parking Garage, standpipes are needed to increase the operational efficiency and effectiveness of the fire department operations. Standpipe systems provide a quick and convenient water source for fire department use. The standpipe connection reduces the time needed for the fire department to extend hose lines up or down stairways/hallways to advance and apply water to the fire. It also assists with limiting obstacles for occupant egress.
Exceptions: Reference the exceptions in the section regarding Class I standpipes in buildings with automatic sprinkler systems and Class I manual standpipes and dry standpipes in open parking garages.
19. **912.1 Installation.** Fire department connections (FDC) shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7
20. **912.2 Location.** With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.

21. **912.2.1 Visible location.** Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief.
22. **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 and B105.1.(2).
23. **B105.3 Water Supply for buildings equipped with an automatic sprinkler system.** For Buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:
 - a. The automatic sprinkler system demand, including hose stream allowance
 - b. The required fire-flow
24. **C102.1 Fire hydrants available.** The minimum number of hydrants available to a building shall not be less than that listed in Table C102.1.
25. **C103.1 Hydrant spacing.** Shall comply with C103.1-C103.3.
26. **D103.1 Access Road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders.

Comment: The applicant shall maintain a minimum road width of 26 feet where a fire hydrant is located on a fire apparatus access road.
27. **D103.5. Fire Apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria
 - a. Where a single gate is provided, the gate width shall be not less than 20 feet. Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet.
 - b. Gates shall be of the swinging or sliding type.
 - c. Construction of gates shall be of materials that allow manual operation by one person.
 - d. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
 - e. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
 - f. Methods of locking shall be submitted for approval by the fire code official.
 - g. Electric gate operators, where provided, shall be listed in accordance with UL 325
 - h. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200
28. **D103.6 Signs.** Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING – FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.
29. **D103.6.1 Roads 20 to 26 feet in width.** Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.
30. **D103.6.2 Roads more than 26 feet in width.** 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.
31. **D105.1 Where required.** Buildings or portions of buildings or facilities exceeding 30 feet (9144

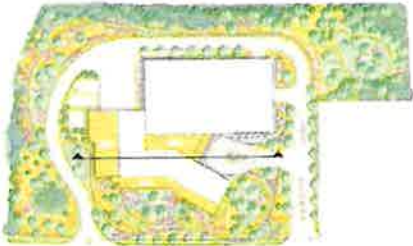
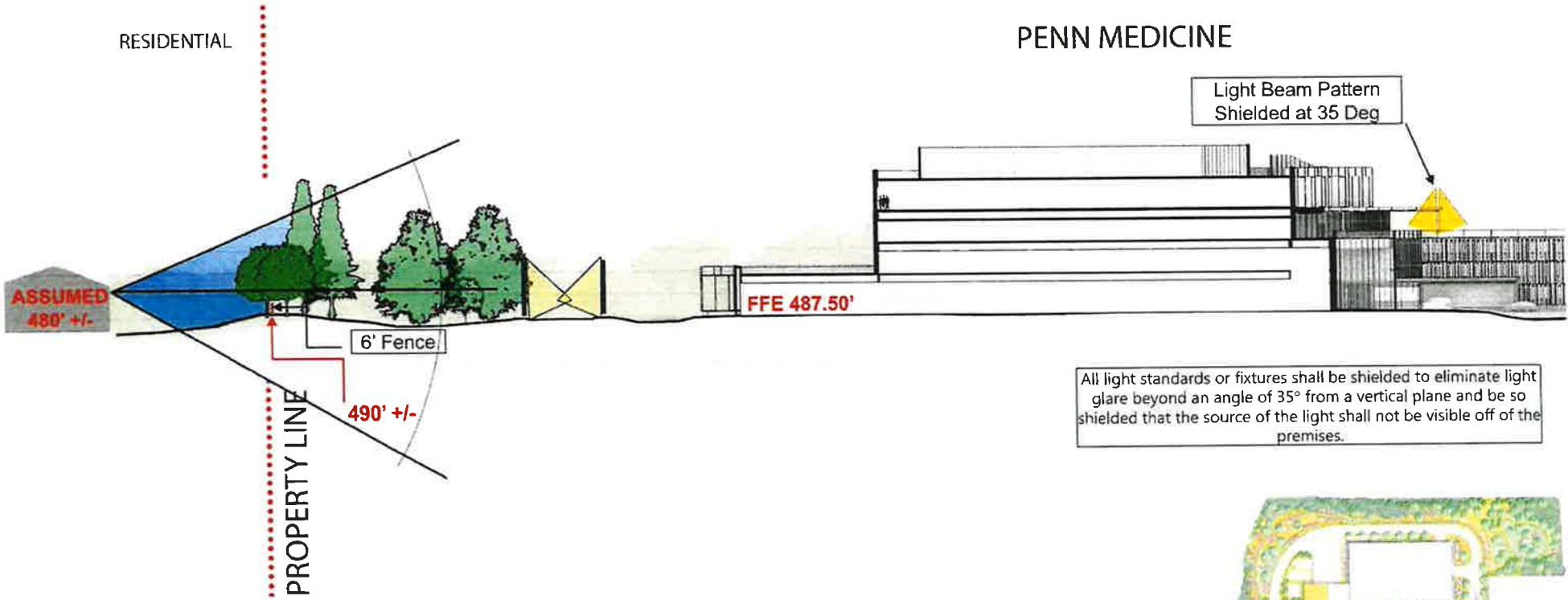
mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility power lines shall not be located within the aerial fire apparatus access roadway.

32. **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 thereof.
33. **D105.3 Proximity to building.** One or more of the required access routes meeting this condition shall be located not less 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire chief.
34. **D105.4 Obstructions.** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire chief.

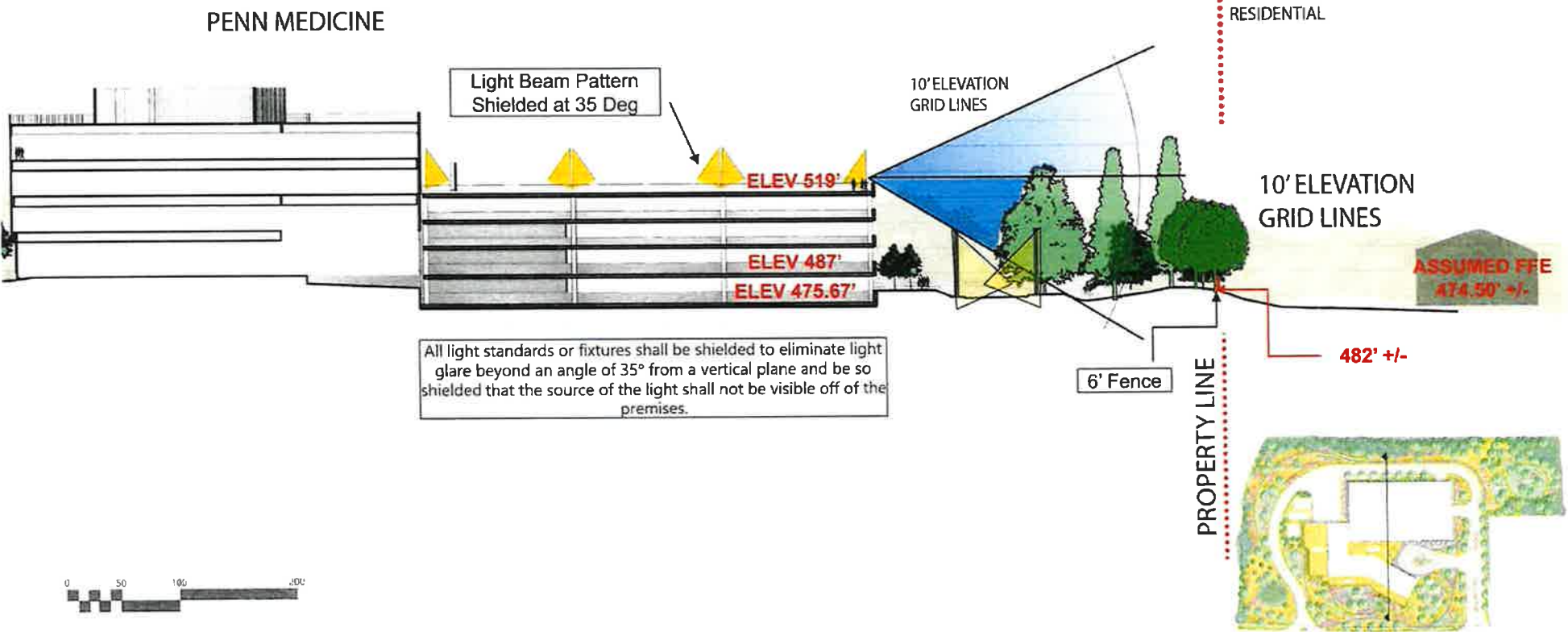
GENERAL COMMENTS

1. Stone around the perimeter of buildings. The Fire Marshal's Office requests that the applicant consider installing a three-foot stone bed around the perimeter of the building to separate the landscaping mulch from the exterior siding of the building. This design feature would reduce the risk of a mulch fire igniting any combustible exterior construction of the building.
2. Chapter 9 of the 2018 International Fire Code shall be followed and the building and parking garage are to be fully sprinklered and alarmed in accordance with all applicable codes.
3. Sectional valves on the sprinkler system. The Fire Marshal's Office requests that the sprinkler system be equipped with a sectional valve on each floor of the building and parking garage. In the event of a sprinkler discharge, the Fire Department could isolate a specific floor/wing and would not have to evacuate or relocate occupants from the entire building or floor.
4. 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 regarding the placement of the truss placard.
5. Fire Department key boxes (Knox Box) shall be installed on buildings at an approved location. Knox Box forms are available through the Fire Marshals or Code Enforcement Office.
6. All traffic signals installed or improved shall be equipped with an optical pre-emption system.
7. 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.
8. Penn Medicine shall work with the Fire Department to create the best possible solutions for the rescue of occupants from the fourth-floor windows by utilization of Tower Ladder 18 and/or ground ladders. These solutions include 26 feet wide access roads as close to the building as possible, as well as ground pads or concrete for the placement of ground ladders. Penn Medicine and the Fire Department shall also consider mountable surfaces for the Tower Ladder. All access roads must be 26 feet in width in accordance with the 2018 IFC for Tower Ladder access.

North - South Site Section



East - West Site Section



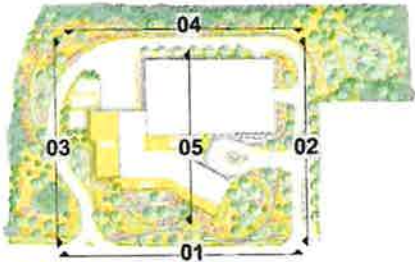
Building Concept Elevations



01 | WEST ELEVATION



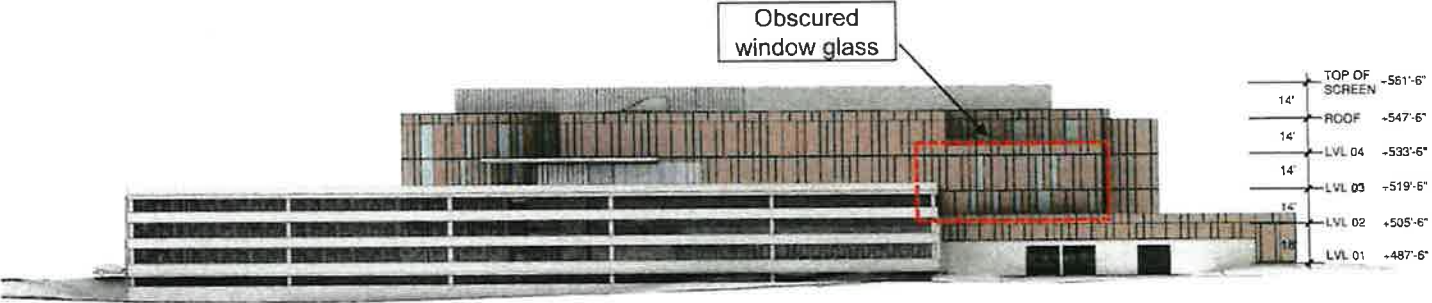
02 | SOUTH ELEVATION



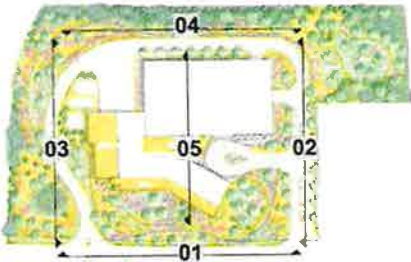
Building Concept Elevations



03 | NORTH ELEVATION



04 | EAST ELEVATION



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #08

SUBJECT: Review of Zoning Hearing Board Applications
MEETING DATE: March 27, 2023
BOARD LIAISON: Candyce Fluehr Chimera, Chair
INITIATED BY: Marianne McConnell, Zoning Officer

BACKGROUND:

Included in your packet is a summary of the application before the Zoning Hearing Board at their April 5, 2023 meeting.

Potential Action of the Board:

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

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



Montgomery Township Zoning Hearing Board

Meeting Date: April 5, 2023 - 6:30 pm

The agenda for the scheduled hearing is as follows:

1. **Application #23030001 – JP Morgan Chase Bank / 773 Bethlehem Pike** – The applicant proposes to redevelop the property including demolition of the existing car wash and the construction of an approximate 3,400 sq ft freestanding bank with accessory drive-up ATM and other associated site improvements. The 40,553 sq ft property sits within the C-Commercial district at the corner of North Wales Rd and Bethlehem Pike. The applicant seeks a variance from the provisions of Section 230-78A of the Code of Montgomery Township in order to reduce the required 25 foot landscape buffer required along street frontages and side / rear boundary lines to:

3.11 feet along the northern property line (Taco Bell Bethlehem Pike entrance side)

1.56 feet along the southern property line (North Wales Rd)

6.05 feet along the eastern property line (Taco Bell building side)

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

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

Item #09

SUBJECT: Consider Waiver of Land Development Application – FEI Realty Holdings II, LLC
MEETING DATE: March 27, 2023
BOARD LIAISON:
INITIATED BY: Marianne McConnell, Asst. Director of Planning & Zoning

BACKGROUND:

The applicant proposes to construct a new 768 square foot pole barn on an existing gravel lot in the rear corner of the property located at 650 Upper State Road. The 1.92 acre property sits within the LI – Limited Industrial Zoning District with the ECPOD overlay. The proposed pole barn will be utilized to provide indoor storage of their equipment for their existing business on the site. The structure complies with all zoning requirements and being less than 1,000 square feet on existing impervious surface, no stormwater management is required. Review letters from the Township Engineer and Public Safety staff are included in the packet.

RECOMMENDATION:

Consider granting the waiver of land development.

MOTION/RESOLUTION:

Motion to approve Resolution 2023-05, granting a waiver of the requirement of a formal land development application for FEI Realty Holdings II, LLC at 650 Upper State Road for the construction of a 768 square foot pole barn. (see attached resolution).

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

RESOLUTION # 2023-05

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING A WAIVER OF THE REQUIREMENT OF A FORMAL LAND DEVELOPMENT APPLICATION FOR FEI REALTY HOLDINGS II, LLC AT 650 UPPER STATE ROAD FOR A PROPOSED 768 SQUARE FOOT POLE BARN

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolve to grant a waiver of the requirement of a formal land development application to **FEI Realty Holdings II, LLC** for the construction of a new 768 square foot pole barn at **650 Upper State Road**.

1. The Applicant shall satisfy the requirements of all the Township Consultants letters: Gilmore Associates, Inc. letter dated March 3, 2023, Montgomery Township Police Department letter dated March 2, 2023, the Montgomery Township Department of Fire Services letter dated March 6, 2023, and the Montgomery Township Zoning Review dated March 8, 2023.
2. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority, *if required*.
3. The Applicant shall be responsible for payment of all Township Consultant and Solicitor fees related to this project.
4. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project, *if required*.
5. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.

This Resolution shall become null and void 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. If for any reason, the Applicant fails to acknowledge acceptance of the conditions contained in the Resolution within ten (10) days from the date of this Resolution, then the approval of the waiver of formal land development shall be deemed denied.

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 27th day of March 2023.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by _____
(Print Name)

representing FEI Realty Holdings II, LLC this day of _____, 2023.

(Applicant Signature)

Resolution#
Page 2 of 2

EXHIBIT"A"

DESCRIPTION

FEI Realty Holdings II, LLC Building Permit Plan DWG No. MONTG.-1181 prepared by Charles E. Shoemaker, Inc. dated October 7, 2022.

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936

February 2, 2023

Board of Supervisors
Montgomery Township
1001 Stump Rd.
Montgomeryville, PA 18936

**Re: 650 Upper State Road - Proposed Pole Barn
Waiver of Land Development
Montgomery Township
Montgomery County, Pennsylvania
TPN: 46-00-03925-00-7
BLOCK 013, UNIT 025**

Dear Township Supervisors:

On behalf of Freedom Enterprise, Inc., we are writing you this letter in response to the Montgomery Township Planning and Zoning letter dated January 31, 2023 denying Building Permit Plan approval for the proposed project at 650 Upper State Road.

Freedom Enterprises, Inc. proposes to construct a 768 square foot pole barn at their facility located at 650 Upper State Road in North Wales. The proposed structure is to support their existing activities at the site and will provide indoor storage of their equipment. This project proposes the construction of a new 24'x32' pole barn. Charles E. Shoemaker, Inc. performed an boundary, topographic and existing features survey in May of 2022 and prepared a Building Permit Plan in October of 2022 which was intended to exhibit zoning compliance of the site and new improvements. The proposed location is in an existing impervious area (crushed stone), therefore will not result in an increase of site impervious area. Site disturbance will be limited to only the auger holes required for pole installation. All grade adjustments will be made with crushed stone and will not require excavation. Because there is only minimal disturbance which will be immediately stabilized with crushed stone, no stormwater management facilities are proposed.

Due to the limited scope of the improvements at issue, the property owner/applicant respectfully requests a Waiver of the Land Development process. We think this approach will be more appropriate for a project of this nature than the more formal Land Development process. Although the full process will be abbreviated, the plans still address and satisfy the Township's requirements concerning stormwater management and zoning issues.

Please consider our request and should anyone at the Township have any questions, please contact us or the applicant.

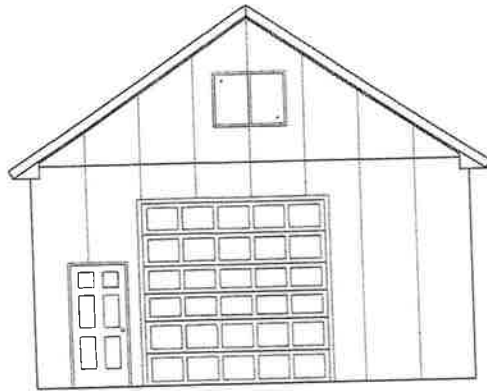
Sincerely,



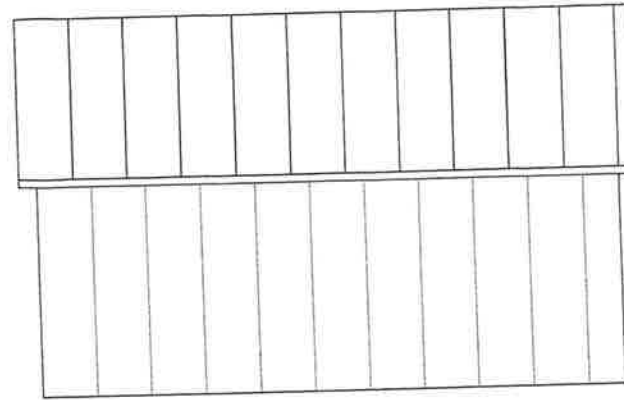
Chad W. Brensinger, PE
CHARLES E. SHOEMAKER, INC.

cc. Mike Penders, Freedom Enterprises, Inc.

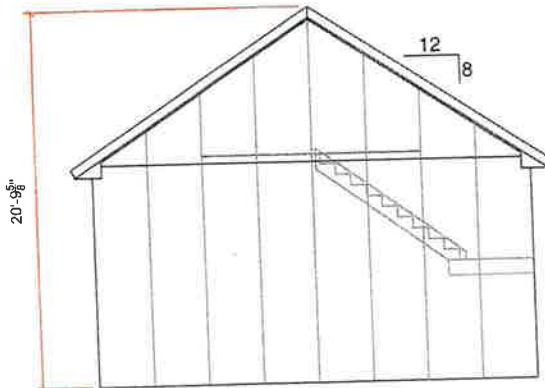
Contract # - 380615-006



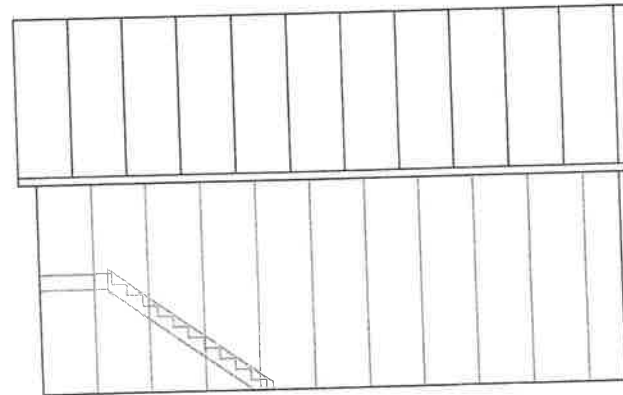
GABLE # 1



EAVE # 1



GABLE # 2



EAVE # 2

RECEIVED

JAN 10 2023

MONTGOMERY TOWNSHIP

11-29-2022: (HLK) #006, SEALED PRINTS

Revisions:

BUILDING SIZE: 24x32x12'-4"

DATE: 10/13/2022

James A. Koppenhaver, P.E.
375 Van Hook Rd
Wormating, PA 19116
610-754-9402
koppenhaverpe@gmail.com

DRAWN BY: ART GILMORE
CHECKED BY: FEINSTEIN-001

Job Number: FEINSTEIN-001

SHEET: Elevations

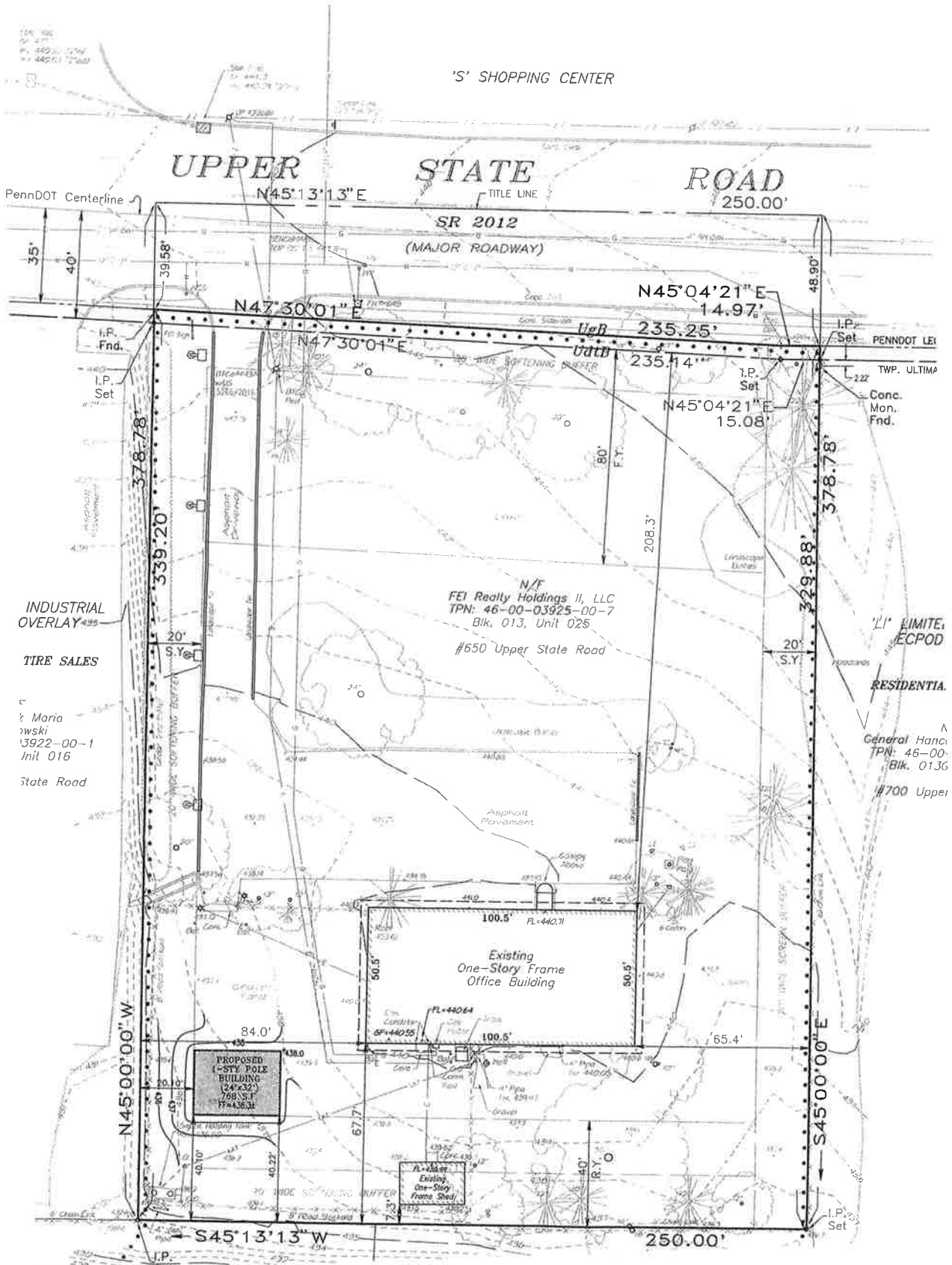
PPB. Inc.
Pioneer Pole Buildings, Inc.
716 South Rt. 183
Schuylkill Haven, PA 17972
1-888-448-2505 Toll Free

JOB SITE ADDRESS:
650 UPPER STATE ROAD
NORTH WALES, PA 19454

CUSTOMER ADDRESS:
JOHN D. FEINSTEIN
FREEDOM ENTERPRISE, INC.
650 UPPER STATE ROAD
NORTH WALES, PA 19454
H (215) 588-5044
W (610) 528-4131
C (610) 469-7257



ALL RIGHTS RESERVED BY PIONEER POLE BUILDINGS, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION



INDUSTRIAL OVERLAY
TIRE SALES
Mariaowski
3922-00-1
Inil 016
State Road

'L1' LIMITE ECPOD
RESIDENTIA
General Hanc
TPN: 46-00-
Blk. 013G
#700 Upper

N/F
FEI Realty Holdings II, LLC
TPN: 46-00-03925-00-7
Blk. 013, Unit 025
#650 Upper State Road

Existing One-Story Frame Office Building
100.5' x 50.5'
5,100 S.F.

PROPOSED 1-STRY POLE BUILDING
24' x 32'
768 S.F.
PL-436.3E

LOCATION MAP
SCALE: 1" = 800'

'U' - LIMITED INDUSTRIAL w/ ECPD EXPRESSWAY CORRIDOR PRESERVATION OVERLAY

LOT USE:	SEC. 230-103.A(1)			
EXISTING USE:	Administration (office building)			
REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING	PROPOSED
DIMENSIONAL STANDARDS:				
LOT AREA, Min.	SEC. 230-116			
LOT WIDTH @ BSBL, Min.	SEC. 230-116.B(1)	43,560 FT.	83,560 S.F.	83,560 S.F.
LOT WIDTH @ STREET LINE	SEC. 230-116.B(2)	120 FT.	250.0 FT.	250.0 FT.
		50 FT.	250.0 FT.	250.0 FT.
BUILDING SETBACKS:				
FRONT YARD, Min.		80 FT.	208.3 FT.	208.3 FT.
SIDE YARD, Min.		20 FT.	65.4 FT.	65.4 FT.
Aggregate Side, Min.		80 FT.	148.4 FT.	148.4 FT.
REAR YARD, Min.				
PRINCIPAL BUILDING / Pole Barn		40 FT.	67.7 FT.	67.7 / 40.1
SHED		40 FT.	7.3 FT. *	7.3 FT.
RESIDENTIAL DISTRICT		100 FT.	N/A	N/A
LOT COVERAGE:				
BUILDING COVER, Max.	SEC. 230-116.B(3)	40 %	5,462 S.F./ 6.6%	6,230 S.F./ 7.5%
IMPERVIOUS COVER, Max.	SEC. 230-116.B(4)	65 %	27,852 S.F./33.4%	27,852 S.F./33.4%
GREEN AREA, Min.	SEC. 230-116.B(5)	35 %	55,708 S.F./66.6%	55,708 S.F./66.6%
BUILDING HEIGHT, Max. [1]	SEC. 230-115	30 FT.	13.6 FT.	<30 FT.
PARKING: [2]	SEC. 230-117	ONE SPACE/3 EMPLOYEES 12 EMPLOYEES ON LARGEST SHIFT=4 SPACES	13 PARKING SPACES	13 PARKING SPACES
FRONT YARD SETBACK, Min.		80 FT. OR BEHIND FRONT OF PRINCIPAL BUILDING		
SIDE/REAR YARD SETBACK, Min.		10 FT.	36 FT.	36 FT.
LANDSCAPING:				
SOFTENING BUFFER	SEC. 205-52.B(3)			
ULTIMATE R/W LINE		20 FT.	20 FT.	20 FT.
SIDE & REAR YARDS		20 FT.	20 FT.	20 FT.
SCREEN BUFFER	SEC. 205-52.C(2)(a), TABLE 2	20 FT.	20 FT.	20 FT.

* - DENOTES EXISTING NON-CONFORMING CONDITION

- [1] Any building erected above the height limit of 30 feet shall be erected within a recession plane beginning at the height limit as fixed by Code and receding at a rate of one foot of recession for each one foot of additional height, provided that a height of 40 feet or more shall require a special exception, with no structure to be erected over 85 feet.
- [2] The plans shall include the proposed number of shifts to be worked and the maximum number of employees on each shift.

EXISTING IMPERVIOUS COVER:	
PRINCIPAL BUILDING	= 5,075 S.F.
SHED	= 387 S.F.
DRIVEWAY/PARKING	= 11,245 S.F.
GRAVEL YARD	= 10,846 S.F.
CONC./MISC.	= 299 S.F.
IMPERVIOUS COVER	= 27,852 S.F.

PROPOSED IMPERVIOUS COVER:	
PRINCIPAL BUILDING	= 5,075 S.F.
SHED	= 387 S.F.
POLE BUILDING	= 768 S.F.
DRIVEWAY/PARKING	= 11,245 S.F.
GRAVEL YARD	= 10,078 S.F.
CONC./MISC.	= 299 S.F.
IMPERVIOUS COVER	= 27,852 S.F.

NOTES

- Boundary information shown taken from deeds, plans of record, field surveys performed by Charles E. Shoemaker, Inc. during May, 2022, and title commitment by Fidelity National Title Insurance Company, Commitment No. 321-024762, December 8, 2021. Metes & Bounds as shown are based on Dead Bearings. Rotation to State Plane Coordinate System is 09°48'18" Counter Clockwise.
- Topographic information shown from field surveys performed by Charles E. Shoemaker, Inc. during May 2022. Vertical Datum based on NAVD 88, using Boyd Instrument virtual network system. BENCHMARK: Crosscut top bolt on east side of fire hydrant; Elevation = 447.71
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
- The subject parcel is served by on-site well water and on-site sanitary sewage disposal.
- Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 276 of 451, Map No. 42091C0276G, effective March 2, 2016.
- Soil classification mapped by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, version 16, September 1, 2021.
UdtB - Udorthents, shale and sandstone, 0 to 8 percent slopes
UgB - Urban land, 0 to 8 percent slopes

RECORD OWNER

FEI REALTY HOLDINGS II, LLC
450 UPPER STATE ROAD
NORTH WALES, PA 19454

CHARLES E. SHOEMAKER, INC.

ENGINEERS & SURVEYORS

110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936

PHONE: 215-887-2185 FAX: 215-578-7791

E-MAIL: staff@ceshoemaker.com

SCALE 1" = 30'



DATE	NO.	REVISION	BY

BUILDING PERMIT PLAN
OF
650 UPPER STATE ROAD
PREPARED FOR
FREEDOM ENTERPRISE, INC.
MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PA.



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

March 3, 2023

File No. 2023-02074

Marianne McConnell, Zoning Officer
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Land Development Application – (LD-23-1W)
FEI Realty Holdings II, Inc. – Pole Barn
650 Upper State Road, Montgomery Township, PA
Tax Parcel #: 46-00-03925-00-7

Dear Marianne:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the Waiver of Land Development Submission Request for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors.

I. GENERAL

The subject property is located at 650 Upper State Road, North Wales, PA and is within the Limited Industrial (LI) Zoning District with Expressway Corridor Preservation Overlay (ECPOD). The site contains 1.92 acres (gross) and currently consists of one existing building which contains an administration use with associated parking and site improvements which are permitted uses in this zone. The Applicant intends to construct a 768 square foot pole barn on an existing gravel lot in the rear of the building.

III. REVIEW COMMENTS

We reviewed Zoning, Subdivision and Land Development and Stormwater Management Ordinances and based on the pole barn being less than 1,000 square feet and being built on already impervious surface, no stormwater management is required. There are no additional concerns.

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

Sincerely,

James P. Dougherty, P.E.
Senior Project Manager
Township Engineers

JPD/VLL/gja

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
Damon Drummond, PE, PTOE, Gilmore & Associates
Judith Stern Goldstein, RLA, ASLA, Gilmore & Associates
Val Liggett, RLA, ASLA, Gilmore & Associates
Mike Penders, FEI Realty Holdings II, LLC, Owner/Developer
Chad Brensinger P.E. – Charles E. Shoemaker, Inc.

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

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



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

William Wiegman
DIRECTOR OF FIRE SERVICES
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR

FIRE MARSHALS OFFICE:
215-393-6936

March 6, 2023

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

Re: FEI II, LLC

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the: FEI (Freedom Enterprises, Inc.) II, LLC

The Fire Marshal's Office recommends that the proposed one-story pole building be **approved as submitted**.

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

Sincerely,

Reviewed by:
Andrew Backlund
Captain/Asst. Fire Marshal



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

J. Scott Bendig
Chief of Police

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

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

From: J. Scott Bendig, Chief of Police *JSB*

Date: March 2, 2023

Re: LD 23-1W
650 Upper State Road

A review of the above-referenced land development was conducted on this date. There are no areas of concern to the Police Department at this time. Thank you for the opportunity to review this subdivision/land development. Please contact me if you have any issues or concerns.

ZONING REVIEW
Waiver of Land Development LD-23-1W
FEI Realty Inc – 650 Upper State Rd

DATE: March 8, 2023
 PROJECT NAME: FEI Realty Pole Barn / Waiver of Land Development
 LOCATION: 650 Upper State Road, North Wales, PA 19454
 ZONING DISTRICT: LI – Limited Industrial
 PROPOSED USE: 768 sq ft Pole Barn for storage of vehicles and equipment for existing business
 ZONING HEARING BOARD APPROVAL REQUIRED? No
 CONDITIONAL USE APPROVAL REQUIRED? No

	Required	Proposed Pole Barn
USE	Allowed by Right	No change in use - Administration
MIN LOT SIZE	1 acre	83,560 sq ft
BUILDING HEIGHT	Max 30 feet	proposed pole barn < 30 ft
SETBACKS		
Front	60 ft	208.3 ft
Side (1&2)	20 ft / 80 ft aggregate	65.4 ft (existing building side 1) 20 ft (proposed pole barn side 2)
Rear	40 ft	40.1 ft
PARKING SPACES	4 (1 per 3 employees / per shift)	13
BUILDING COVERAGE	Max 40%	7.5%
IMPERVIOUS COVERAGE	Max 65%	33.4%
GREEN AREA	Min 35%	66.6%
LANDSCAPING	Min 20 ft buffer	20 ft (existing)

ADDITIONAL COMMENTS:

- Proposed 768 square foot pole barn for the indoor storage of equipment related to the existing business complies with zoning regulations.



Zoning Officer

3/8/23

DATE

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #10

SUBJECT: Award Bid for the Rectangular Rapid Flashing Beacons Project
MEETING DATE: March 27, 2023
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

At the February 13, 2023, public meeting, the Board of Supervisors authorized the bid for this project. The bid was properly advertised and placed on PennBid. Bids were opened on March 10, 2023. Three bids were received, ranging from \$484,017.00 to \$555,788.58.

BUDGET IMPACT:

The Township budgeted \$492,144.00 in the 2023 capital budget. Last year the Township was awarded a grant from the County Transportation Program in the amount of \$271,072. We were one of five municipalities chosen. Our portion of the project cost will be taken from the \$15 million borrowed for our five-year Capital Investment Plan (CIP).

RECOMMENDATION:

We recommend the Board award the bid to Armour & Sons Electric, Inc.

MOTION/RESOLUTION:

Motion to award the bid for the installation of Rectangular Rapid Flashing Beacons and pedestrian improvements at the entrance to Spring Valley and Windlestrae Parks to Armour & Sons Electric, Inc., the lowest responsible bidder, in the amount of \$484,017.00 per the recommendation of Gilmore & Associates, Township Traffic Engineer.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 13, 2023

File No. 22-02068

Carolyn McCreary, Manager
Montgomery Township
1001 Stump Rd
Montgomeryville, PA 18936

Reference: Rectangular Rapid Flashing Beacons at Kenas Road (SR 2014)/Davis Drive/Windlestrae Park and Upper State Road (SR 2012)/Spring Valley Drive
Contract 2002-02068 - Bid Tabulation & Award Recommendation
Montgomery Township, Montgomery County, PA

Dear Ms. McCreary:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the bids submitted for the above referenced project. The Township received a total of three (3) bids for this project. Bids were publicly opened on March 10, 2022, at 10:00 AM. A copy of the bid tabulation has been attached for your review.

Upon examination, we have determined that Armour & Sons Electric, Inc. is the low bidder for the project. All required bid documents were properly completed, and a bid bond was included. As such, we recommend that the contract for the Rectangular Rapid Flashing Beacons at Kenas Road (SR 2014)/Davis Drive/Windlestrae Park and Upper State Road (SR 2012)/Spring Valley Drive be awarded to Armour & Sons Electric, Inc. for all items included under the Base Bid in the amount of **\$484,017.00**, subject to the review by the Township Solicitor.

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

Sincerely,

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

Enclosures: As Referenced

DAD/lrb

cc: Greg Reiff, Montgomery Township Public Works Director
Sean P. Kilkenny, Esq., Montgomery Township Solicitor
Deb Rivas, Administration Supervisor, Montgomery Township
Stacey A. Rymkiewicz, Public Works Department Administrative Assistant, Montgomery Township
Jim Dougherty, P.E., Gilmore & Associates, Inc.
Leslie Bogdnoff, P.E., Gilmore & Associates, Inc.
Ashely Kennard, E.I.T., Gilmore & Associates, Inc.

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

Worksheet

Extended Price Analysis

Reference Number	Description	Type	UOM	Quantity	Extended Estimate	ARMOUR & SONS ELECTRIC, INC.	Carr and Duff, LLC	Lenn Electric Corporation
Bid Price Ratio						100%	96.90%	87.08%
Total Extended						\$484,017.00	\$499,471.80	\$555,788.58
Kenas/Windlestrae						\$212,267.50	\$220,735.20	\$250,209.33
0608-0001	Mobilization	Base	LS	1	\$23,800.00	\$25,000.00	\$30,915.00	
0901-0001	Maintenance and Protection of Traffic During Construction	Base	LS	1	\$9,140.00	\$14,500.00	\$8,532.00	
0203-0003	Class 1A Excavation	Base	CY	14	\$6,440.00	\$6,300.00	\$7,560.00	
0633-0200	Plain Concrete Mountable Curb, Type A	Base	LF	20	\$3,300.00	\$3,200.00	\$3,780.00	
0676-0001	Concrete Sidewalk	Base	SY	41	\$25,010.00	\$20,500.00	\$29,335.50	
0695-0004	Detectable Warning Surfaces	Base	SF	44	\$1,980.00	\$1,980.00	\$2,138.40	
0910-4117	10 AWG, 1 Conductor	Base	LF	90	\$180.00	\$288.00	\$288.00	
0931-0001	Post Mounted Sign, Type B	Base	SF	37	\$2,035.00	\$1,480.00	\$1,198.80	
0931-0200	Structure Mounted Signage	Base	SF	97	\$6,305.00	\$5,335.00	\$2,303.75	
0937-0301	Delineators (Yellow)	Base	EA	6	\$990.00	\$1,560.00	\$990.00	
0941-0001	Remove and Reset signs	Base	EA	4	\$1,460.00	\$1,040.00	\$1,028.00	
0951-2245	Traffic Signal Support, 45' Mast Arm w/ Luminaire	Base	EA	1	\$47,000.00	\$47,800.00	\$56,496.00	
0951-4106	Traffic Signal Support, 14' Pedestal	Base	EA	2	\$9,400.00	\$12,500.00	\$15,430.00	
0951-4112	Stub Pole	Base	EA	1	\$1,600.00	\$1,470.00	\$1,330.00	
0954-0012	2 Inch Conduit	Base	LF	68	\$476.00	\$782.00	\$734.40	
0954-0013	3 Inch Conduit	Base	LF	65	\$910.00	\$1,105.00	\$1,348.75	
0954-0151	Trench and Backfill, Type I	Base	LF	23	\$1,150.00	\$460.00	\$954.50	
0954-0153	Trench and Backfill, Type III	Base	LF	60	\$6,300.00	\$6,900.00	\$8,400.00	
0954-0201	Signal Cable, 14 AWG, 3 Conductor	Base	LF	175	\$787.50	\$560.00	\$393.75	
0954-0302	Junction Box, JB-27	Base	EA	3	\$2,400.00	\$2,700.00	\$2,640.00	
0954-0403	Electrical Service Type C	Base	SF	1	\$2,200.00	\$1,200.00	\$2,705.00	
0956-0790	Pedestrian Push Buttons (APS)	Base	EA	3	\$2,265.00	\$2,550.00	\$2,676.00	
0960-0002	4" Yellow Thermoplastic	Base	LF	124	\$186.00	\$285.20	\$200.88	
0960-0021	24" White Thermoplastic (XWALK)	Base	LF	176	\$2,024.00	\$1,760.00	\$2,376.00	
0960-0111	White Hot Thermoplastic Legend, XING	Base	EA	2	\$690.00	\$660.00	\$810.00	
0960-0112	White Hot Thermoplastic Legend, PED	Base	EA	2	\$520.00	\$560.00	\$608.00	
0963-0001	Pavement Marking Removal	Base	SF	230	\$2,645.00	\$1,380.00	\$3,105.00	
4910-2828	LED Luminaire w/Arm Mount	Base	EA	1	\$950.00	\$900.00	\$863.00	
9000-0001	Grading and Restoration	Base	LS	1	\$8,004.00	\$7,660.00	\$9,396.00	
9630-0031	Plain Cement Concrete Curb and Pavement Restoration	Base	LF	72	\$13,320.00	\$13,320.00	\$15,552.00	
9630-0035	Concrete Curb - Including removal and restoration	Base	LF	18	\$15,300.00	\$14,400.00	\$17,933.40	
9955-0001	Rectangular Rapid Flashing Beacon System	Base	LS	1	\$13,500.00	\$20,600.00	\$18,187.20	
Upper State/Spring Valley						\$222,469.50	\$231,194.60	\$248,215.05
0608-0001	Mobilization	Base	LS	1	\$23,800.00	\$25,000.00	\$30,240.00	
0901-0001	Maintenance and Protection of Traffic During Construction	Base	LS	1	\$9,140.00	\$14,500.00	\$8,532.00	
0203-0003	Class 1A Excavation	Base	CY	19	\$6,460.00	\$6,270.00	\$7,543.00	
0633-0200	Plain Concrete Mountable Curb, Type A	Base	LF	24	\$3,480.00	\$3,360.00	\$4,008.00	
0676-0001	Concrete Sidewalk	Base	SY	56	\$34,160.00	\$28,000.00	\$40,040.00	
0695-0004	Detectable Warning Surfaces	Base	SF	44	\$1,980.00	\$1,980.00	\$2,138.40	
0910-4117	10 AWG, 1 Conductor	Base	LF	90	\$180.00	\$288.00	\$288.00	
0931-0001	Post Mounted Sign, Type B	Base	SF	47	\$2,585.00	\$1,880.00	\$1,602.70	
0931-0200	Structure Mounted Signage	Base	SF	97	\$6,305.00	\$5,335.00	\$2,303.75	
0937-0301	Delinator (Yellow)	Base	EA	6	\$990.00	\$1,560.00	\$990.00	

Reference Number	Description	Type	UOM	Quantity	Extended Estimate	ARMOUR & SONS ELECTRIC, INC.	Carr and Duff, LLC	Lenni Electric Corporation
Bid Price Ratio						100%	96.90%	87.08%
Total Extended						\$484,017.00	\$499,471.80	\$555,788.58
0941-0001	Remove and Reset signs	Base	EA	1		\$365.00	\$260.00	\$302.00
0951-2250	Traffic Signal Support, 50' Mast Arm w/ Luminaire	Base	EA	1		\$53,000.00	\$53,350.00	\$50,320.00
0951-4106	Traffic Signal Support, 14' Pedestal	Base	EA	2		\$9,400.00	\$12,500.00	\$15,430.00
0951-4112	Stub Pole, Type B	Base	EA	1		\$1,600.00	\$1,470.00	\$1,330.00
0954-0012	2 Inch Conduit	Base	LF	172		\$1,204.00	\$1,978.00	\$1,651.20
0954-0013	3 Inch Conduit	Base	LF	66		\$924.00	\$1,122.00	\$1,356.30
0954-0151	Trench and Backfill, Type I	Base	LF	22		\$1,100.00	\$440.00	\$918.00
0954-0153	Trench and Backfill, Type III	Base	LF	64		\$6,720.00	\$7,360.00	\$8,768.00
0954-0201	Signal Cable, 14 AWG, 3 Conductor	Base	LF	200		\$900.00	\$640.00	\$450.00
0954-0302	Junction Box, JB-27	Base	EA	3		\$2,400.00	\$2,700.00	\$2,640.00
0954-0403	Electical Service Type C	Base	EA	1		\$2,200.00	\$1,200.00	\$2,705.00
0956-0790	Pedestrian Push Buttons (APS)	Base	EA	3		\$2,265.00	\$2,550.00	\$2,676.00
0960-0002	4" Yellow Hot Thermoplastic Pavement Markings	Base	LF	52		\$78.00	\$119.60	\$84.24
0960-0021	24 "/WHITE THERMO PLASTIC (XWALK)	Base	LF	88		\$1,012.00	\$880.00	\$1,188.00
0960-0022	24 "/Yellow THERMO PLASTIC	Base	LF	54		\$621.00	\$540.00	\$729.00
0960-0111	White Hot Thermoplastic Legend, XING	Base	EA	2		\$690.00	\$660.00	\$810.00
0960-0112	White Hot Thermoplastic Legend, PED	Base	EA	2		\$520.00	\$560.00	\$607.50
0963-0001	Pavement Marking Removal	Base	SF	17		\$195.50	\$102.00	\$229.50
4910-2828	LED Luminaire w/Arm Mount	Base	EA	1		\$950.00	\$900.00	\$863.00
9000-0001	Grading and Restoration	Base	LS	1		\$5,125.00	\$5,000.00	\$6,015.00
9630-0031	Plain Cement Concrete Curb and Pavement Restoration	Base	LF	74		\$13,320.00	\$13,690.00	\$15,384.60
9630-0035	Concrete Curb - Including removal and restoration	Base	LF	18		\$15,300.00	\$14,400.00	\$17,884.80
9955-0001	Rectangular Rapid Flashing Beacon System	Base	LS	1		\$13,500.00	\$20,600.00	\$18,187.00
Macadam Trails						\$49,280.00	\$47,542.00	\$57,364.20
9000-0003	Macadam Trail Spring Valley	Base	SY	142		\$17,040.00	\$16,472.00	\$19,936.80
0203-0003	Class 1A Excavation (Spring Valley)	Base	CY	43		\$9,030.00	\$8,600.00	\$10,449.00
9000-0003	Macadam Trail Windlestrae	Base	SY	66		\$14,190.00	\$13,860.00	\$16,572.60
0203-0003	Class 1A Excavation (Windlestrae)	Base	CY	41		\$9,020.00	\$8,610.00	\$10,405.80

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #11

SUBJECT: Request Authorization to Purchase KirbyBuilt Trash/Recycling Cans
MEETING DATE: March 27, 2023
BOARD LIAISON: Candyce Fluehr Chimera, Chair
INITIATED BY: Greg Reiff, Public Works Director

BACKGROUND:

In 2023, the Public Works Department is scheduled to purchase three (3) trash/recycling cans. The trash/recycling cans will match the ones purchased last year in the testing phase that were placed at the rear of the Police Department building and Friendship Park. One will be placed out front of the Administration building and two will be placed in the newly remodeled Fellowship Park. This purchase was approved in the 2023 Capital Investment Plan.

Attached is a quote dated March 15, 2023, from KirbyBuilt to provide the requested trash/recycling cans at a total cost of \$5,658.26. The equipment quoted meets the specifications prepared by the department.

BUDGET IMPACT:

A total of \$6,000.00 was included in the 2023 Capital Investment Plan for the purchase of the three (3) trash/recycling cans.

RECOMMENDATION:

It is recommended that the Board of Supervisors approve the purchase of the three (3) trash/recycling cans from KirbyBuilt for a total cost of \$5,658.26 per the 2023 Capital Investment Plan.

MOTION/RESOLUTION:

Motion to approve the purchase of the three (3) trash/recycling cans from KirbyBuilt for a total cost of \$5,658.26 per the quote dated March 15, 2023.

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

Stacey Rymkiewicz

From: KirbyBuilt <info@kirbybuilt.com>
Sent: Wednesday, March 15, 2023 8:33 AM
To: Stacey Rymkiewicz
Subject: Updated KirbyBuilt Sales: Quote# QUOKSA4649

Dear Stacey Rymkiewicz:

Thank you for your interest in KirbyBuilt Sales. Below is the quote you have requested. Please advise if any changes are required or when you are ready to place the order.

We look forward to doing business with you.

Thank you,

Janis
KirbyBuilt Sales
Customer Service and Inside Sales Representative
(866) 965-4729

Please review our company's Product Warranty, Shipping Policy, and Return Policy as stated at the bottom of our website: www.kirbybuilt.com before placing your order.



Quote

KirbyBuilt Sales
222 State Street
Batavia IL 60510
(866) 965-4729
info@kirbybuilt.com

Account Number - 304145

Estimate # QUOKSA4649

3/7/2023

Customer

Montgomery Township
1001 Stump Rd
Montgomeryville 18936
(215) 855-0510

Ship To

Montgomery Township PW
Montgomery Township
90 Domorah Drive
Montgomeryville PA 18936

Item	Qty	Rate	Amount	Estimated Lead Time
ARC1744-BN/GN Double Side-Load Recycling Container/ 90 gal. with dual side access doors/ Brown and Green Frame Engraving Option for Left Recycler: Trash Engraving Option for Right Recycler: Recycle	3	\$1,738.85	\$5,216.55	Ships in 6 - 8 Weeks
Subtotal				\$5,216.55
Tax Total (%)				\$0.00
Shipping				\$441.71

Total

\$5,658.26

*Estimated lead time is based on normal fulfillment time of an order at this moment. Orders with large quantities may require additional time. These estimates are subject to change based on the nationwide supply chain issue.

PRICING FOR THIS QUOTE IS LOCKED IN FOR 30 DAYS

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #12

SUBJECT: Acceptance of 2021 FEMA SAFER Grant Award for FDMT
MEETING DATE: March 27, 2023
BOARD LIAISON: Annette M. Long
INITIATED BY: William Wiegman, Fire Chief

BACKGROUND:

The Fire Department of Montgomery Township was notified on March 15, 2023, that the Department's application for the FEMA fiscal year 2021 FEMA Staffing for Adequate Fire and Emergency Response (SAFER) grant funding opportunity was approved in the amount of \$193,000.00. This is a federal grant awarded to the FDMT to assist with recruiting and retaining volunteers.

The Department's grant writer submitted the grant application for paid-for-call, national training certification, grant administration fees, and marketing for the recruitment of volunteers. The period of grant performance is June 7, 2023, to June 6, 2027. This is a four-year grant to assist with recruiting and retaining volunteer emergency responders.

BUDGET IMPACT:

The grant will have a positive impact on the F.D.M.T budget in the amount of \$193,000.00 over four years. The breakdown of the grant is as follows:

Nominal Stipend	\$183,500.00 (pay-for call \$100,000.00 & training certification \$83,500.00)
Grant Admin	\$2,000.00
Marketing Program	\$8,000.00 (recruitment efforts)

Year 1: \$18,000 pay-for-call, \$13,750 ProBoard certifications, \$500 grant admin, \$2000 marketing
Year 2: \$22,500 pay-for-call, \$18,500 ProBoard certifications, \$500 grant admin, \$2000 marketing
Year 3: \$27,500 pay-for-call, \$23,250 ProBoard certifications, \$500 grant admin, \$2000 marketing
Year 4: \$32,000 pay-for-call, \$28,000 ProBoard certifications, \$500 grant admin, \$2000 marketing

RECOMMENDATION:

It is the recommendation of Staff that the Board of Supervisors approves the FDMT to accept the 2021 FEMA SAFER Grant in the amount of \$193,000.00.

MOTION/RESOLUTION:

- 1) **Motion** to approve the FDMT to accept the 2021 FEMA SAFER Grant in the amount of \$193,000.00.
- 2) Motion by: _____ Second by: _____
- 3) Chair will call for public comment.
- 4) Chair will call for a vote.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #13

SUBJECT: Consider Authorization for Police Station Renovation
MEETING DATE: March 27, 2023
BOARD LIAISON: Annette M. Long, Public Safety Committee Liaison
INITIATED BY: J. Scott Bendig, Chief of Police

BACKGROUND:

The municipal complex, to include the Police Department, was constructed in 1995. To accommodate the need for more functional operating space, the Police Department proposes renovating several areas of the police station. The renovations consist of the following:

- Combining two small interview rooms into one more functional interview room.
- Construction of a dividing wall in the men's locker room.
- Replacement of the Communication Center pass-through window.

Attached is a March 9, 2023, quote for the building renovations and supplies from Nessim Renovations of Montgomery Township, the lowest of three responsible bidders, to provide the requested services for \$8,400.00.

PREVIOUS BOARD ACTION:

None

BUDGET IMPACT:

A total of \$106,000.00 was included in the 2023 Approved Final Budget-Buildings and Grounds-Capital. This funding has been allocated for these renovations and other forthcoming building renovation projects scheduled for later this calendar year.

RECOMMENDATION:

It is recommended that the Board of Supervisors authorize the renovation services at a total cost of \$8,400.00.

MOTION/RESOLUTION:

Motion to award the contract for the police station renovations to Nessim Renovations at a total cost of \$8,400.00 per their quote dated March 9, 2023.

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



Prepared For

William Peoples
 1001 Stump Rd
 North Wales, Pa

Eric Nessim

302 Ellison Dr
 North Wales, Pa 19454
 Phone: (267) 307-5477
 Email: nessimrenovations@gmail.com
 Web: nessimrenovations.com

Estimate # 120
 Date 03/09/2023

Description	Total
--------------------	--------------

Renovation work to be completed	\$8,000.00
---------------------------------	------------

Locker room -

Frame existing opening to fit 36" door. Install new drywall. Make paint ready. Install existing door and frame from interview room. Paint both sides of the partition to match existing wall color. Install new trim as necessary.

Interview room -

Demo partition wall seperating both interview rooms. Remove door and close up wall. Repair drywall. Remove existing carpet and install new carpet tiles and base cove molding. Reroute electric. Put both lights on one switch. Swap doors. Paint walls inside and outside of the room as necessary. Install new trim as necessary.

Front desk - replace existing sliding window with new slider.

Dumpster Rental	\$400.00
-----------------	----------

Subtotal	\$8,400.00
Total	\$8,400.00

Notes:

All supplies and materials are included in the price, except for the carpet tiles.

Any additional unforeseen labor will be discussed with the customer.

Time of completion 1 week.

Availability 2-4 weeks

By signing this document, the customer agrees to the services and conditions outlined in this document.



Signed on: 03/09/2023

Eric Nessim

William Peoples



Estimate

Wilmer & Brant Yoder Construction LLC
 18 Shelly Road
 Quakertown, PA 18951

Date	Estimate No.
2/25/2023	2421

Montgomery Twp Police Dept
 Atten Lt William Peoples
 1001 Stump Rd
 P.O. Bx 68
 Montgomeryville, PA 18936

Description	Total
Interior Remodeling work Budget	18,240.00
Interrogation Rooms: 2 rooms into 1 -Demo Dividing wall -Existing ceiling to stay install white header to finish ceiling -Demo door closest to patrol division room -Framing -Drywall taped and spackled -Finish Painted -Install vinyl baseboard gray -Remove all black vinyl baseboard -Install carpet to match (supplied by Police dept)	
Electric work: Rework electric to be controlled by one switch	
Mens Locker room: -Frame wall between locker room and bathroom to accommodate used door -Drywall taped and spackled -Install used door from interrogation room -Finish painted -Install vinyl baseboard gray	
Remove and Replace glass slider window for dispatch room	

If you would like this work done, please sign one copy and return with deposit. Thank you

Total

Due to Covid-19 the prices of materials change daily. This quote is based on a material budget as of the date of this estimate and is subject to change. Thanks

Signature

Phone #	Fax #	E-mail	Web Site
(215) 538 - 2355	(215) 538 - 2355	WilmerYoderConstruction@yahoo.com	www.facebook.com/WilmerYoderConstruction

****REVISED QUOTE WITH ADDENDUM ADJUSTMENTS TO THE ORIGINAL PROPOSAL SUBMITTED ON 28 FEBRUARY 2023**

3

Old Country Construction Inc.

P.O. Box 4

Gradyville, Pa. 19039 PA Company Reg. #004041

Tel. 1(610)716-4988

Email – oldcntryconstinc@netzero.com

8 March, 2023.

Attn. Lieutenant William Peoples

Montgomery Twp Police Dept.

1001 Stump Road

Montgomeryville, PA 18936

Tel. 1(215)362-2301 Fax. 1(215)362-6383 Email - wpeoples@montpd.org

I met with Lieutenant Gerald Dougherty today with regard to the scope of the, "Interior Remodeling work Budget" list provided (page /copy attached).

We hereby propose to address the areas mentioned below –

Interrogation Rooms (X 2) being converted into one space

Scope of work in this area ;

Demo dividing wall

Current ceiling remains with the installation of a white header

Remove 2 doors – relocate one in this area and close-up the other

Frame

Drywall, tape and spackle (zip walls and tarps will be in place to minimize dust)

Finish paint (match existing color scheme) & one wall blue supplied by police dept.

Remove all black vinyl baseboard in this area

Install Gray vinyl baseboard

Install carpet (NOTE- purchased & supplied by police department)

Electrical Specifications

Scope of work;

Rework the relocated electric to be controlled by one switch

Men's Locker Room

Scope of work;

Frame wall between locker room and bathroom

Drywall, tape and spackle

Install the other previously used door from the interrogation room

Finish paint (match existing color scheme)

Install Gray vinyl baseboard

Reception Area/Communications Window

A special order item plus installation of tempered sliding glass 36" X 34" (pictures were provided with specifications from the Dept.). Wait time is 2-3 weeks with delivery and installation.

All material is guaranteed to be as specified, and the work will be performed in accordance with the list provided (amended /revised copy attached per email) and completed in a substantial workmanlike manner in 7-10 working days for the sum of

Ten Thousand Five Hundred Dollars (\$10,500.00) for labor and materials with payments to be made as follows –

Payment # 1. Deposit on acceptance and signing of proposal	\$4,000.00
Payment # 2. Midway (5 days into the project)	\$3,000.00
Payment # 3. completion of all interior conversions & finishes (not including tempered glass communication window)	\$2,500.00
Payment # 4. Final following glass delivery & installation	\$1,000.00

NOTE - If it is NOT mentioned in the contract it is NOT included.

Should any alteration or deviation from the specifications involve any extra costs we will discuss the item(s) with the person in charge as to the amount over and

above the original estimate prior to proceeding and for authorization eg. potential plumbing or electrical in the walls that is unforeseen prior to demolition.

Respectfully submitted, *Paul Kelly*
Paul Kelly

*NOTE-This proposal may be withdrawn by us if not accepted within 10 days

ACCEPTANCE OF PROPOSAL

The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature..... Dated.....

Signature..... Dated.....

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #14

SUBJECT: Approve Spring/Summer 2023 Recreation Programs & Fee Schedule
MEETING DATE: March 27th, 2023
BOARD LIAISON: Annette Long
INITIATED BY: Angelina Capozzi, Community & Recreation Center Program Supervisor
Floyd S. Shaffer, Community & Recreation Center Director

BACKGROUND:

Attached is the proposed lineup of activities at the Montgomery Township Community and Recreation Center (Mont CRC) for Spring/Summer 2023. The recommended fees/charges for each program/event are also included. The schedule will be valid from April 8th, 2023 through September 4th, 2023. All Mont CRC activities and events will be promoted through our normal publicity channels as well as social media.

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

BUDGET IMPACT:

Recreation opportunities are expected to be budget neutral.

RECOMMENDATION:

Approve the 2023 Spring/Summer Recreation Program and Fees Schedule amendment as submitted.

MOTION/RESOLUTION:

Motion to approve the 2023 Spring/Summer Recreation Program and Fee Schedule amendment as submitted.

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

Spring/Summer 2023 Recreation Program Roster							
Program Name	Instructors	Ages	When	Where	Times	Cost Resident	Cost Non-Resident
Pre-School Programs (0-5)							
Coloring with a Cop	In-House (Angelina & Officer Jonhson)	All Ages	summer of 2023	Event Room	10:00 am - 10:45 am	No Charge	No Charge
Jr Firefighter Camp	In-House (Angelina & Firefighters)	Ages 4-6	Thursday, May 18th	Front Lawn	4:00 - 5:00 pm	No Charge	No Charge
Coloring with Firefighters	In-House (Angelina & Firefighters)	All Ages	summer of 2023	Event Room	10:00 am - 10:45 am	No Charge	No Charge
Soccer League	Soccer Shots	Ages 2-5	June - Aug (Fridays, Saturdays, Sundays)	Front Lawn/Gym B	Varies	\$145	\$155
Story Time	North Wales Library	All Ages	Once a month	Front Lawn	10:00 am - 10:45 am	No Charge	No Charge
Toddler Tech	North Wales Library	All Ages	Once a month	Child Watch	10:00 am - 10:45 am	No Charge	No Charge
Messy Art	In-House (Angelina & Jackie)	Ages 2-5	Tuesdays (4-week sessions)	Senior Lounge	10:00 am - 10:45 am	\$40	\$45
Toddler Time	In-House (Angelina & Jackie)	Ages 1-3	Wednesdays (4-week sessions)	Event Room	10:45 am - 11:00 am	\$40	\$45
Youth Programs (5-12)							
Flag Football	In-House (Brian)	Ages 5-8	Mondays	Gym A	4:30 pm - 9:00pm	\$75	\$80
Gym Class	In-House	Ages 6-9	Thursdays	Gym A	4:30 pm - 6:10 pm	\$30	\$35
Kids University Summer Camp	Rec Staff	Ages 6-12	June 19th - Aug 11th	Montgomery Ele	9:00 am - 5:00 pm	\$185	\$195
Paint Party	Unwind & Paint	Ages 5-12	Third Tuesday of the month	Event Room	6:00 - 8:00 pm	\$12	\$18
Soccer League	Soccer Shots	Ages 5-8	March - May Fridays, Saturdays, Sundays	Front Lawn/Gym B	Varies	\$130	\$135
Tennis Lessons	FUNdemntal Tennis	Ages 5-12	Saturdays	Rosetwig	10:00 - 12:00 pm	\$95	\$100
Theatre Class	Theatre Horizon	Ages 6-12	Mondays	Senior Room	4:30 pm- 5:30 pm	\$110	\$115
Teen (13-17)							
CPR Certification	Shoensafety	Ages 12+	Every Tuesday	Senior Room	5:00 pm - 8:00 pm	\$95	\$100
Drawing Class	Young Rembrandts	Ages 13-14	Sundays	Art room	9:00 - 12:15pm	\$65	\$70
Paint Party	Unwind & Paint	Ages 16+	Thrid Tuesday of the month	Event room	6:00 - 8:00 pm	\$12	\$18
Safe Sitters Course	Shoensafety	Ages 12+	April 1st	Senior Lounge	9:00 AM - 3:30 PM	\$85	\$90
Teen Camp	In-House (Angelina & Brian)	Ages 13-16	July 24th - 27th (Monday-Thursday)	off site	All day	\$300	\$310
Teen Flag Football	In-House (Brian)	Ages 13-17	Mondays	Gym A	4:30 pm - 9:00pm	\$80	\$85
Tennis Lessons	FUNdemntal Tennis	Ages 5-13	Saturdays	Rosetwig	Varies	\$95	\$100
Adult (18 +)							
Adult Basketball League	In-House (Brian)	18+	Wednesdays	Gym B	6:30 - 10:00 pm	\$500 per team	\$500 per team
Barre/Pilates	In-House (Beth)	18+	Tuesdays	Senior Lounge	5:00 - 6:00 pm	Membership	Membership
CPR Certification	Shoensafety	18+	Every Tuesday	Senior Room	5:00 - 8:00 pm	\$95	\$100
Dance Party	In-House (Vicki)	18+	Tuesdays & Thursdays	Gym B	9:30 AM	Membership	Membership
HIIT Class	In-House (Alice)	18+	Wednesdays	Event room	8:30 AM	Membership	Membership
HIIT Class	In-House (Heather)	18+	Fridays	Gym B	9:30 AM	Membership	Membership
Paint Party	Unwind & Paint	18+	Second Wednesday of the month	Event room	6:00 - 8:00 pm	\$12	\$18
Pickleball Lessons	In-House (Marcy)	18+	Tuesdays and Thursdays	Gym A	5:30-7:30 PM	\$50	\$55
Pilates/barre	In-House (Angel)	18+	Mondays and Thursday nights	Event Room	6:30 or 7:30	Membership	Membership
PIYo (Pilates/yoga choreographed class)	In-House (Heather)	18+	Mondays	Gym B	9:30 AM	Membership	Membership
Spin	In-House (Laura & Larry)	18+	Tuesdays, Thursdays & Saturday Mornings	Spin Room	6:30 PM	Membership	Membership
Strength & Strengthen	In-House (Vicki)	18+	Wednesdays	Event Room	9:30 AM	Membership	Membership
Tabata	In-House (Heather)	18+	Wednesdays	Gym B	9:30 AM	Membership	Membership
Yoga	In-House (Angel)	18+	Mondays and Thursday nights	Event Room	6:30 or 7:30	Membership	Membership
Zumba	In-House (Beth)	18+	Saturdays	Gym A	9:00 AM	Membership	Membership
Zumba Toning	In-House (Beth)	18+	Wednesdays	Gym A	6:15 PM	Membership	Membership

Spring/Summer 2023 Recreation Program Roster							
Program Name	Instructors	Ages	When	Where	Times	Cost Resident	Cost Non-Resident
Senior (50+)							
Senior CPR Certification	Shoensafety	50+	April 4th	Senior Room	1:00 pm - 4:00 pm	\$75	\$80
Paint Party	Unwind & Paint	50+	Second Wednesday of the month	Event room	Varies	\$12	\$18
Pickleball Lessons	In-House (Marcy)	18+	Tuesdays and Thursdays	Gym A	5:30-7:30 PM	\$50	\$55
Senior Trivia	In-House (Naomi)	50+	Once a month	Event Room	2-4 pm	No Charge	No Charge
SS Cardio	In-House (Vicki)	50+	Fridays	Gym B	10:00 AM	Membership	Membership
SS Classic	In-House (Vicki)	50+	Mondays	Gym B	11:00 AM	Membership	Membership
SS Stability	In-House (Vicki)	50+	Tuesdays	Event Room	11:00 AM	Membership	Membership
SS Yoga Stretch	In-House (Vicki)	50+	Thursdays	Event Room	11:00 AM	Membership	Membership
Open Play							
Badminton	In-House	All Ages	Tuesdays and Sundays	Gym B	Times Listed	Membership	Membership
Basketball	In-House	All Ages	Weekly	Gym B	Times Listed	Membership	Membership
Cornhole	In-House	All Ages	Thursdays	Gym B	6:00 PM	Membership	Membership
Pickleball	In-House	All Ages	Weekly	Gym A	Times Listed	Membership	Membership
Events							
Spring Craft Fair	In-House	All Ages	March 25th	Gym	11:30 - 3:30 pm	No Charge	No Charge
Summer Concerts	In-House	All Ages	Wednesdays	Front Lawn	7:00 - 9:00 pm	No Charge	No Charge
Frozen Frozen Character Meet and Greet	In-House	All Ages	April 22nd	Gym	10:00 - 11:00 am	\$10	\$10

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # **15**

SUBJECT: New Business – Department Reports
MEETING DATE: March 27, 2023
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

BACKGROUND:

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

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

Chief Wiegman will update the Board on the Township's ISO rating.

ADMINISTRATION REPORT
February 2023

Administrative Matters (Township Manager)

- Attended Consortium meeting
- Met with GIS Analyst to review current projects and upcoming needs.
- Met with Township staff, and Erik Garton (Gilmore & Associates) to discuss Township projects.
- Met with Township staff, professionals, and the owner and consultants re: Village Shopping Center.
- Participated in kickoff meeting for CRC conditions study (D'Huy Engineering).
- Participated in virtual meeting with DSCNR representative re: Whistlestop Park grant.
- Attended APMM Executive Development in Hershey, leading a session with a panel of managers.
- Met with available Dept. Heads individually to discuss operations and outstanding issues.
- Met with HR Administrator to review outstanding issues and needs.
- Participated in virtual meeting for APMM Professional Development Committee.
- Participated in conference calls with DVRPC regarding the progress of the Powerline Trail.
- Met with Public Information Coordinator to discuss outstanding issues.
- Attended a virtual meeting with Chief Bendig, Greg Reiff, and County to discuss an opportunity to install a traffic garden in a Township park.
- Attended Autumn Festival planning meeting with staff.
- Attended Whistlestop Park design presentation with staff and planning consultant.
- Participated in virtual Wissahickon Municipal IGA Subcommittee meeting.
- Participated in virtual Wissahickon Partnership Management Committee meeting.
- Observed Police Officer candidate interviews.
- Held meeting with Marianne McConnell and Judy Stern Goldstein to discuss ordinance amendments and other planning matters.
- Attended the Chamber of Commerce cultural celebration at the Community Recreation Center.
- Attended the Chamber of Commerce Board meeting.
- Participated in a virtual meeting regarding the Village of Windsor's traffic engineer and PennDOT reviews.
- Met with Solicitors to discuss outstanding matters and transition.
- Met with VMSC Board members to review the meeting agenda.
- Held agenda preparation meetings with Department Heads.
- Held monthly staff meetings with Township Engineers, Traffic Engineers, and Solicitor.
- Attended ICMA 2023 Conference Planning Committee meetings.
- Attended VMSC Board meeting.
- Attended BDP, Planning Commission, and Ready For 100 Committee meetings.

Public Information

- Ongoing communication with Township residents, businesses, and staff utilizing the various communication channels.
- Promotion of Recreation & Community events and programs.
- Continued work on website revamp.
- Attended the following meetings:
 - Board of Supervisors
 - Township Staff Safety Committee
 - Business Development Partnership

- Environmental Advisory Committee
- Staff Safety Committee
- Attended webinars on the following topics:
 - A Facebook Insider's Perspective (3CMA)
 - WeConserve PA Virtual EAC Network Conference
- Attended PRPS meetings and roundtables about programs and events
- Attended presentation of Whistlestop Park's playground proposal
- Worked with GIS Analyst on new tools to improve internal communication

Human Resources

- Organized a Lunch & Learn virtual webinar focused on Heart Disease symptom identification and prevention.
- Attended monthly consortium meeting.
- Organized post-offer, and pre-employment physicals for two new Communications specialists, conducted onboarding; set up health benefits for a March effective date.
- Began the employee personnel file project in an attempt to organize files for digital scanning.
- Met with a representative of Concentra to tour the facility and services they have to offer.
- Conducted onboarding for Program Instructor for Recreation.
- Joined Handshake for posting open positions.
- Actively reached out to area schools to post Kids U open positions.
- Communicated with DVHT on three (3) employees on STD.
- Coordinated with DVHT for one (1) employee on WC – transitioning employee back to active work status.
- Registered PW employees for training at DVT.
- Attended training for new software program – Incode with Tyler

Community and Recreation Center Report February 2023

February 2023 continued a positive trend that has been occurring since the beginning of the winter season. The Community Center has been quite active. We are experiencing record levels of facility usage, program participation, and membership registrations.

Below is a listing of highlighted CRC Programs, Special Events, and Facility Usage during the month of February 2023:

- We are now offering over 30 group fitness classes per week. Classes are conducted each day of the week with the exception of Sundays.
- Montgomery Youth Basketball continued their well-run operation during February. Their version of “March Madness” began on Saturday February 25th.
- Younger basketball enthusiasts (5 to 8 years) participants in our inhouse skills and drills basketball clinics on Thursday afternoons throughout the month.
- Indoor flag football currently has over 100 participants playing on Monday evenings. The league also expanded to a 13 to 15year age group. Early reviews have been quite positive from the teens.
- A senior Red Cross CPR course attracted 5 students.
- Coloring with a Firefighter and Coloring with a Cop drew a nice crowd of fans on February 5th and 16th respectfully.
- Saturday mornings in February were utilized for indoor tennis instruction. The lessons were conducted by “*FUN-demental*” Tennis.
- Every weekend in February had rentals both Saturday and Sunday. Both community rooms hosted events during the month.
- The North Wales Library conducted two story times events in February.
- An afterschool activity: Super Star Sports had a successful run of fun, games, and fitness during February.

- February was “Pickleball Group Lesson month.” 12 different lesson sessions took place. 182 individuals enrolled in classes that ranged from beginner to advanced levels players.

- Six different family Painting events were conducted during the month. Artists young and old colored the canvases.

- Senior afternoon trivia had an overflow crowd on February 1st.

- Pottery Classes were held on the evenings of February 2nd, 11th, and 28th.

Facility and Maintenance Updates:

- **D’huy Engineering** conducted their first onsite visit of our facility. They were collecting information and evaluating the entire physical plant of the CRC for the Feasibility Study that was approved in the 2023 budget. last year. The document is designed to be a roadmap of sorts that will assist us in planning for improvements and repairs to the CRC in the years to come. The Community Center will celebrate its 8th year of operation in October.

- Quarterly preventive maintenance on all Fitness Equipment was conducted on February 21st.
- All HVAC units were serviced (specifically filters and belts) the third week of February.
- Annual Elevator inspection occurred February 16th.
- Annual 2023 certification of Fire/Emergency alarm system took place.

Floyd S. Shaffer, Community Recreation Center Director



Montgomery Township Inter-Office Memo

To: Carolyn McCreary, Township Manager
From: Brian Shapiro, Director of Finance
Date: 03/27/23
Subject: March Finance Committee Report

Attached is a revenue and expenditure report as of 02/28/23 for the Montgomery Township 2023 budget.

The 2022 financials are unaudited and still require year-end adjustments and accruals. The annual audit is scheduled for the last week March.

2023 Budget Summary – as of 02/28/23:

The General Fund's total revenues are \$1,904,417, or 13.33% of the total budget. Primary revenue sources (Act 511 Taxes) comprise \$1,621,093 (85.12%) of the total revenues.

Total General Fund expenditures are \$1,874,001 or 13.02% of the total budget.

Department – Buildings and Grounds

At the end of February, the Buildings and Grounds Department is at 43.59% of the total \$315,000 budget. Line item 01-409-4360, Public Utilities, is the driving factor for this. In February, the Township paid the annual hydrant fee of to North Wales Water Authority of \$99,030. In prior years this payment was made quarterly.

Department Notes

Staff has started converting the legacy software, BS&A, to the new software, Tyler. Implementation is tentatively scheduled for mid-year.

Capital Investment Plan

Attached is a listing of approved capital investments for 2023.

BOS			Approved	CIP	Purchase
Approval	Description	Quantity	Cost	Amount	Method
01/24/22	2022 Police Interceptor Utility AWD base (K8A)	3	149,180.05	180,000.00	COSTARS
02/14/22	Mounting and Installation of Equipment on 18	1	21,495.10	35,000.00	3 Quotes
02/14/22	Toro Z Master 7500D Series Mower	1	23,576.35	29,000.00	COSTARS
02/14/22	Case 590SN T4 Backhoe	1	152,243.00	150,000.00	COSTARS
02/14/22	Vibratory Roller	1	65,643.00	65,000.00	COSTARS
02/28/22	2021 Police Interceptor Utility AWD - Fire	1	54,269.87	90,000.00	COSTARS
02/28/22	Fire Gym Equipment	1	9,341.29	10,000.00	3 Quotes
03/14/22	2022 Road Program	1	877,559.80	993,979.00	Bid
03/14/22	2022 Peterbilt Dump	1	257,461.00	231,000.00	COSTARS
03/14/22	Graco GrindLazer	1	7,176.00	7,400.00	
03/14/22	Route 463 & Kenas Road Traffic Signal Intersection	1	64,097.00	90,000.00	Exempt
03/14/22	Route 463 & Hartman Road Traffic Signal Intersection	1	51,843.00	75,000.00	Exempt
03/14/22	Route 63 & Bell Run Blvd. Traffic Signal Intersection	1	64,797.00	62,000.00	Exempt
03/28/22	Sassafras Stormwater Pipe Replacement Project	1	387,730.00	340,000.00	Bid
03/28/22	2022 Curb and Curb Ramp Project	1	115,664.00	65,046.00	Bid
03/28/22	2 Canines and Training	2	29,230.04	30,000.00	Exempt
03/28/22	Emergency Radio Communications & Equipment	1	58,472.28	-	Bid
04/11/22	Wi-Fi Upgrades	1	13,490.00	20,000.00	3 Quotes
05/09/22	Website Redesign	1	10,000.00	-	
05/23/22	Vehicle Mounted License Plate Reader	2	36,604.00	30,000.00	COSTARS
06/13/22	Whistlestop Court Projects	1	253,499.25	250,000.00	Bid
06/13/22	416 Stump Road - Concrete Drainage Correction	1	30,175.00	-	COSTARS
06/13/22	Municipal Software	1	248,459.00	300,000.00	RFP
07/11/22	Route 463 & Hartman Road Traffic Signal Intersection - CO	1	19,552.00	-	CO
08/22/22	2022 Road Program - Change Order	1	18,983.20	-	Bid
08/22/22	309 and Montgomery Mall Access Drive N/S	1	1,264,205.80	815,000.00	Bid
09/12/22	HVAC System for the IT Server Room	1	7,995.00	-	Exempt
09/12/22	Bocce Court - Community Recreation Center	2	102,492.00	182,000.00	Bid
09/12/22	Bocce Court - Friendship Park	2	109,388.00	183,000.00	Bid
10/10/22	Squad 18 Fire Truck	1	1,022,385.00	1,200,000.00	COSTARS
10/10/22	Engine 18 Fire Truck	1	<u>949,718.00</u>	<u>1,200,000.00</u>	COSTARS
Total 2022 Capital Investments:			\$ 6,476,725.03	\$ 6,633,425.00	

BOS			Approved	CIP	Purchase
Approval	Description	Quantity	Cost	Amount	Method
01/23/23	2023 Police Interceptor Utility AWD base (K8A)	2	\$ 79,782.00	\$ 95,000.00	COSTARS
01/23/23	Equipment & Labor for 2023 Police Interceptor	2	27,545.43	31,000.00	COSTARS
01/23/23	2023 Crew Cab Truck	1	63,450.00	65,000.00	COSTARS
01/23/23	2023 Crew Cab Truck	1	92,242.00	95,000.00	COSTARS
01/23/23	2023 Dump Truck	1	68,800.00	70,000.00	COSTARS
01/23/23	2023 Dump Truck	1	70,670.00	88,000.00	COSTARS
01/23/23	2023 Dump Truck	1	58,950.00	70,000.00	COSTARS
01/23/23	2023 Dump Truck	1	70,670.00	88,000.00	COSTARS
01/23/23	2023 Crew Cab Truck	1	73,450.00	65,000.00	COSTARS
01/23/23	2023 Crew Cab Truck	1	92,242.00	95,000.00	COSTARS
01/23/23	2023 Ford F550 Bucket Truck	1	216,625.00	210,000.00	COSTARS
01/23/23	Planning and Zoning Furniture	1	13,059.00	15,000.00	COSTARS
02/13/23	Battalion 2 Painting	1	8,500.00	27,000.00	3 Quotes
02/13/23	Drones	2	25,855.00	25,000.00	Exempt
02/13/23	SpeedAlert 24 Radar Message Sign Trailer	1	17,365.00	18,000.00	COSTARS
02/13/23	2023 Case TV450 skid loader	1	168,071.00	170,000.00	COSTARS
02/13/23	2023 Toto Z Master 7500 Zero-Turn Mower	1	29,911.30	30,000.00	COSTARS
02/13/23	Zero-Turn Infield Groomer	1	29,943.00	30,000.00	Bid
02/13/23	Proteus Lite Portable System Pipe Camera	1	59,140.00	55,000.00	COSTARS
02/13/23	Ventrac Broom	1	5,924.10	6,000.00	COSTARS
02/27/23	K-9 Kennel Doors	2	6,875.00	6,500.00	Quotes
02/27/23	Treadmills	6	31,323.90	30,000.00	COSTARS
02/27/23	Plasma Cutter	1	3,261.35	5,000.00	N/A
02/27/23	Vibratory Plate	1	2,558.00	3,000.00	N/A
02/27/23	Bollard Lights	1	9,660.00	11,000.00	3 Quotes
03/14/23	Desktop Computers	8	14,256.61	15,000.00	COSTARS
03/14/23	Sidearms and Accessories	1	46,407.39	60,000.00	Bid/COSTARS
03/14/23	Trench Shoring	1	8,450.00	10,000.00	3 Quotes
03/14/23	2023 Curb and Curb Ramp Project	1	84,588.00	99,000.00	Bid
03/14/23	2023 Road Paving	1	1,287,705.34	1,667,637.00	Bid
03/14/23	K-9 Kennel HVAC Unit	1	9,287.00	10,000.00	3 Quotes
Total 2023 Capital Investments:			\$ 2,776,567.42	\$ 3,265,137.00	
Total Capital Investments:			\$ 9,253,292.45	\$ 9,898,562.00	

**DEPARTMENT of FIRE SERVICES
FEBRUARY 2023
MONTHLY ACTIVITY REPORT**

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

EMERGENCY RESPONSES

	Number of Calls	Average Turnout	Interior Qualified
All Staff	36	10	7
Combo Hours	17	11	8
Stipend Hours	7	7	5
Volunteer Only	12	13	9

SIGNIFICANT FIRE INCIDENTS

- 02/01/2023, 17 Whitemarsh Lane, Building Fire, Hatfield Township
- 02/05/2023, 646 Edgewood Ave, Garage Fire, Lansdale Borough
- 02/13/2023, 440 Easton Road, Building Fire, Horsham Township
- 02/26/2023, 119 Garden Golf Blvd, Building Fire, Montgomery Township

ADMINISTRATIVE

Meetings attended during February:

- DFS Staff Meetings & Individual Meetings with Staff
- Department Heads Meetings with Township Manager
- Township Staff and Departments
- Township Board of Supervisors Meetings
- Officers and Members of FDMT
- Various Vendors including 911 Safety
- FDMT, FDMT RA, & FDMT Safety Committee Meetings
- Township Safety Committee Meeting
- Township Public Safety Committee Meeting
- Building Code Officials Certification Academy
- Penn Medicine for Plan Review
- FDMT and DFS members for Drone Training & Program
- County DPS & Chief Bendig for Emergency Management Tabletop Planning
- Jefferson Health Education Programming
- Mid Bank regarding FDMT
- Access Services and Mobile Crisis Team for YFSI Team
- Communications Vendor and Emergency Management Staff
- Township Staff for Autumn Festival
- Township Codes Department
- County Youthful Firesetter Intervention Program
- Swearing of Newtown Assistant Chief Nick Weaver
- North Penn area Fire Marshals

COMMUNITY RELATIONS

- 02/02/2023, Color with Firefighters, MTCRC
- 02/19/2023, FDMT Member Appreciation Breakfast, Battalion 1

FIRE MARSHAL'S OFFICE

Inspections:

- Life Safety Fire Inspections/Re-inspections - 35
- Closed Out Life Safety Inspections- 10
- Fire Marshal Follow Ups- 3
- Smoke Detectors- 4
- Knox Boxes- 2
- Health Department Follow Ups- 1
- Inspections Turned Over to Deputy Fire Marshal- 5

Plans Review Update:

- Westrum Apartments
- Temple
- Car Wash
- Penn Medicine
- Higher Rocks Townhouses
- Village of Windsor

Fire Investigation

- 119, Garden Golf Blvd, AFM Reese & FM Wiegman

DEPARTMENTAL TRAINING

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

20 Classes (154 staff attended classes) 325 training hours (430 staff training hours)

Department Hosted Training

- Apparatus Familiarization
- Bloodborne Pathogens
- Building Code Official Certification
- County Radio Operations & Communications
- Elevator Emergencies
- Review of Fire Operations
- Driver Training
- DVIT Health Training

Department Attended Trainings

- Hazmat Operations Refresher
- Basic Fire Police Officer
- Development and Testing of a Hypothesis, Fire Investigator
- PSU Leadership
- EMT
- First Aid & CPR
- Ice Rescue
- Lithium-Ion Battery
- Prehospital Management of Tension Pneumothorax
- ProBoard Fire Officer 1
- PTSD for the First Responder

DEPARTMENTAL OPERATIONS

- FDMT voted into membership Beth Januzelli as a probationary member for a period of six months.
- FDMT voted into membership Chris Mamrol as a probationary fire police officer for a period of 12 months.
- FDMT mailed Residential Fundraiser to Township Residents.
- FDMT Membership Committee will be issuing new ID cards to members.
- New Traffic Safety Vests were placed in all apparatus and support vehicles.
- Chief Wiegman completed and passed his certification for PA Building Code Official.
- The interior painting of the Battalion 2 firehouse was completed.
- FDMT held a membership appreciation breakfast. The FDMT President, Chief, Deputy Chief, and Township Manager cooked breakfast for the volunteers.

OFFICE OF EMERGENCY MANAGEMENT & COMMUNITY RISK REDUCTION

- Staff is continuing to develop the Township's Continuity of Operations Plan.
- Staff meet with Montgomery County Department of Public Safety to plan for a township-wide tabletop exercise in late Fall.
- Staff is working to outline township-wide Emergency Management Training for all staff in 2023 including Drone Training, Incident Command Systems, and Disaster Response.
- Staff is continuing to plan for the implementation of a Drone Program and required training.
- Staff met with Haydn Marriott of Marriott Emergency Communications to discuss equipment needs for the Digital Emergency Radio transition and repeated at the new NWWA water tower.



February 2023 Fire Incident Report

Call Type	Mont	Away
Fire Alarms	15	1
CO Detectors	2	0
Appliances	0	0
Dwelling Fires	0	2
Building Fires	2	2
Fire Officer Investigations	0	0
Building Investigations	0	0
Vehicle Fires	0	1
Vehicle Rescue	0	0
Vehicle Accident Standby	0	0
Fire Police Only	1	0
Rescues (Other)	0	0
Dumpsters	0	0
Trash/Brush/Rubbish	1	0
Electrical Fire Outside	0	0
Gas Odor Outside	1	0
Gas Odor Inside	1	0
Hazardous Materials Incident	0	0
Helicopter Landings	2	0
EMS/Medical Assist	4	0
Police Assist	1	0
Rapid Intervention Team	0	0
Good Intent	0	0
Cover Assignments	0	0
	30	6

18



Custom ▾ Feb 1, 2023 - Feb 28, 2023 ▾

92%

FIRE

Percentage of Total Incidents

8%

EMS

Percentage of Total Incidents

36

INCIDENTS

In Selected Time Slice

28

DAYS

In Selected Time Slice



Counts % Rows % Columns % All

Week Ending	2/5/23	2/12/23	2/19/23	2/26/23	3/5/23	3/12/23	3/19/23	3/26/23	4/2/23	4/9/23	4/16/23	4/23/23	4/30/23	Total
(11) Structure Fire	2		1	2										5
(15) Outside rubbish fire			1											1
(31) Medical assist	1				2									3
(41) Combustible/fl... spills & leaks			1	1										2
(42) Chemical release, reaction, or toxic condition			1											1
(55) Public service assistance			1	1										2
(61) Dispatched and canceled en route			2	2										4
(65) Steam, other gas mistaken for smoke			1											1
(73) System or detector malfunction	5		1	1	1									8
(74) Unintentional system/detect... operation (no fire)	2	3	1	2	1									9
Total	10	3	10	9	4									36



Montgomery Township Inter-Office Memo

To: Carolyn McCreary, Township Manager
From: Richard Grier, Director of IT
Date: March 23, 2023
Subject: February 2023 Information Technology activities

The IT Department is pleased to report that the following items were completed in February 2023:

The Planning department PCs were moved for new furniture, and all workstations were reinstalled and rewired. New laptops were ordered for the Police chief and Township manager. Fortinet FSSO installation was completed on all domain controllers, and the YouTube Live event for BOS meetings was configured in coordination with Public Information Coordinator. SSO configuration was completed for IT to access the Meraki dashboard, and issues with Fire Chief printing and virus alerts were resolved. Adobe Creative Cloud annual subscription was renewed for all staff, and Gas pump VeederRoot software and account logins were updated for Public Works admin staff. New smartphones were rolled out for two Public Works staff members, both SCCM servers were repaired, and new ADRs were created for Office 365 updating. License Plate Reader access was monitored for third-party vendors by opening a ticket.

Finally, new USB-C capable monitors were purchased for testing daisy-chaining PC peripherals on new device rollouts.

For March 2023

Complete new PC and Laptop rollouts

Start Windows Server 2012 upgrade project.

Rebuild the Backup server with cloud integration.

Drone Certification

Compete DVIT Cyber Audit

Tyler ERP training

Attend virtual Intune Training

DEPARTMENT OF PLANNING & ZONING
February 2023

Permits Submitted – 77	<i>(February 2022 – 95)</i>
YTD Permits Submitted – 168	<i>(2022 YTD – 175)</i>
Permit Fees Collected - \$ 23,748	<i>(February 2022 – \$30,988)</i>
2023 YTD Permit Fees - \$ 72,010	<i>(YTD 2022 - \$61,189)</i>

Violations / Complaints Investigated – 16

Permits Issued – 67

Non-Residential Building Permits Submitted / Under Review:

Ross Dress for Less – Submitted permit to renovate and occupy the former Michaels space located at 1231 Knapp Road.

Luv Car Wash – Submitted permit application to construct new 4,913 sq ft car wash at 739 Bethlehem Pike. Resubmitted plans for review March 6, 2023.

Krispy Kreme – 1281 Knapp Road. Construct new 4,073 sq ft building. Awaiting demolition permit application for existing building.

Blue Collar Builders – Submitted permits to renovate and occupy the building located at 1282 Welsh Road (former Stronger Fitness).

Non-Residential Building Permits Issued / Under Construction:

Tail Spinz – 411 Doylestown Rd – Renovate existing space for future dog day care facility.

Kenpo Karate – 411 Doylestown Rd – Renovate existing space for future karate training.

Pure Smile Dentistry /Dr. Grace Lee – New Dental Office located at 981 N. Wales Rd.

Westrum / Luxor Montgomeryville – 415 Stump Road – 225 Unit Apt Building – Foundation only permit issued.

Pho Today – New Restaurant located at 650 Cowpath Rd (former Strong Crab) – issued sign permits. (minor cosmetic alterations – no building permit required)

Rita's Water Ice – Renovations and Occupancy located at 750-752 Horsham Rd (relocated from 762 Horsham Rd)

Wasabi Sushi – 917 Bethlehem Pike – Primarily take-out restaurant

Shake Shack – 28 Airport Square – new 4,231 sq ft restaurant with drive-thru pickup only

Starbucks – 271 Dekalb Pike – interior renovations (existing tenant)

Amber Asian Cuisine – 411 Doylestown Road (former Dinics space) – restaurant

CAVA – 32 Airport Square – 2,965 sq ft Mediterranean / Greek restaurant (formerly KFC)

Harvest – 1100 Bethlehem Pike (former Greene Turtle) – restaurant (relocating from English Village)

Non-Residential Certificates of Occupancies Issued

World Wide Stereo	140 Domorah Drive	Warehouse & offices

Zoning Hearing Board Applications heard:

1. **Application #23010001 Krispy Kreme Doughnut Corporation / 1281 Knapp Road** – A Special Exception was granted to the applicant for proposed signage related to the drive-through operations including a Clearance Bar sign, Menu Board, and Drive-thru Canopy with speakers.

2. **Application #23010002 DiAntonia / 112 Schreiner Drive** - A variance with conditions was granted to the applicants to construct in-ground swimming pool and pool decking 23.5 feet from the side property line abutting Gordon Lane.

LAND DEVELOPMENT

PROJECT NAME	#	LOCATION	APP. DATE	MTPC	STATUS	
510 Bethlehem Pike – King	688	Bethlehem Pike	4/22/16	5/16/19	REVISED PLANS SUBMITTED	Approved On Hold by Developer
Higher Rock – Phase 1 & 2	694	Bethlehem Pike	12/18/17		Phase 1 Completed Phase 2 Under Construction	Design Center and Office Building under construction
Village at Windsor	704	Horsham and North Wales – Vacant Lot	3/22/19		Under Review	Preliminary Approved July 2022
Bharatiya Temple – phase 2	707	County Line Road	8/14/19		Approved with conditions Jan 2022	Reviews of Final Plans completed
Krispy Kreme	714	Montgomery Square Shopping Center	2/16/21		Approved with Conditions 9.9.21	Pending Final Submission
Westrum Lifestyle Apartments	717	13-17 Bethlehem Pk behind Roadway Inn	12/28/21	3/17/22	BOS Approval 3.28.22	Plans recorded 10/20/22
LUV Car Wash	722	739 Bethlehem Pike	7/21/22	9/15/22	CU Approval 2.28.21 BOS agenda 10/24	Finalizing LD Building Plans Submitted
Pecan Properties	719	901 Lansdale Ave	1/4/22	3/17/22	LD Cond. Approval Granted	Plans / Docs recorded 2/21/23
Higher Rock Townhouses	721	Bethlehem Pike	3/30/22	9/15/22	BOS 10/24 agenda	
Antonucci 2 lot Subdivision	715	311 Stump Road				Finalizing DEP Sewer Module
FEI Realty Holdings	23-1 W	650 Upper State Rd	2/17/22		Reviews completed – Waiver of LD – proposed pole barn	Scheduled BOS 3/27/23
Penn Medicine – Conditional Use	C-79	Dekalb Pike	11/14/22	X	Planning Commission 2/16/23	Scheduled BOS 3/27/23



MONTGOMERY TOWNSHIP POLICE DEPARTMENT



Monthly Activity Report for February 2023

Crime Data:	Total Calls for Service:	2,478
	Total Part I Crimes:	49
	Total Part II Crimes:	101
	Total Criminal Arrests:	74
Crash Data:	Total Crashes:	56
	Reportable Crashes:	9
	Non Reportable Crashes:	47
	Injuries:	4
Traffic Enforcement Activities:	Traffic Stops:	665
	Traffic Citations:	301
	Warning Notices:	6
	Field Contact Cards:	453
	Traffic Complaints Received:	32
	Selective Enforcements:	160
Other Police Activities:	Assist Fire Department:	18
	Building Alarms:	99
	Direct Patrols:	416
	Lockouts:	20
	Medical Assistance:	135
	School Walk-Through:	19
	Vacant Home Checks:	47
Training Hours:	455.5	
Specialty Unit Usage:	Canine Unit:	15
	Mobile Incident Response Team:	1
	Montgomery County SWAT-CR:	1
Personnel Overtime:	Court Overtime:	4
	Regular Overtime:	36.5
	Reimbursed Highway Grant Overtime:	2
	Reimbursed Special Duty Overtime:	10.5
	Non-Sworn Overtime:	31.5
	Sworn Comp Time:	12
Non-Sworn Comp Time:	3.5	

Montgomery Township Police Department
Monthly Activity Report
February 2023

COMMENDATIONS:

On February 5, 2023, a letter was received from Superintendent Todd Bauer of the North Penn School District thanking officers for their assistance after a January 30, 2023, threat at Penndale Middle School.

On February 5, 2023, an email was received from Gretchen Marinacci of the Courtyard by Marriott thanking Officer English for his kindness in dealing with a recent hotel guest with Alzheimer's.

On February 6, 2023, a letter was received from James Adams of the Pennsylvania Law Enforcement Accreditation Commission commending the Department for being re-accredited as a Premier Agency under the Pennsylvania Chiefs of Police Associations Accreditation Program.

On February 6, 2023, an email was received from township resident Kenil Ramani thanking Department personnel for their service to our community.

On February 9, 2023, a call was received from Sunmi Lee thanking Officer Rardin for his kindness and professionalism in investigating a recent vehicle crash.

On February 17, 2023, a call was received from Heather Dreher thanking Officer Byrne for his assistance after locking her keys in her vehicle.

On February 21, 2023, a call was received from Richard Lepps thanking Officer Beebe for his thoroughness after a recent call for service at his home.

EDUCATION:

On February 1, 2023, and February 2, 2023, Sergeant Rushin, Officer Rose, and Officer Seydel attended CMSWAT training at the Montgomery County Public Safety Training Campus.

On February 9, 2023, Officer Deussing attended Prevention and Deterrence of Terrorist Acts training at the Philadelphia Police Academy.

On February 21, 2023, and February 22, 2023, Lieutenant Dougherty, Sergeant Davis, Sergeant Wagner, Sergeant Rushin, Officer Eufrazio, Officer Deussing, Officer Hernandez, and Detective DeJesus attended Defensive Tactics and Less Lethal Tools Certification training at the Montgomery Township Community Recreation Center.

Montgomery Township Police Department
Monthly Activity Report
February 2023

On February 21, 2023, Officer Dobson attended Testifying in Court training at the Pennsylvania State Police Southeast Training Center.

On February 22, 2023, Officer Rose, Officer Schreiber, Officer Woch, and Officer Haber attended Canine In-Service training in Montgomery Township, PA.

On February 22, 2023, and February 23, 2023, Officer Jenkins attended Motor Carrier Safety Assistance Program (MCSAP) training in Philadelphia, PA.

On February 27, 2023, and February 28, 2023, Chief Bendig, Sergeant Benner, Sergeant Ward, Officer Schreiber, Officer Beebe, Officer Orrison, Officer McGuigan, Officer Bouch, and Detective DePolo attended Defensive Tactics and Less Lethal Tools Certification training at the Montgomery Township Community Recreation Center.

NOTED INCIDENTS:

On February 5, 2023, officers conducted a traffic stop on a black Dodge at Bethlehem Pike and Knapp Road for having a suspended registration violation. Officers approached the vehicle and spoke with the driver, who was traveling with his three-year-old son. As officers spoke with the driver, they noted the odor of marijuana emanating from the vehicle. Officers conducted a consent search of the vehicle and located a large amount of marijuana, packaging material, and a digital scale. A consent search of the driver's cell phone revealed involvement in the sale of narcotics. The driver was taken into custody for violations of the Drug Act, including possession with the intent to distribute marijuana.

On February 7, 2023, officers received an alert on the Department's fixed license plate reader on Welsh Road that a stolen black Ford from Pottstown Borough was traveling on Welsh Road at the Route 202 Parkway. Officers conducted a traffic stop of the vehicle on Welsh Road and Bethlehem Pike. Officers approached the vehicle and spoke with the driver. The driver was not the registered vehicle owner and did not have permission to operate the vehicle. It was also discovered that the driver had an active arrest warrant. The driver was taken into custody for possession of a stolen vehicle and violations of the Drug Act.

On February 9, 2023, a Philadelphia resident was arrested for theft by deception and related offenses. On November 11, 2022, officers responded to the Staybridge Suites on Garden Golf Boulevard for a fraud. Staybridge Suites management advised officers that they were alerted to large refunds being processed. The repayments, totaling over \$27,000.00, were not returned to the hotel guests. The investigation resulted in the identification of an employee as the prime

Montgomery Township Police Department
Monthly Activity Report
February 2023

suspect in the theft. Search warrants for the employees' financial records were applied for and approved. The records indicated the employee had made significant deposits into her personal accounts. During a subsequent interview with the employee, she was informed of the information gleaned from the search warrant. The employee then admitted to the theft and was arrested.

On February 16, 2023, officers on routine patrol in the parking lot of Lansdale Chrysler Jeep Dodge & Fiat on Bethlehem Pike located a Dodge Ram pick-up truck with a shattered rear window. Officers collected evidence and fingerprints from the vehicle. While conducting their investigation, the business owner advised that a gray Jeep was stolen from the parking lot. A review of surveillance video showed two subjects enter on foot in the parking lot just before midnight and are seen trying to enter numerous vehicles. The Jeep has been entered into the National Crime Information Center (NCIC) database as stolen and has not yet been located. The fingerprints from the Dodge Ram have been sent to Montgomery County Detectives for AFIS (Automated Fingerprint Identification System) submission. This investigation is ongoing.

On February 16, 2023, a Philadelphia resident was arrested for theft and related offenses. On October 13, 2022, officers took a report at the police station for fraud. The victim advised officers that a \$10,000.00 check he mailed was stolen, altered, and cashed by an unauthorized individual. Officers determined the location where the check was deposited via an ATM. Officers applied for search warrants for the video of the ATM transaction and bank account information of the account owner. A review of information and video from the search warrant request resulted in the positive identification of the subject who committed the theft.

On February 20, 2023, officers were dispatched to a residence on Broad Acres Road for a report of an assault. Upon arrival, officers spoke with the victim and observed a laceration above his left eye. Additionally, there was blood on the victim's shirt, chin, and hands. The victim reported that he was attacked by his son, who was still inside the residence. Officers spoke with the son, who reported that he was in an argument with his father and that his father tripped while he was chasing him. During the incident, the son caught the victim and began to grab and shove him across the hall and into the wall, causing the injury to his head. The son was taken into custody for simple assault and other domestic violence related offenses.

On February 23, 2023, officers responded to the area of Robertson Court for a missing subject. The mother of the missing subject stated her autistic son went missing approximately an hour before she contacted the police. Officers set a perimeter around the area and requested a canine to assist with the search. After a brief search, the subject was located in a wooded area along Kenas Road. The subject was then safely returned to his mother.

Montgomery Township Police Department
Monthly Activity Report
February 2023

On February 23, 2023, officers responded to the area of Gwynedd Crossing Shopping Center for a report of suspicious activity. The caller stated she observed three vehicles in the parking lot. A group of males exited the vehicles and began acting suspiciously. The caller stated she witnessed the subjects enter various vehicles in the parking lot while covering their hands with their sleeves while another subject held a stack of license plates. Responding officers located two of the three described vehicles and contacted all occupants. Officers observed multiple stolen license plates, burglary tools, and various clothing in the vehicle. Two subjects were arrested for receiving stolen property and violations of the Drug Act, while a third subject was transported to the station for identification. Based on the nature of the incident and possible involvement in other ongoing investigations, officers requested and received consent from all three subjects for a buccal DNA swab.

On February 24, 2023, Officers responded to a residence on Clover Leaf Lane for a report of a burglary. Upon arrival, officers located forced entry to a rear kitchen window. Officers entered the residence and observed the home had been ransacked. The homeowners reported that two safes were pried open, and approximately \$70,000.00 was taken. During the investigation, security camera footage was obtained from area homes. The footage revealed a suspicious vehicle drove by the home multiple times and then parked near the home. A second video showed two subjects exiting the vehicle and entering the residence. The subjects later exit the residence from the front door. Further investigation reveals that the subjects had sent a Dominos order to the residence before the incident to verify the homeowner was not on location. This investigation is ongoing. It is believed that the abovementioned incident that occurred on February 23, 2023, is related to this incident.

On February 28, 2023, officers conducted a mere encounter with subjects occupying a white U-Haul van in the parking lot of Wegmans in Montgomery Mall. This encounter was initiated because it was 3:00 am, no stores on the Montgomery Mall property were open for business, and several overnight burglaries had recently been reported at the mall's kiosk. Officers contacted the driver and two other occupants. While conversing with the vehicle occupants, officers noted all three individuals exhibited deceptive behavior and provided conflicting stories of where they were going. A routine records check revealed that all three subjects had active arrest warrants from different law enforcement organizations. The warrants were confirmed active and valid through NCIC, and the suspects were taken into custody. A search incident to arrest yielded heroin and drug paraphernalia. Additionally, the subjects were charged with violations of the Drug Act.

Montgomery Township Police Department
Monthly Activity Report
February 2023

During the month of February, officers made eleven arrests of wanted persons from other jurisdictions resulting from traffic stops. The nature of these warrants included offenses such as sexual assault, retail theft, dangerous drugs, and robbery.

ITEMS OF INTEREST:

On February 3, 2023, Officer Johnson conducted a station tour for a local group of parents and home-schooled children.

On February 10, 2023, Chief Bendig attended a meeting with area Montgomery County religious leaders to discuss steps to improve community engagement.

From February 13, 2023, to February 16, 2023, members of the Department conducted interviews with candidates to fill the open Recruit Police Officer positions.

On February 17, 2023, members of the Department participated in a Coffee with a Cop event at the Village of Neshaminy Falls. Personnel also assisted community members in registering for the ReadyMontco Community Notification System.

On February 22, 2023, Chief Bendig and Officer Johnson participated in the North Penn High School Bocce Ball Tournament with special needs students from the high school.

UPCOMING EVENTS:

March 7, 2023: Montgomery Township Citizens Police Academy

March 16, 2023: Coloring with a Cop

March 21, 2023: Career Fair at Immaculata University.

Montgomery Township Public Works Department

Monthly Report – February 2023

PARKS/OPEN SPACE:

- Routine maintenance & repairs, mowing & trimming, trash removal, playground inspection and equipment maintenance.
- Chris, Dale, Larry, Scott D. & Scott Y. installed a new two rail fence with concrete posts along the road side of the soccer field at William F. Maule Park at Windlestrae.
- Chris, Dale, Larry, Scott D. & Scott Y. installed a new warning track on the Charlie Holl baseball field at William F. Maule Park at Windlestrae.
- Scott Y. & Dale performed the “rough cut” mowing along the upper edge of the Country Lane basin and the path to the Bellows Way basin with the Ventrac mower.
- The following tree work was done throughout the Township:
 - Chris, Dale, Larry, Scott D. & Scott Y. trimmed trees at the Administration & Police Department building
 - Larry, Scott D. & Scott Y. performed stump grinding at Country Lane basin
 - Larry, Scott D., Chris & Josh cleaned up a fallen tree at Windlestrae Park – Zehr Tract
 - Chris, Dale, Scott Y. & Larry took down two trees on Stayman Drive for the road crew to complete a pipe repair job
 - Chris, Dale, Larry, & Scott Y. trimmed trees at Friendship Park
 - Chris, Dale, Larry, & Scott Y. cut a tree off a fence on Winter Drive
 - Chris, Dale, Larry, Josh, Scott D. & Scott Y. cut down two dead oak trees at Andrew Lane basin.
 - Dale, Scott Y. & Larry cleaned up fallen tree on Holly Drive
 - Chris, Dale, Larry, Josh, Scott D. & Scott Y. trimmed trees along the front of Stone Ridge on Upper State Road
- Larry assisted with the leaf collection that took place on February 18th, at William F. Maule Park at Windlestrae.

ROADS:

- Scott S., Bill, Bryan, Steve, Joe & Josh performed the semi-annual basin inspections as part of the MS4 Stormwater requirements.
- Scott S., Steve, Bill, Bryan, Joe & Josh sealed cracks in the roadway on Claremont Drive.
- Scott S., Steve, Bill, Bryan, Joe & Josh completed milling and patching deteriorated areas on Stump Road. A total of 23.34 tons of blacktop was used in this process.
- Bill, Bryan & Joe continued sweeping Township roads as part of the MS4 Stormwater requirements.
- Scott S. & Bryan surveyed and staked out Enterprise Drive for silt removal in a large swale.
- Steve, Joe, Bryan & Bill performed routine drainage clearing at various locations throughout the Township in preparation for heavy rainstorms.
- Scott S., Steve, Bill, Bryan, Joe & Josh began inspecting drainage outfalls as part of the MS4 Stormwater requirements.
- Steve, Bill, & Josh used the street sweeper to suck out leaves and debris from inlets to prevent storm sewer clogging as part of the MS4 Stormwater requirements.
- Scott S. & Bill attended a training seminar “Maintenance Techniques for Stormwater Control Facilities” as part of the MS4 Stormwater requirements.
- Scott S. inspected various road occupancy permits throughout the month.
- Kevin, Bryan, Bill, Joe & Steve performed annual services and routine maintenance/inspections on several Township vehicles and trailers.

FACILITIES:

- Jeff cleaned the Administration & Police Department complex.

- Todd, Don, Dave & Larry made minor building repairs and improvements to the Administration & Police Department Complex as well as at both firehouses.
- Marino Corporation & Armour & Sons continued working on the traffic signal replacements at Jug handles A & B.
- A dumpster was delivered to the Administration building to clean out the basement and the old furniture from Planning & Zoning. Don, Dave, Larry & Todd cleaned out the basement of the Administration building.
- Dave & Larry replaced stained ceiling tiles in various locations throughout the Police Department building.
- 2/13/23 – Stump Road & Route 309 and Route 309 & Knapp Road – Intersections Black – PECO Problem – On Generator
- Don, Larry, Dave & Todd replaced two EXIT signs in basement of the Administration building per the request of the Safety Committee.
- Dave & Larry replaced a defective pedestrian push button at County Line Road & Route 202 Parkway.
- Dave, Don, Todd & Larry responded to a total of 188 PA One Calls throughout the month.
- Dave worked with Gilmore, Rhythm Engineering and Tony Still to address ongoing traffic signal issues.

SNOW/ICE EVENTS:

- Salted/Plowed Township roads due to snow/ice on the following dates:

- February 1, 2023 (*salted*)
- February 27, 2023 (*salted*)

Filter statement

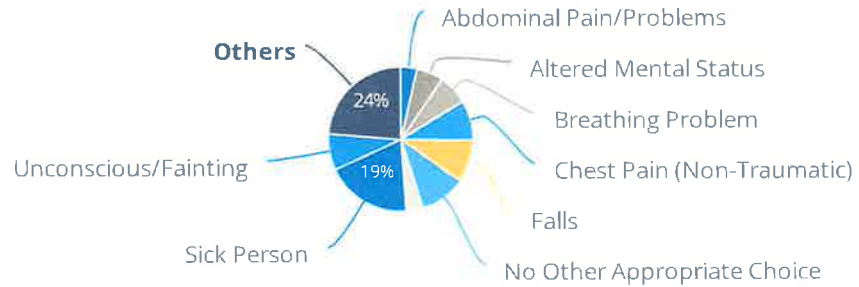
Filters **Months in ESO Record Created Date** 02/2023 **Is Active** true **Scene Zone** MONTGOMERY - MONTGOMERY TOWNSHIP (46940) **Run Type** 911 Response

TOTAL ZONE CALLS: **135** TOTAL VMSC CALLS: **909** Average Chute Time: **1m:11s** Average Response Time: **06m:55s**

Top 5 Call Types

Type of Incident	#
Sick Person	26
No Other Appropriate Choice	14
Falls	13
Chest Pain (Non-Traumatic)	12
Unconscious/Fainting	11

Dispatched Complaint Percentages



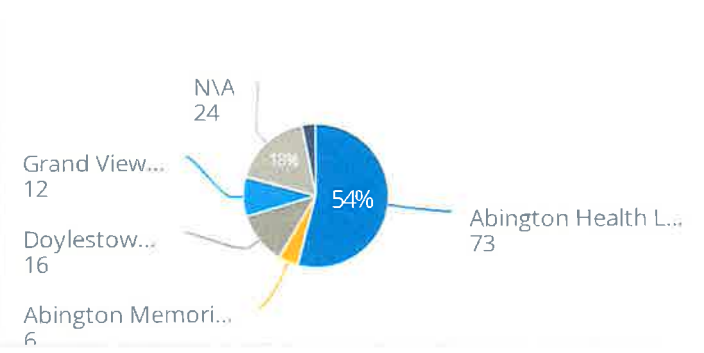
Call Disposition

Disposition	#
Transported No Lights/Siren	83
Transported Lights/Siren	28
Patient Refused Evaluation/Care (Without Transport)	8
Cancelled on Scene/No Patient Found	5
Patient Treated, Released (per protocol)	5

Response Level of Service

Unit Level of Care	# of Calls
ALS-Paramedic	108
ALS-Physician	1
BLS-AEMT	14
BLS-Basic /EMT	12

Hospital Transports



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #16

SUBJECT: New Business – Committee Board Liaison Reports
MEETING DATE: March 27, 2023
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

BACKGROUND:

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