

# UPPER MORELAND TOWNSHIP

## Regular Meeting

March 7, 2022 at 7:00 p.m.

AGENDA ITEMS ARE SUBJECT TO CHANGE

### INSTRUCTIONS TO JOIN:

**Go to Zoom.us.** Click “Join a Meeting”      Webinar ID: 917 5771 7982      Password: 182130

**Join by Phone:** Dial 1-929-205-6099      Webinar ID: 917 5771 7982      Password: 182130

### SUBMIT COMMENTS/QUESTIONS:

E-mail in advance or during the meeting to: [comments@uppermoreland.org](mailto:comments@uppermoreland.org)

Call in advance during normal business hours to 215-659-3100 x1058 or x1057

*\*\*Residents requiring special accommodations, please call the Township during normal business hours\*\**

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#### I. **Call Meeting to Order**

#### II. **Moment of Silent Meditation/Pledge of Allegiance**

#### III. **Roll Call**

#### IV. **Presentations/Announcements:**

- District Justice Paul Leo to conduct the Oath of Office and swearing-in of Eoghan Quigg as a Firefighter/EMT.
- 2022 Bond Sale Presentation by PFM Asset Management (bid results will be provided at the meeting).

### REGULAR MEETING

#### V. **Public Comments – Non-Agenda Items Only**

#### VI. **Treasurer’s Activity Report – February 2022**

#### VII. **Approval of Minutes – February 7, 2022 (attachment)**

#### VIII. **Committee Recommendations**

A. **Finance & Administrative Committee – February 28, 2022** – The Committee recommends the Board of Commissioners take action on the following:

1. Appointments/Reappointments – **Motion to Approve** the following appointments and reappointments:
  - a. The reappointment of Moureen Wenik as a representative of Ward 4 on the **Parks and Recreation Advisory Council** and serve a new two-year term that will expire on February 3, 2024.
  - b. The appointment of James Morrison to fill the Voting vacancy on the **Environmental Advisory Council** left by John Massucci and serve a new three-year term to expire on January 4, 2025.
  - c. **Motion to Approve Resolution R-2022-09** – Appointing Raymond Fox, Jr. to fill the Alternate vacancy on the **Zoning Hearing Board** left by Donald Warner and serve the remainder of the current three-year term that will expire on December 31, 2023 (attachment).

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### 2. List of Bills Payable (attachment) – The Committee recommends the approval of:

General Funds Checks: Beginning Check No.: 133243  
Ending Check No.: 133548

General: \$ 944,075.31  
Debt: \$ 3,334.72 (Check No.133289, 133483, 133484)  
Capital: \$ -----  
Less Aqua: \$ (3,465.05)  
Total: \$ 943,944.98  
Voids: 133330

Escrow Fund Checks: Beginning Check No.: 9364  
Ending Check No.: 9380

Total: \$ 7,096.44  
Voids: =====

Liquid Fuel Fund Checks: Beginning Check No.: 2995  
Ending Check No.: 2995

Total: \$ 77.34  
Voids: -----

### 3. Aqua General Funds – The Committee recommends the approval of:

Beginning Check No.: 133246  
Ending Check No.: 133247

Beginning Check No.: 133291  
Ending Check No.: 133293

Beginning Check No.: 133488  
Ending Check No.: 133491

Total: \$ 3,465.05  
Voids: =====

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#### 4. Other Items:

- a. **Motion to Approve Ordinance No. 1727** – Amending Tax Collector Certificate and Duplicate Tax Bills Fee (attachment).
- b. **Motion to Approve Ordinance No. 1728** – Authorizing the incurrence of nonelectoral debt of the Township by the issuance of General Obligation Bond, Series of 2022 (attachment).
- c. **Motion to Approve** the installation of flood gates at various locations throughout the Township (attachments).
- d. **Motion to Approve** the proposal of the Cohen Law Group to perform franchise fee audit and cable franchise renewal negotiations with Comcast (attachments).

#### 5. New Business

### B. **Community Development Committee – February 14, 2022** – The Committee recommends the Board of Commissioners take action on the following:

#### 1. Code Enforcement

#### 2. Land Development/Subdivision Applications:

- a. **Motion to Approve Resolution R-2022-10** – Granting Land Development approval for Federal Realty Investment Trust at the Willow Grove Shopping Center (Park Avenue) for proposed 18K square foot building and associated site improvements (attachment).
- b. **Motion to Approve Resolution R-2022-11** – Granting a waiver of Land Development by Palz Tap House, 1902 County Line Road, for construction of a deck with roof for outdoor dining (attachment).

#### 3. List of Upcoming Zoning Hearing Board Applications – March 10, 2022 (attachment)

#### 4. Other Items:

- a. **Motion to Approve** awarding contract bid for the demolition of the Woodlawn School (background investigations on bidders are currently being researched by Gilmore & Associates, Inc.) (attachments).

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**C. Parks & Recreation Committee – February 28, 2022** – The Committee recommends the Board of Commissioners take action on the following:

1. **Motion to Approve** the consulting services of Simone Collins for the Woodlawn Park Master Trail Plan (attachment).
2. **Motion to Approve Resolution R-2022-12** – Authorizing the submission of a Local Share Account Statewide Grant application for Bonnet Lane Park – Phase 1 (attachment).
3. **Motion to Approve** the Memorandum of Understanding and the Declaration of Covenants between the Township and Friends of Nathaniel Boileau Farmstead, Inc. (d/b/a/ Farmstead Alliance) (attachments).
4. **Motion to Approve** the advertisement an Ordinance of the Township’s Shade Tree Commission (attachment).
5. **Motion to Approve** serving alcohol at certain special events held at Farmstead Park (attachment).

**D. Public Health & Safety Committee – February 28, 2022** – The Committee recommends the Board of Commissioners take action on the following:

1. **Motion to Approve Resolution R-2022-13** – Calling upon the members of the Delaware River Basin Commission and the Commonwealth of Pennsylvania to take all actions necessary to prevent the transportation of liquified natural gas through Pennsylvania by truck and/or rail (attachment).
2. **Motion to Approve Resolution R-2022-14** – Amending the Upper Moreland Township Civil Service Rules regarding the hiring from entry level lists for police officers and firefighters (attachment)
3. **Motion to Approve** the removal of permanent basketball hoops from the Township’s Right-of-Way.
4. **Motion to Approve** the partial closure of the 100 block of Park Avenue on June 18, 2022, from 10:00 a.m. – 6:00 p.m. (attachment).

IX. Commissioner Comments

X. Adjournment

# TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363



## TREASURER'S ACTIVITY REPORT

February, 2022

GENERAL FUND:	EXPENDITURES	RECEIPTS	BALANCE
General Fund	\$ 1,945,792.89	\$ 2,767,890.45	\$1,886,127.07
Treasurer's Fund			\$100.00
Highway Fund			\$75.00
Secretary Fund			\$150.00
Finance Department			\$500.00
			<hr/> \$1,886,952.07
 OTHER FUNDS:			
Escrow Fund	\$ 7,096.44	\$ 10,957.00	\$1,137,872.71
Debt Fund	\$ 10,649.64	\$ 55,406.43	\$77,517.17
 TD ACCOUNT:			
Cash Account	\$0.00	\$18.78	\$244,858.43
 P.L.G.I.T. ACCOUNTS:			
U.M. Twp. General Fund	\$ 1,000,000.00	\$ 965,616.27	\$2,410,138.49
Capital Reserve For Equip.	\$ -	\$ 0.89	\$106,529.81
Fire Truck Fund		\$ 0.83	\$98,820.48
Liquid Fuels Fund	\$ 77.34	\$ 3.19	\$374,457.63
American Rescue Plan Act	\$ -	\$ 10.55	\$1,257,708.65
2021 Bond	\$ -	\$ 91.10	\$2,972,493.57

NOTE: This monthly Treasurer's Report is a summary of receipts and expenditures only.

A complete Financial Statement is available for public review in the Township's Finance Office.

ALEX LEVY  
TREASURER, TAX COLLECTOR

February 2022 -- Treasurer's Report

Equal Opportunity Employer  
VISIT US ON THE WEB @ [www.uppermoreland.org](http://www.uppermoreland.org)

**Upper Moreland Township  
Board of Commissioners - Regular Meeting  
February 7, 2022 Meeting Minutes**

**Board of Commissioners Members:** Commissioner and President, Clifton "Kip" McFatridge; Commissioner and Vice President Cheryl Lockard; Commissioners Nicholas O. Scull, Kevin C. Spearing, Charles M. Whiting, Anthony S. Prousi, and R. Samuel Valenza.

- I. **Call to Order:** The Regular Meeting of the Board of Commissioners of Upper Moreland Township was called to order by the President of the Board of Commissioners Clifton "Kip" McFatridge.
- II. **Moment of Silent Meditation/Pledge of Allegiance**
- III. **Roll Call:** Commissioner and Board President McFatridge, Commissioner and Vice President Lockard; Commissioners Scull, Spearing, Whiting, Prousi, Valenza. Also present: Randall K. Schaible, Assistant Township Manager / Director of Finance; Matthew H. Candland, Township Manager; Alex Baumler, Township Solicitor.
- IV. **Presentations/Announcements:**
  - Presentation of a Proclamation to retired Firefighter James Lambert, in recognition of his retirement after more than 30 years of service and dedication to the Township.
    - Commissioner McFatridge read and presented a Proclamation and Mr. Lambert expressed his thanks to everyone.

**PUBLIC HEARING**

**PUBLIC HEARING #1957 – 7:00 P.M.** – To receive public comments pursuant to the transfer of Restaurant Liquor License No. R-19288 into Upper Moreland Township by Amazon Retail, LLC.

- Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0 to open Public Hearing #1957.
- Public Hearing #1957 was held.
- Commissioner Spearing motioned, seconded by Commissioner Valenza and the Board of Commissioners approved by a vote of 7-0 to close Public Hearing #1957.

**REGULAR MEETING**

- V. **Public Comments:**
- VI. **Treasurer's Activity Report – January 2022:**
  - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0, the report as submitted.
- VII. **Approval of Minutes - January 3, 2022 - Reorganizational and Regular Meetings:**
  - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0, the minutes as submitted.

VIII. **Committee Recommendations:**

A. **Finance & Administrative Committee - January 24, 2022** – The Committee recommends the Board of Commissioners take action on the following:

1. **Appointments/Reappointments:**

- a. The reappointment of **Karl Pfizenmayer** on the Environmental Advisory Council to serve a new three-year term that will expire on January 4, 2025.
- b. The reappointment of **Kate Hill** on the Human Relations Commission to serve a new three-year term that will expire on December 31, 2024.
- c. The appointment of **Andrew Harbaugh** as a Voting member on the Human Relations Commission to fill the vacancy left by Tegan Cosby and complete the remainder of the current term that will expire on December 31, 2022.
- d. The reappointment of **Margaret (Meg) Holscher** as an At-Large member on the Parks and Recreation Advisory Council and serve a new two-year term that will expire on December 31, 2023.
- e. The reappointment of **Anthony Benvenuti** as an At-Large member on the Parks and Recreation Advisory Council and serve a new two-year term that will expire on December 31, 2023.
- f. The appointment of **Anthony Benvenuti** as an Alternate member on the Police and Fire Civil Service Commission to fill the vacancy left by Thomas McLaughlin and complete the remainder of the current six-year term that will expire on December 31, 2023.
- Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioner approved by a vote of 7-0 the above appointments and reappointments.
- g. The reappointment of **Natalie Baine-Schliskey** on the Historical Commission to serve a new three-year term that will expire on December 31, 2024.
- h. The reappointment of **Bonnie Lynn MacDonald** on the Historical Commission to serve a new three-year term that will expire on December 31, 2024.
- i. The reappointment of **Udo Maron** on the Historical Commission to serve a new three-year term that will expire on December 31, 2024.
- j. The appointment of **Steve Worthington** as a Historical Association representative on the Historical Commission to fill the vacancy left by Robert Young and complete the current term that will expire on December 31, 2024.
- k. The appointment of **Michael Lovecchio** as an At-Large member on the Historical Commission to fill the vacancy left by Peter Freudenberger and complete the current three-term that will expire on December 31, 2022.
- Commissioner Valenza motioned, seconded by Commissioner Prousi and the Board of Commissioner approved by a vote of 7-0 the above appointments and reappointments.
- l. The reappointment of **George Hartman, III** as a representative of Upper Moreland Township on the Upper Moreland Hatboro Joint Sewer Authority and serve a new five-year term that will expire on December 31, 2026.
- m. **Motion to Approve Resolution R-2022-02** for the reappointment of **Francis Calter** on the Zoning Hearing Board to serve a new five-year term that will expire on December 31, 2026.

**Upper Moreland Township  
Board of Commissioners - Regular Meeting  
February 7, 2022 Meeting Minutes**

- n. **Motion to Approve** the conditional appointment of Eoghan Quigg as a Probationary Firefighter/EMT. Such appointment is conditional upon successful completion of medical and psychological examinations.
  - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0 the above appointments and reappointments.
2. **List of Bills Payable:**
  - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.
3. **Aqua General Funds Bills:**
  - Commissioner Valenza motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 6 (one (1) abstention: Commissioner Spearing, Aqua employee).
4. **Other Items:**
  - a. **Motion to approve Resolution R-2022-03** – Authorizing the Township Administration to proceed with the issuance of General Obligation Bonds:
    - Commissioner Valenza commented that a \$3 million bond will be used for the acquisition and development of the Woodlawn Avenue property and other Township locations.
    - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.
  - b. **Motion to Approve Resolution R-2022-04** – Authorizing the sale of Two Surplus Police Vehicles:
    - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.
  - c. **Motion to Approve Resolution R-2022-05** – Authorizing the submission of a grant application for the 2022 Round of the MONTCO 2040 Implementation Grant Program for the Warminster Road Sidewalk Project:
    - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.
  - d. **Motion to Approve Resolution R-2022-06** – Certifying the active members of the Township's Volunteer Fire Companies eligible to receive the 2022 Tax Credits pursuant to the Volunteer Service Credit Program:
    - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.
  - e. **Motion to Approve** the Transportation Impact Advisory Committee receive and review McMahon's Transportation Impact Fee Adjustment memo:
    - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.
5. **New Business** - Nothing to report.

**B. Community Development Committee - January 10, 2022:**

1. **Code Enforcement** - Nothing to report.
2. **Land Development/Subdivision Applications:**

**Upper Moreland Township  
Board of Commissioners - Regular Meeting  
February 7, 2022 Meeting Minutes**

- a. **Motion to Approve Resolution R-2022-07** – Waiving subdivision for the properties located at 2500 Easton Road and Sycamore Avenue:
  - Daniel Chertok, Archer & Greiner, P.C., briefly explained an overview of the sale of properties.
  - Commissioner Spearing motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.
- 3. **List of Upcoming Zoning Hearing Board Applications:**
  - Commissioner Spearing read one application that will be heard at the next meeting scheduled on February 10, 2022.
- 4. **Other Item:**
  - a. **Motion to Approve Resolution R-2022-08** – Approving the transfer of Restaurant Liquor License into Upper Moreland Township by Amazon Retail, LLC:
    - Commissioner Spearing motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.
  - b. **Motion to Approve** accepting the seven-year processing agreement with Republic Services, with three optional one-year extensions, for \$105 per ton, with the Consortium retaining 100% of the commodity value, in accordance with MSW Consultants' recommendation:
    - Commissioner Spearing motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.
- C. **Parks and Recreation Committee - January 24, 2022** – The Committee recommends the Board of Commissioners take action on the following:
  - 1. **Motion to Approve** the authorization to advertise the Request for Proposal for the Woodlawn demolition:
    - Commissioner Scull motioned, and the Board of Commissioners unanimously approved by a vote of 7-0.
- D. **Public Health & Safety Committee – January 24, 2022** – The Committee recommends the Board of Commissioners take action on the following:
  - 1. **Motion to Approve** separating from The Rodgers Group and using the services of Aspirant Consulting Group, LLC for the accreditation services of the Upper Moreland Township Police Department:
    - Commissioner Whiting motioned, seconded by Commissioner Spearing and the Board of Commissioner approved by a vote of 7-0.

**IX. Commissioner Comments:**

- Commissioner Whiting inquired about the status of collections. Chief Block explained that the Police Department has been collecting gently used clothing, new toiletries and gift cards for the homeless between January 31st to February 14th.
- Commissioner Lockard directed Mr. Candland to ensure that the Township website be updated with current committee vacancies.
- Commissioner Valenza directed Mr. Candland to provide the Board with a copy of the Boards, Commissions and Committees Book.

**Upper Moreland Township  
Board of Commissioners - Regular Meeting  
February 7, 2022 Meeting Minutes**

- Commissioner McFatridge shared the appreciation from a resident, who suffered a house fire, for the services and treatment they received from the Township's firefighters.
- Commissioner McFatridge shared a resident's appreciation for the Police officers who assisted them while they were stuck driving in the recent snow storm.
- Commissioner Whiting encouraged residents to learn more about Black History Month and read educational material on the people who made history.

X. **Visitor Comments** - Nothing to report.

XI. **Adjournment:** There being no further business to discuss, the meeting was adjourned at 8:15 p.m.

Respectfully submitted by Kathleen Kristire.

**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION R-2022-09**

**A RESOLUTION BY THE UPPER MORELAND TOWNSHIP BOARD OF COMMISSIONERS APPOINTING MEMBERS TO THE UPPER MORELAND TOWNSHIP ZONING HEARING BOARD.**

**WHEREAS**, the Pennsylvania Municipalities Planning Code (“MPC”), Act 247 of 1968, as reenacted and amended, requires that members of the Upper Moreland Township Zoning Hearing Board be appointed by Resolution of the Upper Moreland Township Board of Commissioners; and

**WHEREAS**, pursuant to the Section 10903 of the MPC, 53 P.S. § 10903(b), the Board of Commissioners may appoint by resolution at least one, but no more than three residents, of the municipality to serve as alternate members of the board for a term of three years; and

**WHEREAS**, the Board of Commissioners desires to appoint an alternate member to the Upper Moreland Township Zoning Hearing Board to serve for the remainder of the term vacated by the previous alternate member Donald Warner.

**NOW, THEREFORE, BE IT RESOLVED**, by the Upper Moreland Township Board of Commissioners that the following alternate member is hereby appointed to the Upper Moreland Township Zoning Hearing Board, for the specified term and position:

1. Raymond Fox, Jr., Alternate Member  
Appointment: 3/7/2022  
Term Expiration: 12/31/2023

**DULY PRESENTED AND ADOPTED** by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 7th day of March, 2022.

ATTEST:

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

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Matthew H. Candland, Secretary

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Kip McFatridge, President

## REGULAR MEETING MONDAY EVENING FOR UPPER MORELAND TOWNSHIP

03/07/2022

02/01/22 - 02/28/22

BILLS PAID TO BE APPROVED

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*133243	ALEX LEVY, PETTY CASHIER	REIMBURSEMENT FOR MEALS	40.00	01-410-240-	40.00	102.90
		PETTY CASH- PUBLIC WORKS	62.90	01-430-240-	62.90	
01*133244	ALLIED LANDSCAPE SUPPLY	9.76 TN CRUSHED CLEAN #57- MMP	322.08	01-454-200-	322.08	644.16
		9.76 TN CRUSHED CLEAN #57- MMP	322.08	01-454-200-	322.08	
01*133245	AMY DEMPSEY	REFUND FOR DRAMARAMA JR	195.00	01-367-000-	195.00	195.00
01*133246	AQUA PA	12/15/21-01/15/22 WGFS	101.98	01-411-360-	101.98	101.98
01*133247	AQUA PA	12/15/21-01/15/22 WGFS	116.43	01-411-360-	116.43	116.43
01*133248	ASAP MAILING	(12,745)PRINT FACE SLIPS, POST	3,141.26	01-401-240-	3,141.26	3,141.26
01*133249	ATLANTIC REFRIGERATION CO INC.	REPLACE DOOR SEAL AND WATER FI	528.40	01-411-360-	528.40	528.40
01*133250	AVM SERVICES	COFFEEMATE, MINI MOOS, SUGAR P	105.65	01-401-200-	105.65	105.65
01*133251	BRIAN REMS, JR.	2022 MEMBERSHIP US POLICE CANI	50.00	01-410-240-	50.00	50.00
01*133252	CDW GOVERNMENT, INC.	APC REPLACEMENT BATTERY	78.00	01-401-320-	78.00	5,746.30
		(10) GOV MS MPSA OFFICE PRO+	5,668.30	01-401-320-	5,668.30	
01*133253	COMCAST CABLE	8499101410242512- 01/29-02/28/	153.05	01-401-320-	153.05	153.05
01*133254	COVANTA ENERGY, LLC	JANUARY 3-14, 2022	17,197.90	01-427-365-	17,197.90	31,484.39
		JANUARY 26-28, 2022	14,286.49	01-427-365-	14,286.49	
01*133255	CRIMEWATCH TECHNOLOGIES INC.	Monthly Costs of Crimewtch for	4,562.88	01-410-317-	4,562.88	4,562.88
01*133256	DELTA DENTAL OF PENNSYLVANIA	HEALTH & LIFE INSURANCE- FEBRU	8,100.00	01-486-156-	8,100.00	8,100.00
01*133257	DISTRICT COURT 38-2-08	UMT VS FELICE MORINA T/A APPRA	197.33	01-401-240-	197.33	197.33
01*133258	DISTRICT COURT 38-2-08	UMT VS PRK CONTRACTING LLC	190.37	01-401-240-	190.37	190.37
01*133259	DISTRICT COURT 38-2-08	UMT VS FIRST AUTO, INC AND FIR	149.33	01-401-240-	149.33	149.33
01*133260	DOUGHERTY LANDSCAPING INC.	10/14/21 LAWN MAINTENANCE	485.00	01-413-450-	485.00	485.00
01*133261	ELLIOTT LEWIS CORPORATION	MAIN BLDG COUNCIL ROOM REPLACE	1,232.00	01-409-373-	1,232.00	1,232.00
01*133262	FASTENAL COMPANY	(100) 5/16 USS F/W GALV	15.74	01-454-200-	15.74	15.74
01*133263	GEORGE ALLEN PORTABLE	01/10/22-02/06/22 MASONS MILL	72.00	01-454-450-	72.00	72.00
01*133264	HATBORO LUMBER	(2) 12X4 SONOTUBE	23.38	01-454-200-	23.38	467.78
		(20) 2X10X8	444.40	01-454-200-	444.40	
01*133265	HAVIS-SHIELDS EQUIP.CORP.	(2) BROTHER THERMAL PRINTER AN	829.96	01-410-240-	829.96	4,176.41
		Inner Edge FST Wc 12 Lt Utilit	3,346.45	01-410-240-	1,134.60	
		Base,VMT,HDM,8.5		01-410-240-	70.73	
		Pole, tele, KDM, 8.5 hr		01-410-240-	103.18	
		ACTADP, KDM, slide		01-410-240-	204.33	
		Base,VMT,KDM,OPT,SPRT,SP		01-410-240-	42.18	
		DEVMT,ULTM,UVMT,W-lock		01-410-240-	187.25	
		CHRGGRD,UNV,CNTRLMDL		01-410-240-	61.18	
		WG-WGP-1394-001 Antenna Cable		01-410-240-	60.00	
		WG-WGP01395-001 WIFI Antenna 4		01-410-240-	50.00	
		WG-WGP362 GPS Antenna magnetic		01-410-240-	28.00	
		Kit, Brkt, WATCHGUARD		01-410-240-	75.00	
		Shop Labor		01-410-240-	1,330.00	
01*133266	HOME DEPOT CREDIT SERVICES	MAINTENANCE & REPAIRS	640.86	01-409-373-	12.78	640.86
		MATERIALS & SUPPLIES		01-454-200-	408.53	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		VEHICLE OPERATING EXPENSE		01-430-330-	219.55	
01*133267	J.P. MASCARO & SONS	JANUARY, 2022	5,669.46	01-427-384-	5,669.46	5,669.46
01*133268	JOHN FUGELO	2022 BOOT ALLOWANCE	300.00	01-415-238-	300.00	300.00
01*133269	KEYSTONE HEALTH PLAN EAST	HEALTH & LIFE INSURANCE- FEBRU	239,108.57	01-486-156-	239,108.57	239,108.57
01*133270	LEADS ONLINE	Leads Online Total Track Syste	2,305.14	01-410-317-	2,305.14	2,305.14
01*133271	LEGAL AND LIABILITY RISK	Child Homicide Investigation C	1,180.00	01-410-240-	1,180.00	1,180.00
01*133272	LONG FENCE	02/06-05/06/22 LEASE 15 PANELS	5,400.00	01-130-100-	5,400.00	5,400.00
01*133273	MARK HORWEDEL	BULK REFUND- PERMIT # 150541	15.00	01-364-300-	15.00	15.00
01*133274	MC MAHON ASSOCIATES, INC.	GENERAL TRAFFIC SERVICES 11/27	1,007.50	01-430-313-	1,007.50	24,102.51
		DAVISVILLE & BYBERRY 11/27/21-	2,670.62	01-430-313-	2,670.62	
		DAVISVILLE & BYBERRY-GREEN LIG	1,064.70	01-430-313-	1,064.70	
		BLAIR MILL ROAD-HOP DESIGN 11/	13,905.33	01-430-313-	13,905.33	
		BLAIR MILL RD AND HORSHAM ARLE	475.00	01-430-313-	475.00	
		POWER MULTI-USE PATH 11/27/21-	676.86	01-430-313-	676.86	
		YORK ROAD PED/TRAFFIC SIGNAL 1	770.00	01-430-313-	770.00	
		WILLOW GROVE SHOPPING CTR- 11/	2,920.00	01-430-313-	2,920.00	
		HIDEAWAY TRAIL 11/27/21-12/31/	612.50	01-430-313-	612.50	
01*133275	MCCLOSKEY & FABER, P.C.	TOWNSHIP CONSULTING 11/25/21-1	303.00	01-430-313-	303.00	5,194.00
		3195 PENNYPACK ROAD- 11/25/21-	106.00	01-430-313-	106.00	
		2405 MARYLAND ROAD- 11/25/21-1	286.72	01-430-313-	286.72	
		WILLOW GROVE SHOPPING CTR- 11/	3,654.46	01-430-313-	3,654.46	
		FAIR OAKS PARK LANDSCAPE ARCH	843.82	01-430-313-	843.82	
01*133276	PA CHIEFS' OF POLICE ASSOC.	Livescan/CPIN Maintenance for	6,500.00	01-410-317-	6,500.00	6,500.00
01*133277	PEREGRINE ASSOCIATES	(500) BUSINESS CARDS- GLASSMAN	70.00	01-415-240-	70.00	550.00
		(5000) WINDOW ENVELOPES, (500)	480.00	01-401-200-	480.00	
01*133278	PITNEY BOWES, INC.	CONNECT + RED FL INK CTG	161.49	01-401-240-	161.49	161.49
01*133279	POLICE CHIEF'S ASSOC. OF MONTGOMERY	BACKGROUND INVESTIGATIONS TRAI	320.00	01-410-240-	320.00	320.00
01*133280	POWER DMS	Subscription for 2022	4,213.53	01-410-317-	4,213.53	4,213.53
01*133281	ROBERT E. LITTLE, INC.	130 LBS PUSH SPREADER	229.99	01-454-260-	229.99	229.99
01*133282	SHAPIRO FIRE PROTECTION CO.	10/20/21 ANNUAL INSPECTION	134.25	01-454-450-	134.25	134.25
01*133283	T.W. REISS, INC.	SPREADER	399.99	01-454-374-	399.99	399.99
01*133284	THE STANDARD INSURANCE	HEALTH & LIFE INSURANCE- FEBRU	5,733.29	01-486-156-	5,733.29	5,733.29
01*133285	UPPER DUBLIN TOWNSHIP	2022 SWAT TEAM ASSESSMENT	5,000.00	01-410-317-	5,000.00	5,000.00
01*133286	VERIZON BUSINESS	JANUARY 2022	165.65	01-401-320-	165.65	165.65
01*133287	WILLOW GROVE FIRE COMPANY	GENERAL TRAINING	6,451.00	01-411-460-	25.00	6,451.00
		LIABILITY INSURANCE 2022		01-411-352-	6,426.00	
01*133288	WORKPLACE CENTRAL	(2) 2000+ DATER	170.00	01-401-240-	170.00	515.26
		(1) CLEANER, (1) SPRAY DSNFCT	16.20	01-401-200-	16.20	
		(10) PAPER	314.80	01-401-200-	314.80	
		(7) BNDR, (1) 35 BTL WATER	8.28	01-401-200-	8.28	
		2032 4/PK BATTERIES	5.98	01-401-320-	5.98	
01*133290	AMERICAN PUBLIC SAFETY	VEST/CARRIER-OFC BALDWIN	1,113.50	01-410-238-	1,113.50	1,113.50
01*133291	AQUA PA	0001284750128475: 12/15-01/15/	227.07	01-409-360-	227.07	227.07
01*133292	AQUA PA	000309905-0309905: 92 HYDRANTS	2,379.12	01-411-363-	2,379.12	2,379.12
01*133293	AQUA PA	000430869 0389901: 10 HYDRANTS	261.87	01-411-363-	261.87	261.87
01*133294	ARDMORE TIRE, INC.	winter tires for police	2,177.84	01-430-330-	2,177.84	2,177.84
01*133295	AVT	MEETING ROOM AV	17,526.00	01-130-100-	17,526.00	17,526.00
01*133296	BELA PRINTING & PACKAGING CORPORATI	(500) ABSENCE REPORTS	207.00	01-401-200-	207.00	207.00
01*133297	BERGEY'S INC.	HOSE CLAMPS, HOSE, CONNECTION,	307.96	01-430-330-	307.96	2,619.72
		(1) PIPE	301.24	01-430-330-	301.24	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		2010 MACK- PTT SOFTWARE RENEWA	350.00	01-430-330-	350.00	
		TRANSMISSION LIGHT ON	1,660.52	01-430-330-	1,660.52	
01*133298	BKH ELECTRICAL INC	BUILD WALL AND DOOR FOR STORAG	950.00	01-411-373-	950.00	950.00
01*133299	BUCKS COUNTY	2008 INTERNATIONAL- CHECK ENGI	135.00	01-430-330-	135.00	710.00
		international software update	575.00	01-430-330-	575.00	
01*133300	CAMPBELL DURRANT BEATTY	JANUARY 2022 LEGAL SERVICES	4,205.00	01-402-314-	4,205.00	4,205.00
01*133301	CERTIFIED LABORATORIES	(2) PREMALUBE RED 35LB	303.69	01-430-330-	303.69	303.69
01*133302	CITY ELECTRIC SUPPLY	(4) CKT BRKR, (1) SLIT BOLT, (	-113.54	01-409-373-	-113.54	120.42
		(2) TAMLITE, (2) HALCO	233.96	01-411-373-	233.96	
01*133303	CLARK HILL	CIVIL SERVICE COMMISSION MATTE	1,054.50	01-402-314-	1,054.50	1,054.50
01*133304	CLEAN NET USA	JANITORIAL SERVICE FOR FEBRUAR	2,075.00	01-409-450-	2,075.00	2,075.00
01*133305	COMCAST CABLE	8499101410185414: FEB-MARCH, 2	123.05	01-411-327-	123.05	769.48
		849910141021877: 227 DAVISVILL	242.92	01-411-327-	242.92	
		8466101410285401- BOILEAU PARK	403.51	01-401-320-	403.51	
01*133306	COTTMAN CORP.	(1) FRONT FLOOR LINER, (1) REA	190.00	01-430-330-	190.00	190.00
01*133307	COURIER TIMES, INC.	01/01-01/31/22 COMMISSIONERS M	275.04	01-401-340-	275.04	275.04
01*133308	CRYSTAL SPRINGS	01/11/22 (15) 5G SPRING WATER	222.05	01-410-200-	222.05	222.05
01*133309	DEREK BECHLE	01/28/22 MEAL-SNOW	22.37	01-430-240-	22.37	22.37
01*133310	EAGLE INDUSTRIAL HYGIENE ASSOC.	Sample and Test Woodlawwn Roof	2,950.00	01-409-373-	2,950.00	2,950.00
01*133311	EARTHBORNE INC.	REPAIR EQUIPMENT 413	2,467.84	01-430-330-	2,467.84	2,769.16
		MACHINE RUNNING IN LIMP MODE	301.32	01-430-330-	301.32	
01*133312	EASTERN AUTOPARTS WAREHOUSE	JANUARY 2022 STATEMENT	1,321.69	01-430-330-	1,321.69	1,321.69
01*133313	EXTRA SPACE STORAGE	MONTHLY INVOICE- UNIT 387	361.00	01-401-450-	361.00	361.00
01*133314	FARMSTEAD ALLIANCE	2022 CONTRIBUTIONS	10,000.00	01-401-520-	10,000.00	10,000.00
01*133315	FAST RESCUE SOLUTIONS, LLC	Fast Board orange for rescue	2,285.00	01-411-260-	2,285.00	2,285.00
01*133316	FASTENAL COMPANY	(10) CB 3/8- 16X3 1/2 GALV	10.45	01-430-330-	10.45	507.63
		(200) CB 3/8-16X3 1.2 GALV	208.98	01-430-330-	208.98	
		(2) 25 PERSON METAL KIT (1) AG	288.20	01-430-330-	288.20	
01*133317	FRANK CALLAHAN COMPANY, INC.	(4) FLEXCO HINGE PIN, (4) FLEX	965.00	01-430-330-	965.00	965.00
01*133318	FRED BEANS PARTS	(1) MOULDING, (3) RETAINER	27.09	01-430-330-	27.09	271.46
		(1) RADIATOR, (1) TUBE ASY	244.37	01-430-330-	244.37	
01*133319	FSSOLUTIONS	BREATH ALCOHOL TEST, ANNUAL SU	280.90	01-486-156-	280.90	280.90
01*133320	GEORGE ELY ASSOCIATES	(12) 32 GALLON LITTER RECEPTAC	4,953.00	01-454-374-	4,953.00	4,953.00
01*133321	GEPPERT LUMBER	(15) 50LB CALCIUM PELLETS	350.85	01-454-200-	350.85	350.85
01*133322	GOOSE SQUAD	JANUARY, 2022	1,350.00	01-454-450-	1,350.00	1,350.00
01*133323	H.A. BERKHEIMER, INC.	EARNED INCOME TAX - JANUARY 20	1,263.07	01-402-312-	1,263.07	1,263.07
01*133324	HATBORO LUMBER	(1) 2X10X8 #1 PT	222.20	01-454-200-	222.20	918.44
		(5) 2X10X8, (5) 2X10X16- BUEHL	345.65	01-454-200-	345.65	
		(1) 2X10X8, (7) 2X10X216- BUEL	350.59	01-454-200-	350.59	
01*133325	HAVIS-SHIELDS EQUIP.CORP.	(3) 20A LED- POLICE STOCK	24.00	01-430-330-	24.00	24.00
01*133326	JAMES D. MORRISSEY, INC.	DAVISVILLE & BYBERRY INTERSECT	41,661.00	01-430-372-	41,661.00	41,661.00
01*133327	JOHN FUGELO	KEY BOX	19.07	01-411-360-	19.07	19.07
01*133328	KAREN WEEKES	PROOFREADER FOR 2021 SPRING NE	200.00	01-452-450-	200.00	200.00
01*133329	KCBA ARCHITECTS	SERVICES RENDERED THROUGH 12/3	2,648.92	01-130-100-	2,648.92	2,648.92
	**** VOIDED CHECK ****					
01*133331	KILKENNY LAW	LEGAL SERVICES RENDERED JANUAR	4,561.00	01-402-314-	4,561.00	14,161.70
		LEGAL SERVICES RENDERED JANUAR	8,298.70	01-402-314-	8,298.70	
		LEGAL SERVICES RENDERED JANUAR	201.50	01-402-314-	201.50	
		LEGAL SERVICES RENDERED JANUAR	666.50	01-402-314-	666.50	
		LEGAL SERVICES RENDERED JANUAR	434.00	01-402-314-	434.00	
01*133332	KIM JAGACZEWSKI	YOUNG REMBRANDTS- 6 WK ZOOM CL	75.00	01-452-450-	75.00	75.00

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*133333	KIMBALL MIDWEST	(4) DRILL BIT, (50) TERMINAL	142.80 01-430-330-	142.80	417.80
		(12) GREASE, (100) TERMINAL	275.00 01-430-330-	275.00	
01*133334	LEXISNEXIS	JANUARY 2022 INVOICE	150.00 01-401-240-	150.00	150.00
01*133335	PENDERGAST SAFETY	(7) CLASS 2 VEST	61.45 01-427-192-	61.45	61.45
01*133336	RICOH USA, INC.	EQUIPMENT SERVICES 12/31-01/30	623.54 01-401-320-	623.54	623.54
01*133337	SANTERIAN REAL ESTATE PARTNERSHIP	BUSINESS PRIVILEGE TAX	26.87 01-310-800-	26.87	26.87
01*133338	SERVICE PORT REFRIGERATION CO	CLEAN/SANITIZE ICE MACHINE	449.00 01-430-240-	449.00	449.00
01*133339	SIGNAL CONTROL PRODUCTS, INC.	(6) FL-200 FLASHER	210.00 01-430-373-	210.00	210.00
01*133340	STAR LAWN MOWER INC.	(6) 12" XTRAGUARD CHAIN	83.94 01-454-374-	83.94	83.94
01*133341	T.W. REISS, INC.	ADDITIONS FOR NEW MOWER	1,263.61 01-454-740-	1,263.61	12,975.60
		CHAINSAW	512.00 01-430-260-	512.00	
		ZERO TURN MOWER	11,199.99 01-454-740-	11,199.99	
01*133342	THE KSA GROUP LLC	FEBRUARY 2022 CONSULTING GRANT	4,500.00 01-401-450-	4,500.00	4,500.00
01*133343	TODD SMITH	TRAINING MEAL REIMBURSEMENT	28.23 01-410-240-	28.23	28.23
01*133344	UMHJSA	43,500 GALLONS- UMT BLDG	391.24 01-409-360-	391.24	2,181.00
		FITZWATERTOWN RD- 3700 GALLONS	47.20 01-454-360-	47.20	
		SEWER- 227-229 DAVISVILLE	76.77 01-411-360-	76.77	
		SEWER- 4255 SHOEMAKER RD	1,460.83 01-454-360-	1,460.83	
		4355 DAVISVILLE: 2000 GALLONS	47.20 01-411-360-	47.20	
		19,000 GALLONS- LIBRARY	157.76 01-409-360-	157.76	
01*133345	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	419.95 01-430-191-	209.98	419.95
		UNIFORM	01-427-191-	209.97	
01*133346	WILLOW GROVE FIRE COMPANY	COMMUNICATION MAINTENANCE	475.90 01-411-327-	206.60	475.90
		ENGINEERING MAINTENANCE	01-411-372-	14.80	
		EQUIPMENT REPLACEMENT	01-411-242-	254.50	
01*133347	WITMER PUBLIC SAFETY GROUP	(1) HUMAT FLANGE	295.00 01-411-372-	295.00	295.00
01*133348	WORKPLACE CENTRAL	(7) BNDR 9.5X11	103.11 01-401-200-	103.11	875.52
		FOLDER, POST IT, PADS, PENS	116.44 01-415-240-	116.44	
		PLANNER NOTEBOOK	9.35 01-401-200-	9.35	
		CALENDAR	28.98 01-401-200-	28.98	
		PUSHPINS, ENVELOPE, BINDER CLI	41.28 01-452-200-	41.28	
		PUSHPIN, ENVELOPES	56.64 01-452-200-	56.64	
		(10) PAPER	459.00 01-401-200-	459.00	
		(4) LTR PCKET FILE	60.72 01-401-200-	60.72	
01*133349	Y-PERS, INC.	6 CS KRESTO SOAP	195.00 01-430-330-	195.00	195.00
01*133350	AIRGAS	44LB WIRE MIG ER70S-6	228.75 01-430-330-	228.75	228.75
01*133351	AL BRADLEY	REFUND PICKLEBALL	26.25 01-367-000-	26.25	26.25
01*133352	ALBERT TUCKER	REFUND PICKLEBALL	26.25 01-367-000-	26.25	26.25
01*133353	ALEX LEVY, PETTY CASHIER	REIMBURSEMENT FOR MEALS	12.00 01-410-240-	12.00	12.00
01*133354	ALEXANDRA DEMICHELE	REFUND PICKLEBALL	26.25 01-367-000-	26.25	26.25
01*133355	ALLAN GRADY	REFUND PICKLEBALL	26.25 01-367-000-	26.25	26.25
01*133356	ALLAN MENAKER	REFUND PICKLEBALL	26.25 01-367-000-	26.25	26.25
01*133357	AMERICAN RED CROSS	(5) PARTICIPANTS- CPR/AED CLAS	135.00 01-452-450-	135.00	135.00
01*133358	AMY BROWN	REFUND PICKLEBALL	17.50 01-367-000-	17.50	17.50
01*133359	ANN COLLINS	REFUND PICKLEBALL	26.25 01-367-000-	26.25	26.25
01*133360	ANNMARIE GETSINGER	REFUND PICKLEBALL	26.25 01-367-000-	26.25	26.25
01*133361	ANYA SURNITSKY	REFUND ADULT KARATE	47.00 01-367-000-	47.00	47.00
01*133362	ARDMORE TIRE, INC.	#437 TRACH CTL	185.00 01-430-330-	185.00	185.00
01*133363	ARDSLEY AUTO TAG SERVICE	(5) MUNICIPAL PLATES	175.00 01-430-330-	175.00	175.00
01*133364	ARLENE POLLACK	REFUND PICKLEBALL	26.25 01-367-000-	26.25	26.25

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*133365	BETTY WEISS	REFUND PICKLEBALL	17.50	01-367-000-	17.50	17.50
01*133366	BILL JOHNS	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133367	BILLOWS ELECTRIC SUPPLY INC.	(1) 3M SCOTCHKOTE-FD- 15OZ CAN	42.88	01-430-373-	42.88	42.88
01*133368	BOK KIM	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133369	BRAD SEIVER	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133370	BRAD SHEPPARD	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133371	BRIAN BARBER	REFUND PICKLEBALL	17.50	01-367-000-	17.50	17.50
01*133372	BRUCE EHRLICH	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133373	BRUCE LICHTENSTEIN	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133374	BUCKS COUNTY	(1) SENSOR, SW	36.17	01-430-330-	36.17	36.17
01*133375	CAROL A. GIBSON	REFUND PICKLEBALL	17.50	01-367-000-	17.50	17.50
01*133376	CAROLYN CZARNECKI	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133377	CATHY FROMM	REFUND PICKBALL	26.25	01-367-000-	26.25	26.25
01*133378	CHARLES A. HIGGINS & SONS INC.	TRAFFIC LIGHT MAINTENANCE- BLA	273.10	01-430-373-	273.10	273.10
01*133379	CHARLES PAVLOV	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133380	CODY SYSTEMS	Renewal Subscription License f	2,800.00	01-410-317-	2,800.00	2,800.00
01*133381	COLLEEN HILLOCK	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133382	COLONIAL OIL INDUSTRIES, INC.	2338 GALLONS	6,323.77	01-430-330-	6,323.77	6,323.77
01*133383	COMCAST CABLE	8499101410018938: DPW 02/11-03	193.10	01-401-320-	193.10	1,489.67
		8499101380131182: 02/11-03/10/	203.35	01-401-320-	203.35	
		8499101410219510: WGFC 02/18-0	351.30	01-401-320-	351.30	
		8499101410240870: BUEHLER PK 0	227.25	01-401-320-	227.25	
		849101410244682: VETERANS PK 0	143.05	01-401-320-	143.05	
		8499101380374931: UMT 02/09-03	328.39	01-401-320-	328.39	
		8499101380374949: UMT CABLE 02	43.23	01-401-320-	43.23	
01*133384	COOPER MECHANICAL SERVICES	REPAIRE PIN HOLE LEAK IN FIRE	1,250.00	01-411-373-	1,250.00	1,250.00
01*133385	DAISY WONG	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133386	DAVID CHAMBERLAIN	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133387	DAVID SNYDER	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133388	DEBORAH PILEGGI	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133389	DEE ADCOCK	REFUND PICKLEBALL	52.50	01-367-000-	52.50	52.50
01*133390	DELL ACCOUNT	65WHR Primary Battery per Quot	447.15	01-401-320-	361.17	447.15
		M16ISF-R Keyboard per Quote 30		01-401-320-	85.98	
01*133391	DENNIS BINSFELD	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133392	DISTRICT COURT 38-2-08	ADD'L FILING FEES- UMT VS MARK	12.76	01-401-240-	12.76	12.76
01*133393	ELLEN SKLAR	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133394	FASTENAL COMPANY	(500) 11' UVBLACK CBL TIE	75.00	01-430-330-	75.00	158.66
		(100) CB 5/16-18X2 GALV	41.83	01-430-330-	41.83	
		(100) CB 5/16-18X2 GALV	41.83	01-454-374-	41.83	
01*133395	FRANCIS WHELAN	REFUND PICKLEBALL	17.50	01-367-000-	17.50	17.50
01*133396	FRED BEANS PARTS	(1) TUBE ASY	56.54	01-430-330-	56.54	153.85
		(1) SENDER ASY, (1) GASKET, (1	42.58	01-430-330-	42.58	
		(1) GL2Z8592A, (1) 6L2Z8592FA	54.73	01-430-330-	54.73	
01*133397	GEORGE ALLEN PORTABLE	01/28-02/24/22 NORTH WILLOW GR	72.00	01-454-450-	72.00	72.00
01*133398	GERIANN PICCHIONI	REFUND PICKBALL	26.25	01-367-000-	26.25	26.25
01*133399	GINNY MALLAMACI	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133400	GLICK FIRE EQUIPMENT CO.,INC.	(1) SPRING AIR ASSY NEWAY SUSP	592.99	01-430-330-	592.99	592.99
01*133401	GRETA SWANSON	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133402	HARRIET GOLDSTEIN	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133403	HARRINGTON INDUSTRIAL	(5) ADAITERS, (1) CEMENT PVC,	268.44	01-430-330-	268.44	268.44

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*133404	HARRY GAINES	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133405	HELENA FRISS	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133406	HERBERT LI	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133407	HOWARD BLEIMAN	REFUND PICKLEBALL	52.50	01-367-000-	52.50	52.50
01*133408	HOWARD ROWLING	REFUND PICKLEBALL	52.50	01-367-000-	52.50	52.50
01*133409	ILENE GREENBERG	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133410	IRON MOUNTAIN	JANUARY 2022 STORAGE	571.85	01-401-320-	571.85	571.85
01*133411	JAIME GARCIA	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133412	JAMES REMOLDE	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133413	JANET ELLIS	REFUND PICKLEBALL	52.50	01-367-000-	52.50	52.50
01*133414	JEANNIE HOWARD	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133415	JOAN JENNERJAHN	REFUND PICKLEBALL	52.50	01-367-000-	52.50	52.50
01*133416	KAREN WEISS	REFUND PICKLEBALL	52.50	01-367-000-	52.50	52.50
01*133417	KENNETH RUBIN	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133418	KIM KELLER	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133419	KIRKLAND PRINTING, INC.	ABANDONED CAR LABELS (200)	187.00	01-410-340-	187.00	187.00
01*133420	KOWLOON CLEANERS	(6) PADS	30.00	01-410-260-	30.00	40.00
		(1) JACKET	10.00	01-410-260-	10.00	
01*133421	LAND MOBILE CORPORATION	RADIO-TRUCK 421	512.20	01-430-330-	512.20	512.20
01*133422	LANE NEUBAUER	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133423	LESLIE MERRIGAN	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133424	LOUIS LIEBEL	REFUND PICKLEBALL	17.50	01-367-000-	17.50	17.50
01*133425	LYNNANNE GIES	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133426	M.C.A.T.C.	2021-22 ANNUAL DUES	350.00	01-401-240-	350.00	350.00
01*133427	MARC SHERMAN	REFUND PICKLEBALL	52.50	01-367-000-	52.50	52.50
01*133428	MARION WALSH	REFUND PICKLEBALL	17.50	01-367-000-	17.50	17.50
01*133429	MARK HEINIG	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133430	MARK SCHWARTZ	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133431	MARTIN HART	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133432	MCDONALD UNIFORMS	UNIFORMS FOR CHIEF GLASSMAN	1,253.87	01-415-238-	1,253.87	1,253.87
01*133433	MEGAN KEATON	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133434	MELONY BACLINI	REFUND PICKLEBALL	52.50	01-367-000-	52.50	52.50
01*133435	MICHAEL BENSE	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133436	MICHAEL NACE	REFUND PICKLEBALL	17.50	01-367-000-	17.50	17.50
01*133437	MICHAEL R. CERINO	REFUND PICKLEBALL	17.50	01-367-000-	17.50	17.50
01*133438	MORTON KOLMAN	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133439	MURRAY GENDZEL	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133440	NANCY FRIES	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133441	NANCY SANSONI	REFUND PICKLEBALL	52.50	01-367-000-	52.50	52.50
01*133442	PATRCIK STEWART	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133443	PATRICIA SULLIVAN	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133444	PAUL LANGE	REFUND PICKLEBALL	52.50	01-367-000-	52.50	52.50
01*133445	PECO ENERGY-PAYMENT PROCESSING	79312-00105: PILEGGI PK 01/07-	977.38	01-454-360-	977.38	977.38
01*133446	PECO ENERGY-PAYMENT PROCESSING	70320-00202: MASON MILL 01/10-	79.98	01-454-360-	79.98	79.98
01*133447	PECO ENERGY-PAYMENT PROCESSING	76390-01203: MASONS MILL BYBER	532.95	01-454-360-	532.95	532.95
01*133448	PEGGY BAIRD	REFUND PICKLEBALL	17.50	01-367-000-	17.50	17.50
01*133449	PENN POWER GROUP	(6) KIT FILTER 4" SUMP	435.30	01-430-330-	435.30	435.30
01*133450	PETER RUDELL	2022 BOOT ALLOWANCE	224.70	01-410-238-	224.70	224.70
01*133451	PORTER & CURTIS, LLC	2022 BROKER FEE- WGVFC	1,000.00	01-411-354-	1,000.00	1,000.00
01*133452	ROBERT AVANZATO	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*133453	ROBERT SCHERZER	REFUND PICKLEBALL	17.50	01-367-000-	17.50	17.50
01*133454	RONALD COHEN	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133455	RONALD FAGAN	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133456	RUSS WHELAN DOORS &	DPW DOOR RE-ADJUSTMENT	277.50	01-409-373-	277.50	2,694.75
		REPLACE GARAGE DOOR PANEL & RE	2,417.25	01-411-373-	2,417.25	
01*133457	SAMUEL VALENZA	OCTOBER 2021 CONFERENCE	629.37	01-401-240-	629.37	629.37
01*133458	STAPLES CREDIT PLAN	TAX FORMS	31.99	01-401-240-	31.99	31.99
01*133459	STEPHEN GARRY	REFUND PICKLEBALL	17.50	01-367-000-	17.50	17.50
01*133460	STUART KATZ	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133461	STUART MILLMAN	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133462	SUSAN ALBERT	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133463	SUSAN KAPLAN	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133464	SUSAN STEINBERG	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133465	TERESA HANLON	REFUND PICKLEBALL	35.00	01-367-000-	35.00	35.00
01*133466	THE MILLER FINANCIAL GROUP	POLICY #106847519: 01/01/22-13	4,971.00	01-403-353-	4,971.00	4,971.00
01*133467	TRUCK PRO	(2) BRK DRUM	359.30	01-430-330-	359.30	4,208.50
		(2) BRAKE KIT	299.34	01-430-330-	299.34	
		(2) BRAKE KIT	299.34	01-430-330-	299.34	
		(2) BRK DRUM	359.30	01-430-330-	359.30	
		x links for winter operations	2,891.22	01-430-330-	1,347.50	
		Tensioners for chains winter o		01-430-330-	591.72	
		hooks for chains.		01-430-330-	93.00	
		Xlinks qg6822		01-430-330-	859.00	
01*133468	U.S. BANK ST PAUL	DEBT SERVICE PAYMENT 2021 BOND	95,908.18	01-130-200-	95,908.18	95,908.18
01*133469	U.S. MUNICIPAL SUPPLY, INC.	(2) FILLER, BRTHR, ASSY, W/SCR	57.50	01-430-330-	57.50	57.50
01*133470	ULLA KUKORA	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133471	UMHJSA	23800 GALLONS	191.55	01-409-360-	191.55	191.55
01*133472	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	411.85	01-427-191-	205.93	411.85
		UNIFORM MAINTENANCE		01-430-191-	205.92	
01*133473	UPPER GWYNEDD TOWNSHIP	PAYMENT POR PRPS CONFERENCE (1	201.65	01-452-240-	201.65	201.65
01*133474	UPPER MORELAND SCHOOL DISTRICT	FACILITY USE- (34) KARATE, (7)	1,140.00	01-452-450-	1,140.00	1,140.00
01*133475	VALERIE SAULER	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133476	VERIZON	250350262000115: 02/01-02/28	41.55	01-401-320-	41.55	4,171.56
		450724913000147: 02/03-03/02	80.27	01-401-320-	80.27	
		250581599000177: 02/01-02/28	3,862.07	01-401-320-	3,862.07	
		450724784000192: 02/01-02/28	82.25	01-401-320-	82.25	
		250724781000197: 02/01-02/28	105.42	01-401-320-	105.42	
01*133477	VICTOR SECURITY, INC.	BOILEAU PARK MONITORING 02/01-	76.50	01-454-450-	76.50	76.50
01*133478	WILLIAM DE ZOLT	REFUND PICKLEBALL	17.50	01-367-000-	17.50	17.50
01*133479	WITMER PUBLIC SAFETY GROUP	(1) UTILITY GLOVE, (1) RED LIN	497.00	01-415-240-	497.00	497.00
01*133480	WORKPLACE CENTRAL	MATERIALS & SUPPLIES	39.13	01-409-200-	39.13	174.64
		(2) FOLDER, (1) TAPE, (2) NOTE	135.51	01-410-200-	135.51	
01*133481	YU HIN HAU	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133482	YULIA BEZPALKO	REFUND PICKLEBALL	26.25	01-367-000-	26.25	26.25
01*133485	ARTISTIC SCREEN DESIGNS	ADVERTISING & PRINTING	3,209.13	01-452-340-	3,209.13	3,209.13
01*133486	DAWN DOYLE	HEALTH & LIFE INSURANCE	27.02	01-486-156-	27.02	27.02
01*133487	ALEX LEVY, PETTY CASHIER	REIMBURSE MATT HOCKER FOR FED	10.59	01-401-320-	10.59	10.59
01*133488	AQUA PA	0001284700128470: 627 FITZ 01/	33.42	01-454-360-	33.42	33.42
01*133489	AQUA PA	0001285090128503: PILEGGI PK 0	155.97	01-454-360-	155.97	155.97
01*133490	AQUA PA	0014793381052247: 01/14-02/15	154.69	01-454-360-	154.69	154.69

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*133491	AQUA PA	0025017651465955: MASONS MILL	34.50	01-454-360-	34.50	34.50
01*133492	ARDMORE TIRE, INC.	(3) HIGHWAY SANITATION	405.00	01-430-330-	405.00	1,418.00
		(3) SANITATION	405.00	01-430-330-	405.00	
		(3) SANITATION	405.00	01-430-330-	405.00	
		(2) HIGHWAY SANITATION	203.00	01-430-330-	203.00	
01*133493	BERGEY'S INC.	(1) RETAINING PLATE	44.72	01-430-330-	44.72	217.18
		(1) SUPPORT	172.46	01-430-330-	172.46	
01*133494	BRUCE LEVSON	BULK REFUND- PERMIT #150607	25.00	01-364-300-	25.00	25.00
01*133495	BUCKS COUNTY	(2) MIRROR KIT	261.24	01-430-330-	261.24	261.24
01*133496	CHAPMAN FORD OF HORSHAM	REPLACE SERPETINE BELT - PD CA	553.25	01-430-330-	553.25	553.25
01*133497	CHARLES A. HIGGINS & SONS INC.	TRAFFIC LIGHT MAINTENANCE- WEL	1,032.00	01-430-373-	1,032.00	1,347.00
		TRAFFIC LIGHT MAINTENANCE - DA	315.00	01-430-373-	315.00	
01*133498	COLONIAL OIL INDUSTRIES, INC.	1750 @ 2.645069	4,653.25	01-430-330-	4,653.25	4,653.25
01*133499	COOPER MECHANICAL SERVICES	(2) ADA GRID DRAINS, (2) TRAPS	550.00	01-411-360-	550.00	2,850.00
		REPAIR LEAKING SPRINKLER MAIN,	800.00	01-409-373-	800.00	
		INSTALL NEW GENERAL AIR MAINT	1,500.00	01-409-373-	1,500.00	
01*133500	COVANTA ENERGY, LLC	CUSTOMER # COV27868- FEBRUARY	15,333.30	01-427-365-	15,333.30	15,333.30
01*133501	DAVID ELSIER	CDL RENEWAL	72.00	01-430-240-	72.00	72.00
01*133502	DELAWARE VALLEY PROPERTY	PROP./LIAB.INSURANCE- 2022 CON	67,430.75	01-486-352-	67,430.75	67,430.75
01*133503	DELAWARE VALLEY WORKERS'	WORKERS COMPENSATION- 2022	115,048.75	01-486-354-	115,048.75	115,048.75
01*133504	DELL MARKETING L.P.	(2) KEYBOARDS	109.18	01-401-320-	109.18	109.18
01*133505	EARTHBORNE INC.	TRAVEL FOR WORK PERFORMED UNDE	115.44	01-430-330-	115.44	115.44
01*133506	ESI EQUIPMENT, INC.	ANNUAL PREVENTIVE MAINTENANCE	306.46	01-411-250-	306.46	306.46
01*133507	FASTENAL COMPANY	(100) HX NUT	10.37	01-454-374-	10.37	10.37
01*133508	FRED BEANS PARTS	(1) CABLE ASY- #404	33.52	01-430-330-	33.52	33.52
01*133509	GEORGE ALLEN PORTABLE	01/31-02/27/22 RENT	72.00	01-430-240-	72.00	72.00
01*133510	GILMORE & ASSOCIATES	LOFTS AT DAVISVILLE	6,374.09	01-430-313-	6,374.09	21,823.48
		BPG APARTMENTS	316.92	01-430-313-	316.92	
		FAIR OAKS BASIN	1,253.74	01-130-100-	1,253.74	
		LIGHTBRIDGE ACADEMY	260.76	01-430-313-	260.76	
		FAIRHILL COMMONS	10,424.76	01-430-313-	10,424.76	
		ACME BOX	191.34	01-430-313-	191.34	
		28 N. YORK ROAD	567.10	01-430-313-	567.10	
		CARSON SIMPSON FARM	1,463.15	01-430-313-	1,463.15	
		10-170 PARK AVE	836.62	01-430-313-	836.62	
		MASONS MILL- COURT RESURFACING	135.00	01-130-100-	135.00	
01*133511	GILMORE & ASSOCIATES, INC.	UMT LIBRARY	252.11	01-130-100-	252.11	15,419.84
		WOODLAWN SCHOOL	8,612.48	01-130-300-	8,612.48	
		WILLOW GROVE SHOPPING CENTER	759.99	01-430-313-	759.99	
		118 CENTRE AVENUE	1,380.18	01-430-313-	1,380.18	
		1975 HUNTINGDON ROAD GRADING	326.25	01-430-313-	326.25	
		GENERAL SERVICES THROUGH 01/30	4,088.83	01-430-313-	4,088.83	
01*133512	GRANTURK EQUIPMENT CO., INC.	REPAIR TRUCK 225	3,683.42	01-430-330-	3,683.42	3,683.42
01*133513	JOHN FUGELO	(2) FIRE INVESTIGATOR MANUALS	166.16	01-411-460-	166.16	166.16
01*133514	KATHRYN PARKER	BULK REFUND- PERMIT 150610	15.00	01-364-300-	15.00	15.00
01*133515	MCDONALD BUILDING COMPANY LLC	BUILDING PERMITS	2,525.00	01-362-410-	2,115.00	2,525.00
		FIRE CODE PERMITS		01-362-461-	95.00	
		ELECTRICAL PERMITS		01-362-420-	200.00	
		PLUMBING PERMITS		01-362-430-	115.00	
01*133516	NAPA AUTO PARTS	JANUARY 2021 STATEMENT	1,803.30	01-430-330-	1,803.30	1,803.30

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*133517	PA. ONE CALL SYSTEM	MONTHLY ACTIVITY FEE	100.98	01-430-200-	100.98	100.98
01*133518	PACIFIC TELEMAGEMENT SERVICES	MARCH 2022 STATEMENT	99.00	01-401-320-	99.00	99.00
01*133519	PECO ENERGY-PAYMENT PROCESSING	29799-00200: 01/03-02/02	18.04	01-430-373-	18.04	18.04
01*133520	PECO ENERGY-PAYMENT PROCESSING	36245-00401: WGFC 01/07-02/08	438.83	01-411-360-	438.83	438.83
01*133521	PECO ENERGY-PAYMENT PROCESSING	94992-00405: WGFC 01/07-02/08	586.30	01-411-360-	586.30	586.30
01*133522	PECO ENERGY-PAYMENT PROCESSING	14527-00407: 01/12-02/11	1,308.01	01-409-360-	1,308.01	1,308.01
01*133523	PECO ENERGY-PAYMENT PROCESSING	42372-00501: 01/11-02/10	45.45	01-454-360-	45.45	45.45
01*133524	PECO ENERGY-PAYMENT PROCESSING	11435-00707: WGFH 01/11-02/10	1,821.28	01-411-360-	1,821.28	1,821.28
01*133525	PECO ENERGY-PAYMENT PROCESSING	42365-01000: 01/11-02/10	134.02	01-454-360-	134.02	134.02
01*133526	PECO ENERGY-PAYMENT PROCESSING	45458-01109: 01/11-02/10	13.75	01-454-360-	13.75	13.75
01*133527	PECO ENERGY-PAYMENT PROCESSING	45545-01300: 01/12-02/11	1,671.70	01-409-360-	1,671.70	1,671.70
01*133528	PECO ENERGY-PAYMENT PROCESSING	6401701408: 627 FITZWATERTOWN	1,364.56	01-454-360-	1,364.56	1,364.56
01*133529	PECO ENERGY-PAYMENT PROCESSING	02188-01508: 12/30-02/01	489.84	01-430-373-	489.84	489.84
01*133530	PECO ENERGY-PAYMENT PROCESSING	11431-01700: 01/12-02/11	2,106.70	01-409-360-	2,106.70	2,106.70
01*133531	PECO ENERGY-PAYMENT PROCESSING	08080-20028: 01/12-02/11	8.86	01-454-360-	8.86	8.86
01*133532	PECO ENERGY-PAYMENT PROCESSING	21631-22078: 01/11-02/10	38.00	01-454-360-	38.00	38.00
01*133533	PECO ENERGY-PAYMENT PROCESSING	14151-45006: 01/04-02/03	36.76	01-409-360-	36.76	36.76
01*133534	PENDERGAST SAFETY	(3) BLUE RUBBER GLOVE, (3) THE	202.92	01-427-192-	202.92	202.92
01*133535	PENN POWER GROUP	REPAIRS TO UNIT 237	1,591.88	01-430-330-	1,591.88	1,591.88
01*133536	PETER ADAMOW	CDL REIMBURSEMENT	72.00	01-430-240-	72.00	72.00
01*133537	PTC E-Z PASS CUSTOMER SERVICE	JANUARY 2022 STATEMENT	890.80	01-427-365-	890.80	890.80
01*133538	REMS AUTOMOTIVE, INC.	FOUR WHEEL ALIGNMENT #3514	100.07	01-430-330-	100.07	100.07
01*133539	STRATEGICLINK CONSULTING, INC	SUPPORT, MARCH - MAY 2022	1,920.00	01-401-374-	1,920.00	1,920.00
01*133540	THEODORE ZOLTOWSKI	BULK REFUND- PERMIT 150617	25.00	01-364-300-	25.00	25.00
01*133541	TIM KUREK	PUBLIC HEARING NO 1957	265.00	01-402-314-	265.00	265.00
01*133542	TRI-STATE ELEVATOR CO., INC.	FEBRUARY 2022 MAINTENANCE	165.00	01-409-373-	165.00	165.00
01*133543	U.S. MUNICIPAL SUPPLY, INC.	RE108SHP-10 RUBBER EDGE 9 FT X	2,643.50	01-430-330-	360.00	2,643.50
		RE132SHP-10 RUBBER EDGE 11 FT		01-430-330-	1,320.00	
		RE1444SHP-10 RUBBER EDGE 12 FT		01-430-330-	480.00	
		BB1-PP0879 - PLOW CURB BUMPER		01-430-330-	483.50	
01*133544	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	407.95	01-430-191-	203.97	407.95
		UNIFORM MAINTENANCE		01-427-191-	203.98	
01*133545	VERIZON	250-339-403-0001-76: 02/15-03/	41.55	01-401-320-	41.55	41.55
01*133546	WILLOW GROVE FIRE COMPANY	REPLACE (4) PAPER TOWEL DISPEN	156.98	01-411-226-	156.98	156.98
01*133547	WIND RIVER ENVIRONMENTAL LLC.	CLEAR BLOCKAGE FROM CATCH BASI	630.00	01-430-240-	630.00	630.00
01*133548	WORKPLACE CENTRAL	MAT'LS. & SUPPLIES-OFFICE- COL	43.92	01-452-200-	43.92	88.20
		MATERIAL & SUPPLIES	27.96	01-410-200-	27.96	
		MATERIAL & SUPPLIES	9.99	01-410-200-	9.99	
		GENERAL EXPENSE	6.33	01-415-240-	6.33	
04*9364	BARBARA MADIGAN	PARKS GOLDEN AGE CLUB- REFUND	1,048.00	04-384-100-	1,048.00	1,048.00
04*9365	CATHIE BLUETT	PARKS GOLDEN AGE CLUB-REFUND C	398.00	04-384-100-	398.00	398.00
04*9366	COMMUNITY BUSINESS NETWORK LTD	PARKS GOLDEN AGE CLUB- PAYMENT	300.00	04-384-100-	300.00	300.00
04*9367	DIANE COLF	PARKS GOLDEN AGE CLUB- REFUND	270.00	04-384-100-	270.00	270.00
04*9368	FRANCES O'MALLEY	PARKS GOLDEN AGE CLUB- REFUND	260.00	04-384-100-	260.00	260.00
04*9369	JOAN FENSTERMACHER	PARKS GOLDEN AGE CLUB-REFUND C	788.00	04-384-100-	788.00	788.00
04*9370	JOANNE THOMAS	PARKS GOLDEN AGE CLUB- REFUND	250.00	04-384-100-	250.00	250.00
04*9371	JOSEPHINE WRIGHT	PARKS GOLDEN AGE CLUB- REFUND	250.00	04-384-100-	250.00	250.00
04*9372	PENN'S PEAK, LLC	PARKS GOLDEN AGE CLUB- DEPOSIT	100.00	04-384-100-	100.00	100.00
04*9373	PERKIOMEN TOURS	PARKS GOLDEN AGE CLUB- CHARTER	100.00	04-384-100-	100.00	100.00
04*9374	RICHARD CHARES	PARKS GOLDEN AGE CLUB-REIMBURS	60.00	04-384-100-	60.00	60.00

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
04*9375	CURRAN TRAVEL, INC.	FINAL PAYMENT FOR HEARTROBS TR	1,180.00	04-384-100-	1,180.00	1,180.00
04*9376	KRAPH COACHES	FINAL PAYMENT FOR GAC BUS TRIP	1,107.00	04-384-100-	1,107.00	1,107.00
04*9377	WORKPLACE CENTRAL	PARKS GOLDEN AGE CLUB- (1) BOX	95.44	04-384-100-	95.44	95.44
04*9378	MARIE HIRSCHBUHL	REFUND FOR GAC IRISH CELEBRATI	110.00	04-384-100-	110.00	110.00
04*9379	ROBERT WIKTORSKI	REFUND FOR LORETTA WIKTORSKI-	280.00	04-384-100-	280.00	280.00
04*9380	VEREINIGUNG ERZGEBRIDGE	DEPOSIT FOR GAC MEETING 02/22	500.00	04-384-100-	500.00	500.00
23*133289	WILLOW GROVE FIRE COMPANY	REIMBURSEMENT FOR LOAN	965.26	23-471-300-	965.26	965.26
23*133483	RICOH USA, INC.	LEASE PAYMENTS 01/01-02/28/22	1,722.96	23-471-600-	1,722.96	1,722.96
23*133484	U.S. BANK ST PAUL	PAYING AGENT FEES	646.50	23-471-700-	646.50	646.50
35*2995	PECO ENERGY-PAYMENT PROCESSING	05404-00109: STREET LIGHT 12/3	77.34	35-434-361-	77.34	77.34

GRAND TOTAL OF CHECKS = 954,583.81

**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 1727**

**AN ORDINANCE OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING ORDINANCES 1524 & 1556 RELATING TO THE ESTABLISHMENT OF INTERNAL CONTROL PROCEDURES FOR TAX CERTIFICATIONS TO PROVIDE FOR FEES FOR TAX CERTIFICATIONS AND TAX DUPLICATES; REPEALING ALL INCONSISTENT ORDINANCES, OR PARTS THEREOF IN CONFLICT THEREWITH; AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

**WHEREAS**, Upper Moreland Township, Montgomery County, Pennsylvania (hereinafter “the Township”) is a Township of the First Class, organized and existing under the laws of the Commonwealth of Pennsylvania; and

**WHEREAS**, Ordinance 1524 was enacted by the Upper Moreland Township Board of Commissioners on April 3, 2006, to provide that the Treasurer, in their capacity as the Real Estate Tax Collector was permitted to set a fee, not in excess of Twenty-Five (\$25) Dollars for the preparation of tax certifications and to follow certain procedures with respect to accounting for fees and tax certification transactions; and

**WHEREAS**, Ordinance 1556 was enacted by the Upper Moreland Township Board of Commissioners on April 7, 2008, to add a new Section 5 to Ordinance 1524 to authorize the Treasurer, in their capacity as the Real Estate Tax Collector to set a fee, not in excess of Two (\$2) Dollars for the preparation of duplicate tax bills; and

**WHEREAS**, the Treasurer reports that his office has been asked to prepare and mail out dozens of tax certifications and duplicate tax bills on an annual basis at a certain cost in terms of postage, as well as labor and paper supplies, all of which costs have risen with inflation over the past fourteen years while the Township fees have remained stagnant.

**NOW, THEREFORE**, be it, and it is hereby **ORDAINED** by the Upper Moreland Township Board of Commissioners, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

**SECTION 1: AMENDMENT.**

1. Section One of Township Ordinance 1524 is hereby amended to set a fee, not in excess of Thirty-Five (\$35) Dollars for the preparation of tax certifications.
2. Section Five of Township Ordinance 1556 is hereby amended to set a fee not in excess of Five (\$5) Dollars for the preparation of duplicate tax bills.
3. A new Section Six is hereby added to Ordinance 1524 as follows:

**Section 6.** The fees contemplated under this ordinance for the preparation of tax certifications and duplicate tax bills may be amended from time to time as deemed appropriate by the Board of Commissioners via the passage of a resolution.

**SECTION 2: SEVERABILITY.**

The terms, conditions and provisions of this Ordinance are hereby declared to be severable, and, should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable or unconstitutional, the Upper Moreland Township Board of Commissioners hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Ordinance.

**SECTION 3: REPEALER.**

Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

**SECTION 4: EFFECTIVE DATE.**

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

**ORDAINED AND ENACTED** by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 7th day of March, 2022.

Attest:

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Matthew H. Candland, Secretary

\_\_\_\_\_  
Kip McFatridge, President

**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 1728**

**AN ORDINANCE OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AUTHORIZING THE INCURRENCE OF NONELECTORAL DEBT OF THE TOWNSHIP OF UPPER MORELAND BY THE ISSUANCE OF \$[\_\_\_\_\_] GENERAL OBLIGATION BONDS, SERIES OF 2022, FOR THE PURPOSE OF PROVIDING FUNDS FOR AND TOWARDS FINANCING VARIOUS CAPITAL PROJECTS; AUTHORIZING THE PREPARATION AND FILING OF A DEBT STATEMENT AND OTHER DOCUMENTATION; COVENANTING TO CREATE A SINKING FUND AND TO BUDGET, APPROPRIATE AND PAY DEBT SERVICE ON THE BONDS AND PLEDGING THE FULL FAITH, CREDIT AND TAXING POWER OF THE TOWNSHIP FOR THE BONDS; SETTING FORTH THE SUBSTANTIAL FORM OF BOND; SETTING FORTH THE STATED PRINCIPAL MATURITY AMOUNTS AND DATES, INTEREST RATES AND INTEREST PAYMENT DATES, PLACE OF PAYMENT, SINKING FUND PROVISIONS AND OTHER DETAILS OF THE BONDS; AUTHORIZING THE EXECUTION OF A SUPPLEMENT TO AN EXISTING CONTINUING DISCLOSURE AGREEMENT; FINDING THAT A PRIVATE INVITED COMPETITIVE SALE OF THE BONDS IS IN THE BEST FINANCIAL INTEREST OF THE TOWNSHIP AND ACCEPTING A PROPOSAL FOR THE PURCHASE OF THE BONDS; APPOINTING A PAYING AGENT AND SINKING FUND DEPOSITORY; AND AUTHORIZING OTHER NECESSARY ACTION.**

WHEREAS, the Township of Upper Moreland (the "Township") is granted the power by the Local Government Unit Debt Act of the Commonwealth of Pennsylvania, 53 Pa. Cons. Stat § 8001 *et seq.*, as amended (the "Act"), to incur indebtedness and to issue bonds for the purposes of funding capital projects; and

WHEREAS, the Township has determined to finance a capital improvement program consisting of (i) the acquisition of land with a structure thereon and the demolition of said structure; (ii) the possible purchase of certain other property and equipment; and (iii) various capital improvements of the Township (collectively, the "Projects"); and

WHEREAS, the Township now proposes to issue \$[\_\_\_\_\_] aggregate principal amount of its General Obligation Bonds, Series of 2022 (the "Bonds") to provide funds for the Projects and pay the costs and expenses of issuing [and insuring all or a portion of] the Bonds; and

WHEREAS, the Township has retained PFM Financial Advisors LLC, Harrisburg, Pennsylvania, as financial advisor in connection with the issuance of the Bonds (the "Financial Advisor"); and

WHEREAS, pursuant to an Invitation to Bid for the Bonds (the "Invitation to Bid") prepared by the Financial Advisor, the Township competitively solicited and received, via auction bidding on-line, bids for the Bonds, the results of which are summarized in the report of the Financial Advisor presented at this meeting; and

WHEREAS, upon the advice of its Financial Advisor, the Township has determined that the proposal for the purchase of the Bonds received from [\_\_\_\_], [\_\_\_\_], [\_\_\_\_], offers the lowest net interest cost to the Township, and the Board of Commissioners now desires to authorize the issuance of the Bonds for the purpose of financing the costs of the Projects and paying the costs and expenses of issuing [and insuring all or a portion of] the Bonds and to accept the proposal of such firm for the purchase of the Bonds.

NOW, THEREFORE, BE IT ENACTED by the Board of Commissioners of the Township of Upper Moreland and IT IS HEREBY ENACTED, as follows:

Section 1. Authorization of the Projects and Incurrence of Indebtedness and Statement of Estimated Useful Lives of the Projects. The Township hereby authorizes and shall undertake the Projects as described in the preambles to this Ordinance. The Township shall incur indebtedness pursuant to the Act in the aggregate principal amount of \$[\_\_\_\_] to provide funds for the Projects and pay the costs and expenses of issuing [and insuring all or a portion of] the Bonds.

The estimated average useful lives of the Projects is not less than forty (40) years. It is hereby determined and stated that the Bonds are scheduled to mature in accordance with the limitations set forth in Section 8142 of the Act taking into account the estimated useful lives of the Projects.

The Township has obtained realistic estimates of the costs of the Projects through bid or contract prices or professional cost estimates from persons qualified by experience to provide such estimates.

The Township hereby reserves the right to undertake the Projects in such order and at such time or times as it shall determine and to allocate a portion of the proceeds of the Bonds and other available moneys to the final costs of the Projects in such amounts and order of priority as it shall determine; but the proceeds of the Bonds shall be used solely to pay "costs", as defined in the Act, of the Projects or, upon appropriate amendments to this Ordinance, to pay the costs of other capital projects for which the Township is authorized to incur indebtedness.

Section 2. Authorization of Issuance of Bonds. The Township shall issue, pursuant to the Act and this Ordinance, \$[\_\_\_\_] aggregate principal amount of its General Obligation Bonds, Series of 2022 to provide funds for and toward the costs of the Projects and to pay the costs of issuing [and insuring all or a portion of] the Bonds as provided in Section 1 hereof.

Section 3. Type of Indebtedness. The indebtedness authorized by this Ordinance is nonelectoral debt.

Section 4. Execution of Debt Statement, Bonds and Other Documents. The President or Vice President of the Board of Commissioners and the Secretary or Treasurer or any Assistant or Acting Secretary or Treasurer of the Township and their successors are hereby authorized and directed to file the debt statement required by Section 8110 of the Act, to execute and deliver the Bonds in the name and on behalf of the Township and to take all other action required by the Act or this Ordinance in connection with the issuance of the Bonds. Said officers or any of them are further authorized to apply to the Department of Community and Economic Development for approval of the debt herein authorized and to file with such application a transcript of the proceedings including a certified copy of this Ordinance, a Debt Statement, a Borrowing Base Certificate signed by the appropriate officials of the Township or by the accountants of the Township responsible for auditing its financial affairs, and to take any and all such

further action and to execute and deliver such other documents as may be necessary or proper to comply with all requirements of the Act or to carry out the intent and purpose of this Ordinance. Said officers and their successors are further hereby authorized if, in their opinion, it is advisable to do so, to prepare and file such statements and documents as may be required by Section 8024 of the Act in order to qualify all or any portion of the existing indebtedness of the Township or of the above authorized indebtedness as subsidized debt.

Section 5. Type of Bonds. The Bonds when issued will be general obligation bonds.

Section 6. Covenant to Pay Debt Service - Pledge of Taxing Power. The Township hereby covenants with the registered owners of the Bonds outstanding pursuant to this Ordinance as follows: that the Township will include in its budget for each fiscal year during the life of the Bonds, the amount of the debt service on the Bonds issued hereunder which will be payable in each such fiscal year so long as any of the Bonds shall remain outstanding; that the Township shall appropriate from its general revenues such amounts to the payment of such debt service; that the Township shall duly and punctually pay or cause to be paid the principal of every Bond and the interest thereon at the dates and places and in the manner stated in the Bonds according to the true intent and meaning thereof; and for such budgeting, appropriation and payment the Township hereby pledges its full faith, credit and taxing power. The covenant contained in this Section 6 shall be specifically enforceable. The amounts to be budgeted, appropriated and paid pursuant to the foregoing covenant are those set forth in **Exhibit A** attached hereto and made a part hereof which are hereby incorporated in the foregoing covenant with the same effect as if the same were specified in the text of such covenant.

Section 7. Form of Bonds. The Bonds shall be substantially in the following form with appropriate omissions, insertions and variations:

(FORM OF BOND)

No. R-

\$ \_\_\_\_\_

UNITED STATES OF AMERICA  
COMMONWEALTH OF PENNSYLVANIA

TOWNSHIP OF UPPER MORELAND  
Montgomery County, Pennsylvania

GENERAL OBLIGATION BOND,  
SERIES OF 2022

INTEREST RATE	MATURITY DATE	DATED DATE	CUSIP
	September 1, ____	April 7, 2022	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL SUM: \$ \_\_\_\_\_ DOLLARS

The Township of Upper Moreland, Montgomery County, Pennsylvania (the "Township"), for value received, hereby promises to pay to the registered owner hereof on the maturity date set forth above the principal sum set forth above, and to pay interest thereon from April 7, 2022 or the most recent Interest Payment Date to which interest has been paid or duly provided for, initially on September 1, 2022 and semiannually thereafter on March 1 and September 1 of each year (each, an "Interest Payment Date"), at the annual rate specified above, calculated on the basis of a 360-day year of twelve 30-day months until the principal sum is paid or has been provided for. The principal of this Bond is payable upon presentation and surrender hereof at the corporate trust office of U.S. Bank Trust Company, National Association (the "Paying Agent") in Philadelphia, Pennsylvania. Interest on this Bond will be paid on each Interest Payment Date by check mailed to the person in whose name this Bond is registered on the registration books of the Township maintained by the Paying Agent, as registrar, at the address appearing thereon at the close of business on the fifteenth (15<sup>th</sup>) day (whether or not a day on which the paying agent is open for business) next preceding such Interest Payment Date (the "Regular Record Date"). Any such interest not so timely paid or duly provided for shall cease to be payable to the person who is the registered owner hereof as of the Regular Record Date, and shall be payable to the person who is the registered owner hereof at the close of business on a Special Record Date (the "Special Record Date") for the payment of such

defaulted interest. Such Special Record Date shall be fixed by the Paying Agent whenever monies become available for payment of the defaulted interest, and notice of the Special Record Date and of the payment date for such interest shall be given to registered owners of the Bonds not less than fifteen (15) days prior to the Special Record Date. The principal of and interest on this Bond are payable in lawful money of the United States of America.

This Bond is one of a duly authorized issue of General Obligation Bonds, Series of 2022, of the Township in the aggregate principal amount of \$[ ] (the "Bonds"). The Bonds are issued in fully registered book-entry only form in the denomination of \$5,000 or any integral multiple thereof, all of like date and tenor, except as to dates of maturity, rates of interest and provisions for redemption, and all issued in accordance with the Local Government Unit Debt Act of the Commonwealth of Pennsylvania (the "Commonwealth"), 53 Pa. Cons. Stat. § *et seq.*, as amended (the "Act"), and pursuant to an ordinance of the Township Board of Commissioners duly enacted on March 7, 2022 (the "Ordinance"). The Bonds are issued for the purpose of financing capital projects and paying the costs of issuing [and insuring all or a portion of] the Bonds.

Under the laws of the Commonwealth of Pennsylvania, the interest on this Bond shall at all times be free from taxation within the Commonwealth of Pennsylvania, but this exemption shall not extend to gift, estate, succession or inheritance taxes or to any other taxes not levied or assessed directly on this Bond or the interest thereon. Profits, gains or income derived from the sale, exchange, or other disposition of this Bond are subject to state and local taxation.

The Bonds maturing on and after September 1, [2028] are subject to redemption prior to maturity at the option of the Township as a whole or from time to time in part, in any order of maturity or portion of a maturity as selected by the Township, on September 1, [2027] or any date thereafter, upon payment of a redemption price of 100% of principal amount plus interest accrued to the redemption date. If less than an entire year's maturity of Bonds are to be redeemed at any particular time, such Bonds so to be called for redemption shall be chosen by lot by the Paying Agent.

The Bonds stated to mature on September 1, 20[ ] (the "Term Bonds") are subject to mandatory redemption prior to their stated maturity by lot by the Township from moneys to be deposited in the Sinking Fund established under the Ordinance at a redemption price of 100% of principal amount together with accrued interest to the date fixed for redemption. The Township hereby covenants that it will cause the Paying Agent to select by lot, to give notice of redemption and to redeem Term Bonds at said price from moneys deposited in the Sinking Fund sufficient to effect such redemption (to the extent that Term Bonds of the maturity currently required to be redeemed shall not have been previously purchased from said moneys by the Township as permitted under the Ordinance) on September 1 of the years, from the maturities and in the annual principal amounts set forth in the following schedule (or such lesser principal amount as shall at the time represent all Term Bonds of the maturity currently required to be redeemed which shall then be outstanding):

### Mandatory Redemption Schedule

<u>Redemption Date</u> <u>(September 1)</u>	<u>Maturity From</u> <u>Which Selected</u>	<u>Principal Amount to be</u> <u>Redeemed or Purchased</u>
--	---	---

\$

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\*Stated Maturity.

For the purpose of selection of Bonds for redemption, any Bond of a denomination greater than \$5,000 shall be treated as representing such number of separate Bonds, each of the denomination of \$5,000, as is obtained by dividing the actual principal amount of such Bond by \$5,000. Any Bond which is to be redeemed only in part shall be surrendered at the corporate trust office of the Paying Agent, together with a duly executed instrument of transfer in form satisfactory to the Paying Agent, and the registered owner of such Bond shall receive, without service charge, a new Bond or Bonds, of any authorized denomination as requested by such registered owner in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

On the date designated for redemption and upon deposit with the Paying Agent of funds sufficient for payment of the principal and accrued interest on the Bonds called for redemption, interest on the Bonds or portions thereof so called for redemption shall cease to accrue and the Bonds or portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Ordinance, and registered owners of the Bonds so called for redemption shall have no rights with respect to the Bonds or portions thereof so called for redemption, except to receive payment of the principal of and accrued interest on the Bonds so called for redemption to the date fixed for redemption.

Notice of any redemption shall be given by first class mail, postage prepaid, mailed by the Paying Agent not less than twenty (20) nor more than forty-five (45) days before the redemption date to the registered owners of the Bonds at their addresses as they appear on the Bond register maintained by the Paying Agent. Such notice shall also be sent to The Depository Trust Company and the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") site. Such notice shall be given in the name of the Township, shall identify the Bonds to be redeemed (and, in the case of a partial redemption of any Bonds, the respective principal amounts thereof to be redeemed), shall specify the redemption date and the redemption price, and shall state that on the redemption date the Bonds called for redemption will be payable at the corporate trust payment office of the Paying Agent and that from the date of redemption interest will cease to accrue. The Paying Agent shall use CUSIP numbers (if then generally in use) in notices of redemption as a convenience to Bond owners, provided that any such notice shall state that no representation is made as to the correctness of such numbers either as printed on the Bonds or as contained in any notice of redemption and that reliance may be placed only on the identification numbers prefixed R- printed on the Bonds. Failure to mail any notice of redemption, or any defect

therein, or in the mailing thereof, with respect to any Bond shall not affect the validity of any proceeding for the redemption of other Bonds so called for redemption.

With respect to any optional redemption of Bonds, if at the time of mailing such notice of redemption, the Township shall not have deposited with the Paying Agent monies sufficient to redeem all the Bonds called for redemption, such notice may state that it is conditional, that is, subject to the deposit of the redemption monies with the Paying Agent not later than the redemption date, and such notice shall be of no effect unless such monies are so deposited.

The Bonds are transferable by the registered owners thereof, subject to payment of any required tax, fee or other governmental charge, upon presentation and surrender thereof at the designated corporate trust office of the Paying Agent, together with a duly executed instrument of transfer in form satisfactory to the Paying Agent. The Paying Agent shall not be required: (i) to issue, transfer or exchange any of the Bonds during a period beginning at the close of business on the fifth (5<sup>th</sup>) day next preceding the day of selection of Bonds to be redeemed and ending at the close of business on the day on which the applicable notice of redemption is given; or (ii) to transfer or exchange any Bond selected for redemption in whole or in part.

The Township and the Paying Agent may treat the person in whose name this Bond is registered on the Bond register maintained by the Paying Agent as the absolute owner of this Bond for all purposes and neither the Township nor the Paying Agent shall be affected by any notice to the contrary.

No recourse shall be had for the payment of the principal of or interest on this Bond, or for any claim based hereon, against any member of the Board of Commissioners, officer or employee, past, present or future, of the Township or of any successor body, as such, either directly or through the Township or any such successor body, under any constitutional provision, statute or rule of law, or by the enforcement of any assessment or by any legal or equitable proceeding or otherwise, and all such liability of such members, officers or employees is released as a condition of and as consideration for the execution and issuance of this Bond.

Whenever the due date for payment of interest on or principal of this Bond shall be a Saturday, Sunday or a day on which banking institutions in the Commonwealth of Pennsylvania are authorized or directed by law or executive order to close (a "Holiday"), then the payment of such interest or principal need not be made on such date, but may be made on the succeeding day which is not a Holiday, with the same force and effect as if made on the due date for payment of principal or interest.

It is hereby certified that the approval of the Department of Community and Economic Development of the Commonwealth of Pennsylvania for the Township to issue and deliver this Bond has been duly given pursuant to the Act; that all acts, conditions and things required by the laws of the Commonwealth of Pennsylvania to exist, to have happened or to have been performed, precedent to or in the issuance of this Bond or in the creation of the debt of which this Bond is evidence, exist, have happened and have been performed in regular and due form and manner as required by law; that this Bond, together with all other indebtedness of the Township, is within every debt and other limit prescribed by the Constitution and the statutes of the Commonwealth of Pennsylvania; that the

Township has established a sinking fund for the Bonds and shall deposit therein amounts sufficient to pay the principal of and interest on the Bonds as the same shall become due and payable; and that for the prompt and full payment of all obligations of this Bond, the full faith, credit and taxing power of the Township are hereby irrevocably pledged.

This Bond shall not be entitled to any benefit under the within mentioned Ordinance or be valid or become obligatory for any purpose until this Bond shall have been authenticated by the Paying Agent by execution of the certificate endorsed hereon.

IN WITNESS WHEREOF, Township of Upper Moreland, Montgomery County, Pennsylvania, has caused this Bond to be signed in its name and on its behalf by the signature of the President of its Board of Commissioners and its corporate seal to be hereunto impressed and duly attested by the signature of the Township Secretary.

TOWNSHIP OF UPPER MORELAND

(SEAL)

By: \_\_\_\_\_  
President, Board of Commissioners

Attest: \_\_\_\_\_  
Secretary

## **AUTHENTICATION CERTIFICATE**

This Bond is one of the Township of Upper Moreland General Obligation Bonds, Series of 2022, described in the within mentioned Ordinance.

U.S. BANK TRUST COMPANY,  
NATIONAL ASSOCIATION,  
Paying Agent

Date of Authentication:

By: \_\_\_\_\_  
Authorized Signer

**[STATEMENT OF INSURANCE]**

[TO BE INSERTED IF INSURANCE IS PURCHASED]

## ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

PLEASE INSERT SOCIAL SECURITY OR EMPLOYER  
IDENTIFICATION NUMBER OF ASSIGNEE

/ \_\_\_\_\_ /

\_\_\_\_\_ the  
within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

\_\_\_\_\_ attorney to  
transfer said Bond on the books of the within named Paying Agent, with full power of substitution in  
the premises.

Dated:

Signature Guaranteed by:

NOTICE: Signature(s) must be  
guaranteed by an eligible guarantor  
institution, an institution which is a  
participant in a Securities Transfer  
Association recognized signature  
guaranteed program.

NOTICE: The signature to this Assignment  
must correspond with the name as it appears  
upon the face of the within Bond in every  
particular, without alteration or enlargement  
or any change whatever.

\_\_\_\_\_  
(Authorized Signature)

**[END OF BOND FORM]**

Section 8. Terms of Bonds. The Bonds shall be issued in fully registered book-entry only form, in the denomination of \$5,000 or any integral multiple thereof, shall be dated April 7, 2022, shall be issued in the aggregate principal amount of \$[\_\_\_\_], shall bear interest from April 7, 2022, payable initially on September 1, 2022 and semiannually thereafter on March 1 and September 1 of each year at the rates and shall mature on September 1 of the years as set forth in the Bond Amortization Schedule attached hereto as **Exhibit A** and made a part hereof.

The principal of the Bonds shall be payable in lawful money of the United States of America at the corporate trust office of U.S. Bank Trust Company, National Association, in Philadelphia, Pennsylvania, which is hereby appointed paying agent and registrar for the Bonds and the sinking fund depository. Interest on the Bonds shall be payable in the manner provided in the Form of Bond set forth herein.

Section 9. Redemption of Bonds. The Bonds maturing on and after September 1, [2028] shall be subject to redemption prior to maturity, at the option of the Township, as a whole or in part from time to time, in any order of maturity or portion of a maturity as selected by the Township, on September 1, [2027] or any date thereafter upon payment of a redemption price of 100% of principal amount plus interest accrued to the redemption date. If less than an entire year's maturity of Bonds are to be redeemed at any particular time, such Bonds so to be called for redemption shall be chosen by lot by the Paying Agent.

The Bonds stated to mature on September 1, 20[\_\_\_\_] (the "Term Bonds") are subject to mandatory redemption prior to their stated maturity by lot by the Township from moneys to be deposited in the Sinking Fund established under the Ordinance at a redemption price of 100% of principal amount together with accrued interest to the date fixed for redemption. The Township hereby covenants that it will cause the Paying Agent to select by lot, to give notice of redemption and to redeem Term Bonds at said price from moneys deposited in the Sinking Fund sufficient to effect such redemption (to the extent that Term Bonds of the maturity currently required to be redeemed shall not have been previously purchased from said moneys by the Township as permitted under the Ordinance) on September 1 of the years, from the maturities and in the annual principal amounts set forth in the following schedule (or such lesser principal amount as shall at the time represent all Term Bonds of the maturity currently required to be redeemed which shall then be outstanding):

Mandatory Redemption Schedule

<u>Redemption Date</u> <u>(September 1)</u>	<u>Maturity From</u> <u>Which Selected</u>	<u>Principal Amount to be</u> <u>Redeemed or Purchased</u>
		\$

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\*Stated Maturity.

For the purpose of selection of Bonds for redemption, any Bond of a denomination greater than \$5,000 shall be treated as representing such number of separate Bonds, each of the denomination of \$5,000, as is obtained by dividing the actual principal amount of such Bond by \$5,000. Any Bond which is to be redeemed only in part shall be surrendered at the designated corporate trust office of the Paying Agent, together with a duly executed instrument of transfer in form satisfactory to the Paying Agent, and the registered owner of such Bond shall receive, without service charge, a new Bond or Bonds, of any authorized denomination as requested by such registered owner in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

On the date designated for redemption and upon deposit with the Paying Agent of funds sufficient for payment of the principal of and accrued interest on the Bonds called for redemption, interest on the Bonds or portions thereof so called for redemption shall cease to accrue and the Bonds or portions thereof so called for redemption shall cease to be entitled to any benefit or security hereunder, and registered owners of the Bonds so called for redemption shall have no rights with respect to the Bonds or portions thereof so called for redemption, except to receive payment of the principal of and accrued interest on the Bonds so called for redemption to the date fixed for redemption.

Notice of any redemption shall be given by first class mail, postage prepaid, mailed by the Paying Agent not less than twenty (20) nor more than forty-five (45) days before the redemption date to the registered owners of the Bonds at their addresses as they appear on the Bond register maintained by the Paying Agent. Such notice shall also be sent to The Depository Trust Company and the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") site. Such notice shall be given in the name of the Township, shall identify the Bonds to be redeemed (and, in the case of a partial redemption of any Bonds, the respective principal amounts thereof to be redeemed), shall specify the redemption date and the redemption price, and shall state that on the redemption date the Bonds called for redemption will be payable at the corporate trust payment office of the Paying Agent and that from the date of redemption interest will cease to accrue. The Paying Agent shall use CUSIP numbers (if then generally in use) in notices of redemption as a convenience to Bond owners, provided that any such notice shall state that no representation is made as to the correctness of such numbers either as printed on the Bonds or as contained in any notice of redemption and that reliance may be placed only on the identification numbers prefixed R- printed on the Bonds. Failure to mail any notice of redemption, or any defect therein, or in the mailing thereof, with respect to any Bond shall not affect the validity of any proceeding for the redemption of other Bonds so called for redemption.

Section 10. Appointment of Securities Depository. The Depository Trust Company, New York, New York ("DTC"), shall act as securities depository for the Bonds on behalf of the firms which participate in the DTC book-entry system ("DTC Participants"). The ownership of one fully registered Bond for each maturity of the Bonds will be registered in the name of Cede & Co., as nominee for DTC. Each Bond will be in the aggregate principal amount of such maturity as shown on **Exhibit A** attached hereto. The Township shall cause the Bonds to

be delivered to DTC or the Paying Agent, as custodian for DTC, for the benefit of the purchaser, on or before the date of issuance of the Bonds.

Pursuant to the book-entry only system, any person for whom a DTC Participant acquires an interest in the Bonds (the "Beneficial Owner") will not receive certificated Bonds and will not be the registered owner thereof. Ownership interest in the Bonds may be purchased by or through DTC Participants. Each DTC Participant will receive a credit balance in the records of DTC in the amount of such DTC Participant's interest in the Bonds, which will be confirmed in accordance with DTC's standard procedures. Receipt by the Beneficial Owners (through any DTC Participant) of timely payment of principal, premium, if any, and interest on the Bonds, is subject to DTC making such payment to DTC Participants and such DTC Participants making payment to Beneficial Owners. Neither the Township nor the Paying Agent will have any direct responsibility or obligation to such DTC Participants or the persons for whom they act as nominees for any failure of DTC to act or make any payment with respect to the Bonds.

The Township is authorized to execute such documents as may be necessary or desirable in connection with DTC's services as securities depository.

DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the Township and discharging its responsibilities with respect thereto under applicable law. Under such circumstances, the Township officials then holding the offices set forth in Section 19 of this Ordinance are hereby authorized to designate a successor securities depository or to deliver certificates to the Beneficial Owners of the Bonds.

The Township shall give notice or cause the Paying Agent to give notice, to DTC in accordance with the Blanket Letter of Representations for the redemption or other retirement of all of the Bonds. The Township will provide for the form of notice. Upon receipt of such notice, DTC will forward the notice to the DTC Participants for subsequent forwarding of such notice to the Beneficial Owners of the Bonds. The Township will pay the customary charges for such mailing.

Section 11. Sale of Bonds. The Bonds shall be sold competitively at an invited private sale as hereinafter set forth in Section 14. After due consideration, the Board of Commissioners hereby finds and determines, on the basis of the advice and recommendations of its Financial Advisor and all available information, that such an invited private sale of the Bonds is in the best financial interest of the Township. The form and use of various materials utilized in connection with such private sale, including the Invitation to Bid, are hereby approved and ratified.

Section 12. Creation of and Deposits in Sinking Fund. The Township covenants that there shall be and there is hereby established and that it shall hereafter maintain a sinking fund (the "Sinking Fund") designated as the "Sinking Fund – General Obligation Bonds, Series of 2022" for the Bonds to be held by the Paying Agent (or such substitute or successor Paying Agent which shall hereafter be appointed in accordance with the provisions of the Act) in the name of the Township, but subject to withdrawal only by the Paying Agent.

The Township covenants and agrees to deposit in the Sinking Fund not later than March 1 and September 1 of each year beginning September 1, 2022 the debt service payable on the Bonds on such dates, all as set forth in **Exhibit A** attached hereto, or such greater or lesser amount as at the time shall be sufficient to pay principal of and interest on the Bonds becoming due on each such date.

Pending application to the purposes for which the Sinking Fund is established, the President or Vice President of the Township Board of Commissioners or the Secretary or Treasurer or any Assistant or Acting Secretary or Treasurer of the Township is hereby authorized and directed to cause the monies therein to be invested or deposited and insured or secured as permitted and required by Section 8224 of the Act. All income received on such deposits or investments of monies in the Sinking Fund during each applicable period shall be added to the Sinking Fund and shall be credited against the deposit next required to be made in the Sinking Fund.

The Paying Agent is hereby authorized and directed, without further action by the Township, to pay from the Sinking Fund the principal of and interest on the Bonds as the same shall become due and payable in accordance with the terms hereof, and the Township hereby covenants that such monies, to the extent required, will be applied to such purposes.

All monies deposited in the Sinking Fund for the payment of the Bonds which have not been claimed by the registered owners thereof after two years from the date payment is due, except where such monies are held for the payment of outstanding checks, drafts or other instruments of the Paying Agent, shall be returned to the Township. Nothing contained herein shall relieve the Township of its liability to the registered owners of unrepresented Bonds.

Section 13. No Taxes Assumed. The Township shall not assume the payment of any tax or taxes in consideration of the purchase of the Bonds.

Section 14. Award and Sale of Bonds. The Township hereby awards and sells the Bonds to [\_\_\_\_], [\_\_\_\_], [\_\_\_\_], (the "Underwriter"), at a price of \$[\_\_\_\_] (representing the face amount of the Bonds [plus/minus [net] original issue premium/discount] of \$[\_\_\_\_], less the underwriter's discount of \$[\_\_\_\_]) plus accrued interest, if any, from April 7, 2022 to the date of delivery and in accordance with the terms and conditions contained or incorporated in the proposal of the Underwriter dated March 7, 2022, which is hereby approved and accepted. A copy of said proposal, the Invitation to Bid and the Financial Advisor's report on the sale of the Bonds shall be attached to this Ordinance and lodged with the official minutes of this meeting and hereby incorporated herein by reference. The proper officers of the Township are hereby authorized and directed to endorse the acceptance of the Township on said proposal and to deliver copies thereof to the Underwriter. Delivery of the accepted proposal to the Underwriter shall constitute conclusive evidence that the award and sale of the Bonds under this Ordinance have become final.

Section 15. Contract with Paying Agent. The proper officers of the Township are authorized to contract with U.S. Bank Trust Company, National Association, Philadelphia, Pennsylvania, in connection with the performance of its duties as the Paying Agent and Sinking

Fund Depository on usual and customary terms, including an agreement to observe and comply with the provisions of this Ordinance and of the Act.

Section 16. Federal Tax Covenants. The Township hereby covenants not to take or omit to take any action so as to cause interest on the Bonds to be no longer excluded from gross income for the purposes of federal income taxation and to otherwise comply with the requirements of Sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable regulations promulgated with respect thereto throughout the term of the Bonds. The Township further covenants that it will make no investments or other use of the proceeds of the Bonds which would cause the Bonds to be "arbitrage bonds" as defined in Section 148 of the Code. The Township further covenants to comply with the rebate requirements (including the prohibited payment provisions) contained in Section 148(f) of the Code and any regulations promulgated thereunder, to the extent applicable, and to pay any interest or penalty imposed by the United States for failure to comply with said rebate requirements, to the extent applicable.

The Township hereby represents and warrants, after due investigation and to the best of its knowledge, that (i) the Bonds are not "private activity bonds" within the meaning of Section 141 of the Code and (ii) the aggregate face amount of "qualified tax-exempt obligations" within the meaning of Section 265(b)(3)(B) of the Code (which includes qualified 501(c)(3) bonds but not any other private activity bonds) issued or to be issued by the Township (and all "subordinate entities" thereof) during the 2022 calendar year, including the Bonds, is not reasonably expected to exceed \$10,000,000. The Township hereby designates each of the Bonds as a "qualified tax-exempt obligation" within the meaning of Section 265(b)(3)(B) of the Code. The Township hereby authorizes the proper officers of the Township to execute a certificate to that effect at the time of the closing.

Based on consultations with its design and construction professionals for the Projects, the Township reasonably expects that (a) the Township will enter into binding obligations to spend at least 5% of the proceeds of the Bonds on one or more of the Projects within six months of the date of issuance of the Bonds, (b) the Township will proceed with due diligence to complete the Projects, and (c) at least 85% of the proceeds of the Bonds will be expended on the Projects within three years of the date of issuance of the Bonds.

Section 17. Execution and Authentication of Bonds. As provided in Section 4, the Bonds shall be executed by the President or Vice President of the Board of Commissioners of the Township and the Secretary or any Assistant or Acting Secretary of the Township and each such execution may be by manual signature. If any officer whose signature appears on the Bonds shall cease to hold such office before the actual delivery date of the Bonds, such signature shall nevertheless be valid and sufficient for all purposes as if such person had remained in such office until the actual delivery date of the Bonds. The Bonds shall be authenticated by the manual signature of the Paying Agent.

Section 18. Application of Bond Proceeds. The purchase price for the Bonds and any accrued interest payable by the Underwriter shall be paid to the Paying Agent on behalf of the Township. Upon receipt of the purchase price for the Bonds, including interest thereon

accrued to the date of delivery, if any, the Paying Agent shall deposit the same in a settlement account. From the settlement account, the Paying Agent shall pay, or establish reserves for payment of, the costs and expenses of the financing in the amounts substantially as set forth in the report of the Financial Advisor, which are hereby approved, and the proper officers of the Township are authorized to direct the Paying Agent to pay the issuance costs on behalf of the Township as set forth in written directions to the Paying Agent.

The Township hereby approves the establishment of a segregated account for the proceeds attributable to the costs of the Projects and such proceeds shall be deposited in such account pending disbursement to pay the costs of the Projects as set forth in instructions from the Township to the Paying Agent. The moneys in such account will be invested in accordance with Section 8224 of the Act.

Any reserves in the above-described account shall be disbursed from time to time by the Paying Agent pursuant to written instructions from the President or Vice President of the Township Board of Commissioners and any balance ultimately remaining in any such reserve shall, upon written instructions of the President or Vice President of the Township Board of Commissioners, be deposited in the general fund of the Township.

Section 19. Officers Authorized to Act. For the purpose of expediting the closing and the issuance and delivery of the Bonds, or in the event that the President or the Secretary of the Township shall be absent or otherwise unavailable for the purpose of executing documents, or for the purpose of taking any other action which they or either of them may be authorized to take pursuant to this Ordinance, the Vice President or the Treasurer or any Assistant or Acting Secretary or Treasurer of the Township, respectively, are hereby authorized and directed to execute documents, or otherwise to act on behalf of the Township in their stead.

Section 20. Approval of Official Statement. The Preliminary Official Statement for the Bonds, in the form presented to this meeting, is hereby approved and "deemed final" by the Township as of its date for purposes of United States Securities and Exchange Commission Rule 15c2-12. A final Official Statement to be dated March 7, 2022, substantially in the form of the Preliminary Official Statement presented to this meeting and also containing the final terms of the Bonds, shall be prepared and delivered to the Underwriter within seven (7) business days from the date hereof, and the Township hereby approves the use thereof in connection with the public offering and sale of the Bonds.

Section 21. Continuing Disclosure. The Township hereby authorizes and directs the appropriate officers to execute and deliver a supplement to an existing Continuing Disclosure Agreement in order to satisfy the requirements of Rule 15c2-12 (collectively, the "Continuing Disclosure Agreement"). Notwithstanding any other provision of this Ordinance, failure of the Township to comply with the Continuing Disclosure Agreement shall not be considered an event of default hereunder; however, the Paying Agent, any Participating Underwriter (as defined in the Continuing Disclosure Agreement), or any Bondholder may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the Township to comply with its obligations under this Section.

Section 22. Bond Insurance. If deemed financially advantageous to the Township, the officers of the Township are hereby authorized to purchase a policy of insurance guaranteeing the payment of the principal of and interest on all or a portion of the Bonds, to pay the premium for such policy from the proceeds of the Bonds and to execute such documents as may be necessary to effect the issuance of such policy. If applicable, the Bonds issued under this Ordinance may include a statement of the terms of such insurance policy and the Authentication Certificate of the Paying Agent appearing on each insured Bond may include a statement confirming that the original or a copy of the insurance policy is on file with the Paying Agent.

Section 23. Further Action. The proper officers of the Township are hereby authorized and directed to take all such action, execute, deliver, file and/or record all such documents, publish all notices and otherwise comply with the provisions of this Ordinance and the Act in the name and on behalf of the Township. The proper officers of the Township are hereby specifically authorized to make all necessary submissions to the various Departments of the Commonwealth of Pennsylvania or the County of Montgomery in order to obtain the maximum state reimbursements, if any, in connection with the Projects being financed with the proceeds of the Bonds.

Section 24. Act Applicable to Bonds. This Ordinance is enacted pursuant to, and the Bonds issued hereunder shall be subject to, the provisions of the Act and all of the mandatory provisions thereof shall apply hereunder whether or not explicitly stated herein.

Section 25. Contract with Bondholders. This Ordinance constitutes a contract with the registered owners of the Bonds from time to time outstanding hereunder and shall be enforceable in accordance with the provisions of the laws of the Commonwealth of Pennsylvania.

Section 26. Severability. In case any one or more of the provisions contained in this Ordinance or in any Bond issued pursuant hereto shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Ordinance or of said Bonds and this Ordinance or said Bonds shall be construed and enforced as if such invalid, illegal or unenforceable provisions had never been contained therein.

Section 27. Repealer. All ordinances and parts of ordinances heretofore enacted to the extent that the same are inconsistent herewith are hereby repealed.

Section 28. Effective Date. This Ordinance shall take effect on the earliest date permitted by the Act.

ENACTED AND ORDAINED this 7th day of March, 2022.

(TOWNSHIP SEAL)

ATTEST:

BOARD OF COMMISSIONERS  
TOWNSHIP OF UPPER MORELAND

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Secretary of  
Township Board of Commissioners

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President of Township  
Board of Commissioners

**EXHIBIT A**  
**TOWNSHIP OF UPPER MORELAND**  
**MONTGOMERY COUNTY, PENNSYLVANIA**  
**\$[ ] GENERAL OBLIGATION BONDS, SERIES OF 2022**  
**BOND AMORTIZATION SCHEDULE**

## **CERTIFICATE OF SECRETARY**

The undersigned, Secretary of the Board of Commissioners of the Township of Upper Moreland, HEREBY CERTIFIES that:

The foregoing Ordinance authorizing the issuance of General Obligation Bonds, Series of 2022 of the Township was duly moved and seconded and enacted by a majority vote of all the Board of Commissioners of said Township at a duly called and convened public meeting of said Board held on March 7, 2022; that public notice of said meeting was given as required by law; and that the roll of the Township Board of Commissioners was called and such members voted or were absent as follows:

<u>Name</u>	<u>Vote</u>
Clifton McFatridge, President	
Cheryl Lockard, Vice President	
Anthony S. Prousi	
Nicholas O. Scull	
Kevin C. Spearing	
Charles M. Whiting	
R. Samuel Valenza	

and that such Ordinance and the votes thereon have been duly recorded in the minutes.

**WITNESS** my hand and seal of the Township this 7th day of March, 2022.

(TOWNSHIP SEAL)

\_\_\_\_\_  
Secretary

# MEMORANDUM

TO: Board of Commissioners

FROM: Matt Candland, Township Manager

RE: Sept. 1, 2021 Storm – What Went Well and Did Not Go Well

DATE: September 26, 2021

The Board requested that I provide a brief report relative to what we felt went well during the storm, what did not go as well as it should have and specific recommendations moving forward.

## What Went Well

1. There were no serious injuries or loss of life
2. Our first responders (i.e. police, public works and parks and rec.) were generally prepared and responded to the needs during the storm.
3. Our parks and the equipment within the parks, were well managed. Some of these items were moved to locations where they could not be negatively impacted by the storm.
4. Several civilians in vehicles and buildings were successfully rescued from high water.
5. Public Works successfully cleared most inlets of debris prior to storm. Unfortunately, these same inlets quickly became blocked during the storm.
6. We were able to assist Upper Dublin Township with a front end loader and operator for two days to help deal with the tornado that had hit their community.

## What Did Not Go As Well As It Should

1. Shortly before the storm, the forecast had actually down-graded the expected severity of the storm. Earlier forecasts had rainfall at 4" – 8". Later forecasts down-graded it to 2" – 4". As a result, to some degree, we underestimated the storm.
2. We did not have all of the personnel at the EOC who should have been there. Much of this was as a result of underestimating the storm. By the time we recognized the actual severity of the storm some personnel were unable to get into the EOC.
3. There was some loss of equipment, but we do not believe this was beyond what would be expected.
4. The magnitude of the storm and its impacts to so many roadways and low-lying areas made it extremely challenging to respond to all of these areas.
5. There ability for radio interoperability does not currently appear to exist. This is an area in which further evaluation is needed.
6. We experienced numerous vehicles that had travelled through standing water resulting in the need for water rescues and unnecessary damage to vehicles. Barricades that had been installed to warn motorists of standing water but in some cases motorists simply drove around them and in other cases the barricades had been washed away. Flood gates may address this.

7. Our Police officers did not have Personal Flotation Devices (PFD). This could have result in serious bodily harm and even death.
8. It was challenging obtaining necessary resources from Montgomery County.

#### Recommendations

1. Further evaluate the Township's ability for radio interoperability.
2. Flood gates should be installed at the following locations
  - Warminster Rd. at York Rd.
  - Mill Rd. and York Rd.
  - York Rd. and Bonnet Rd.
  - Masons Mill Rd. near Buttonwood
  - Masons Mill Rd. at Byberry Rd.
  - Byberry Rd. at Frontier
  - Byberry Rd. at Pioneer Rd.
  - York Rd. at Fitzwatertown Rd.
3. Relocate the current floodgate on Davisville Rd. near Promdica facility to just south of YMCA intersection.
4. Procure PFD's for police, public works and other appropriate personnel.
5. Procure Throw Bags for all police vehicles
6. Have all police officers attend the Pennsylvania Water Rescue Awareness Course

# GATE QUEST

Date: 03/01/22  
Estimate #: 22062

11 Lilac Springs Court  
Lakewood, NJ 08701

Phone: 610.659.6728

## Project Proposal

### Name & Address

Upper Moreland Township  
Attn: Dave Elsier  
610.213.8280

Terms	Due Date	Rep	FOB	Project	Attention
Net 30	N/A	JRD	Whitehall, PA	Upper Moreland	Dave Elsier

	Description	Unit Cost	Extended Cost
1	<b>35' Safe-Crossings Barrier Gate – Permanently Mounted Model</b> 35' Model (Extends from 22' – 35') Single Extension w/ Pin and Lock System Engineering Grade Reflective Tape Mast, Pivot Arms, Counterweights, & Mounting Base included Can be locked in either up / down position	\$6,520	\$6,520
1	<b>50' Safe-Crossing Barrier Gate – Permanently Mounted Model</b> 50' Model (Extends from 22' – 50') Engineering Grade Reflective Tape Double Extension w/ Pin and Lock System Mast, Pivot Arms, Counterweights, & Mounting Base included Can be locked in either up / down position	\$7,225	\$7,225
1 Lot	<b>Optional Light Kit consisting of Three (3) Solar Powered LED Lights mounted to gate</b>  <b>Shipping cost to be determined at time of Shipment FOB Whitehall, PA</b>  <b>The foundation is by others using an 18" diameter Sono- tube taken down to the frost line. Please go to <a href="http://www.safe-crossings">www.safe- crossings</a> for installation specifications.</b>  <b>Quotes are valid for 45 days from original date of offering</b>	\$485	\$485

Thank you for the opportunity to quote on your system requirements

**Total:** \$

\_\_\_\_\_, 2021

Daniel S. Cohen  
Cohen Law Group  
413 South Main Street  
Pittsburgh, PA 15215

***RE: Montgomery County Consortium: Engagement Cable Franchise Renewal  
with Comcast***

Dear Mr. Cohen:

This is to inform you that \_\_\_\_\_ has decided to engage the Cohen Law Group ("CLG") to assist in a franchise fee audit and cable franchise renewal negotiations with Comcast. This engagement is made pursuant to the Proposal to Perform Cable Franchise Renewal Services ("Proposal") submitted to the Township/Borough on December 6, 2021. The Proposal includes the scope of services for this project as well as the cost of services on a flat fee basis. We understand that CLG will bill one-third of the fee by invoice upon engagement, one-third at the middle of each project, and one-third upon the conclusion of each project. We further understand that any out-of-pocket expenses will also be invoiced and divided among all participating municipalities.

While the Township/Borough is engaging the Cohen Law Group individually and, upon conclusion of the project, will obtain its own individual franchise agreement with Comcast, we understand that the negotiation with Comcast will be in conjunction with other participating municipalities in Montgomery County. This joint effort will increase the Borough's/Township's negotiating leverage and reduce its attorneys' fees. As described in the Proposal, our fee will be discounted based on the number of municipalities that participate. We look forward to working with your firm on these projects and obtaining all of the financial and other cable-related benefits to which we are entitled.

Sincerely yours,

\_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**PROPOSAL TO PERFORM**  
**CABLE FRANCHISE RENEWAL SERVICES**  
  
**submitted to the**  
  
**MONTGOMERY COUNTY CABLE CONSORTIUM**

**by the**  
  
**COHEN LAW GROUP**  
  
**413 South Main Street**  
**Pittsburgh, PA 15215**  
  
**[www.cohenlawgroup.org](http://www.cohenlawgroup.org)**  
  
**(412) 447-0130**

**DECEMBER 6, 2021**

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## **I. INTRODUCTION**

The Cohen Law Group (“CLG”) welcomes this opportunity to submit a proposal for legal services to assist the participating municipalities of Montgomery County (“Montgomery County Consortium”) in a franchise fee audit and cable franchise renewal negotiations with Comcast of Pennsylvania (“Comcast”). Based on our records, we believe there are at least 18 municipalities that are eligible for renewal and may be interested in joining together to negotiate with Comcast. They are: Abington Township, Collegeville Borough, Conshohocken Borough, Franconia Township, Hatfield Borough, Hatfield Township, Lansdale Borough, Lower Frederick Township, Lower Moreland Township, Lower Pottsgrove Township, Montgomery Township, Norristown Municipality, Schwenksville Borough, Skippack Township, Towamencin Township, Trappe Borough, Upper Moreland Township, Upper Merion Township and West Norriton Township.

The cable franchise agreements for these municipalities are all set to expire within the next 3 years.<sup>1</sup> As such, now is the time to plan for cable franchise renewal. Franchise renewal is the best opportunity for municipalities to obtain benefits and to assert their legal rights with their cable operator. In addition, a multi-municipal negotiation increases each municipality’s negotiating leverage and, as detailed in Section V below, reduces our attorneys’ fees. Our law firm was privileged to represent many of these municipalities in their last renewal negotiations with Comcast and in the recent renewal negotiations with Verizon. We would welcome the opportunity to represent the Consortium again in the upcoming franchise renewal negotiations with Comcast.

There have been dramatic changes in video technology since the inception of the Consortium’s current franchise agreements, including the enhancement of digital technology,

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<sup>1</sup> Our law firm has nearly all of the current Comcast franchise agreements in our possession, because the municipalities provided them to us as part of the recent Verizon cable franchise renewal negotiations.

increased high definition (HD) format, expansion of video-on-demand, and, most important, the emergence of internet-based programming (also referred to as video streaming or “over-the-top” technology). There have also been major changes in the franchise operations of Comcast as well as the federal regulations applicable to cable franchising. The most consequential regulatory development was the Federal Communications Commission’s (“FCC’s”) 2019 Third Report and Order, which made fundamental changes to cable franchising.

As described in this proposal, we recommend that the Consortium: 1) perform a franchise fee audit to ensure that the municipalities have received all the franchise fee revenue to which they are entitled; and 2) negotiate a new franchise agreement that addresses the changes since the last franchise and secures new financial and legal benefits for the municipalities.

CLG is uniquely qualified to represent the Montgomery County Consortium in cable franchise renewal negotiations. For nearly 24 years, our firm has specialized in cable franchise matters on behalf of local governments, and our attorneys have negotiated more franchise agreements than any other law firm in Pennsylvania and surrounding states. We have represented over 500 municipalities in negotiations with their cable companies. With respect to Comcast, our firm has negotiated more agreements with this cable operator than any other. We know Comcast’s negotiators, we know the company’s corporate policies, and we know their negotiating tactics.

The principal of the firm is Dan Cohen. He has assisted local governments in cable, wireless, and broadband issues for over 25 years. He serves as Co-Chair of the Legal Committee of the National Association of Telecommunications Officers and Advisors (“NATOA”), which is the national organization that advocates for local governments in these fields. Mr. Cohen is especially qualified to represent municipalities because he was a municipal official himself. As a member of the Pittsburgh City Council for 12 years prior to founding CLG, he understands the

practical needs and the financial constraints facing municipal officials. In addition, the CLG includes a strong team that includes attorney Phil Fraga, attorney Stacy Browdie, attorney Mike Roberts, attorney Joel Winston, and Office Manager Akila Iyer.

## II. POTENTIAL FRANCHISE BENEFITS

There are significant benefits available to municipalities in a cable franchise renewal agreement. The key to receiving these benefits is to know the law and regulations relating to each benefit and to negotiate firmly to obtain them from the cable operator. The following is a list of some of the more important potential benefits:

1. **Franchise Fee Revenue.** Under federal law, municipalities may assess a franchise fee of up to five percent (5%) of the cable company's "gross revenues" for cable services derived from the municipality. The central subject of negotiation with the cable operator is the specific revenue sources to be included in the definition of "gross revenues." CLG has developed a comprehensive list that now includes 27 cable operator revenue sources to which municipalities may apply the franchise fee. **This list includes several revenue sources that Comcast currently charges but are not in the municipalities' current franchise agreements. The inclusion of these new revenue sources will increase their franchise fee revenue.** Please note that franchise fees are passed through to cable customers as a separate line item on their bills.

2. **Franchise Fee Accountability.** In addition to franchise fee revenue, it is also essential for municipalities to require franchise fee protection and accountability. In a franchise agreement, these include detailed franchise fee verification reports with each payment, the right to conduct comprehensive franchise fee audits with penalties for underpayments, and protections against franchise fee reduction due to bundled service packages (also referred to as the “triple play” of internet, television, and telephone services).
3. **Legal Protections of the Rights-of-Way.** Because cable companies place wires and equipment in the public rights-of-way, it is critical that a franchise agreement include legal protections for the municipality. These protections include, but are not limited to, safety standards, repair and restoration of property damage, emergency removal of equipment, indemnification, and full insurance coverage.
4. **Customer Service Standards.** In a franchise agreement, municipalities may impose customer service standards to which the cable operator must adhere. It is important to include comprehensive and enforceable standards. Examples include refunds for service interruptions, time frames for home visits by technicians, rules for resolving customer billing disputes, privacy standards, and a prohibition against early application of late fees.
5. **Free Services.** It is common in a franchise agreement for cable companies to provide complimentary cable service to community

facilities, including municipal facilities, schools, and libraries. The major subject of negotiation is the number of community facilities that will receive the service and the level of service received. Please note, however, that this benefit will be impacted by the FCC's Third Report and Order of 2019.

6. **PEG Channels.** Municipalities have a legal right under to dedicated channel space for public, educational and governmental ("PEG") programming. PEG Channels may be used to inform citizens by broadcasting government meetings, public safety alerts, and/or announcements regarding local events. Depending on whether your municipality currently has a PEG channel, the renewal agreement may require key improvements to the channel, such as high definition (HD) format, or it may reserve the right for a future channel.
7. **PEG Cash Grant.** A PEG cash grant will also most likely be available to all participating municipalities, even those that do not currently have an active PEG channel. This would be in the form of Comcast's standard PEG grant based in the number of Comcast subscribers in the municipality. For those municipalities that have an active PEG channel and seek a higher grant to meet their PEG capital needs, CLG would prepare a PEG needs assessment to obtain a higher grant.
8. **Enforcement.** Once the cable operator agrees to provide certain benefits to the municipalities, they must be able to enforce these obligations. This includes strict and practical enforcement tools to

ensure the company's performance of its obligations. These tools may include monetary fines, a substantial performance bond, and the right to revoke the franchise in extreme circumstances.

9. **Reporting Requirements.** It is helpful to obtain periodic information from the cable operator related to financial and customer service issues. A franchise agreement may require the operator to provide written reports on such matters as franchise fee verification, customer complaints, and construction activity in the public rights-of-way.
10. **Length of Term.** Because telecommunications technology changes so rapidly, municipalities typically seek a shorter length of franchise term. Cable companies typically seek longer terms to protect their capital investment in the cable system. The difference between these two positions is resolved through negotiation.

### **III. SCOPE OF SERVICES**

The following is the scope of services that the Cohen Law Group will perform if hired to assist the Montgomery County Consortium in cable franchise renewal with Comcast.

#### **A. Preliminary Setting of Priorities**

We will first arrange a conference call or virtual meeting with at least one representative from each municipality in the Consortium. During the meeting, we will describe the franchise fee audit and the franchise renewal process, including both the formal and informal processes prescribed by the federal Cable Act. We will inform the officials regarding their legal rights, including the substantive areas in which they have legal authority over the cable operator and those

areas in which their legal authority is limited. We will outline the potential benefits available to the Consortium, as well as solicit the concerns of the officials with respect to Comcast.

Finally, we will provide each municipality with public notice and written talking points for a public hearing on cable franchise renewal. Section 626 includes a “notice and comment” requirement, and we typically recommend that this requirement be satisfied by a public hearing inviting citizen input. During this preliminary phase, we recommend that the municipalities perform a franchise fee audit to determine whether Comcast has been paying them all the franchise fee revenue to which they are entitled. Franchise renewal is the single best time to perform such an audit, because, if underpayments are discovered, the municipalities have greater leverage to collect the underpayments. The scope of services for a franchise fee audit is discussed below.

#### **B. Franchise Fee Audit**

CLG conducts franchise fee audits on a regular basis, including many audits of Comcast. In 2018-21, we performed over 100 franchise fee audits and discovered underpayments in approximately 60% of them. Section 626 of the federal Cable Act requires that municipalities, as part of cable franchise renewal, review the cable operator’s past performance and identify their future cable-related needs. A franchise fee audit is a key component of assessing the cable operator’s past performance. It is the best method to hold the operator accountable for past franchise fees and to ensure the municipality receives the future revenues to which it is entitled.

The Cable Act allows municipalities to assess up to five percent 5% of the cable operator’s “gross revenues” for cable services derived from the municipality. “Gross revenues” consists of numerous revenue sources, including both subscriber and non-subscriber revenues, that the cable operator collects from cable customers. We will prepare a written Request for Information and Documents (“RFID”) to Comcast for specific franchise fee information and worksheets relevant

to each municipality. CLG will then undertake the following activities:

- Make a determination of all eligible revenue sources for each municipality based upon the municipality's current definition of "gross revenues." There are currently 27 eligible revenue categories and many sub-categories.
- Review Comcast's supporting documentation for franchise fee revenue, including quarterly spreadsheets, worksheets, and other revenue reports for each municipality.
- Identify the revenue sources that Comcast has included in its franchise fee documentation for each municipality. Determine whether the cable operator has applied the fee to all eligible revenue sources. Identify any revenue sources that the cable operator did not include in calculating "gross revenues".
- Ensure that all eligible revenues recorded in Comcast's financial records are accurately included in the franchise fee payments in accordance with each municipality's franchise agreement.
- Determine whether non-subscriber revenues, such as advertising and home shopping commissions, which are typically recorded on a regional rather than a local basis, have been properly calculated and properly apportioned to each municipality.
- Review certain special revenue sources, such as "trouble call" fees, video downgrade fees, broadcast retransmission fees, franchise fee-on-fees, and others to determine proper inclusion in the determination of franchise fees for the time period under review.
- Ensure that "bundled service" revenues (i.e. revenues applied to cable, internet, and phone services) have been accurately apportioned to cable service, which is the only service that may legally be subject to the franchise fee.
- Obtain a "homes passed list" from Comcast for each municipality to determine whether the cable operator is properly coding all cable customers to the correct municipality. This includes asking each municipality to compare the homes passed database against its residential database for possible errors.
- Re-perform certain cable operator calculations determining franchise fee revenues. These include, but are not limited to, figures underlying amounts reported for certain revenue sources and calculations on specific items comprising general fee categories such as "miscellaneous revenues" and "installation revenues" (which include installation, disconnection, reconnection, relocation and change-in-service fees).
- Ascertain trends of major revenue categories to spot discrepancies and/or inconsistencies in the reporting of revenues over time and making inquiries with the cable operator to explain such discrepancies and/or inconsistencies.

- Report trends in the number of Comcast subscribers in each municipality throughout the period under review.
- Determine whether there are franchise fee underpayments for each municipality for the period under review, the amount of any underpayment, and whether any penalties and/or interest apply in accordance with each municipality's franchise agreement.

We expect to review five (5) years' worth of financial information, which we understand is the period permitted by the current franchise agreements. We will then prepare a written report that summarizes the results of the franchise fee audit, describes the procedural history and areas of inquiry of the audit, and includes charts showing key subscriber and revenue trends.

### **C. Drafting of Proposed Agreement**

After the setting of priorities stage, including the franchise fee audit, is completed, our attorneys will draft a proposed franchise agreement with Comcast that provides the municipalities with all of the benefits and legal protections to which they are entitled under current law and current technology. The agreement will include the results of the setting of priorities stage, as well as our judgment as to the legal provisions that would protect the Consortium's interests and meet its future cable-related needs. We will then submit the agreement to the municipal representatives for informal review and comment before presenting it to representatives of Comcast.

As noted in Section II above, a PEG cash grant from Comcast will most likely be available to all municipalities, even those that do not currently have an active PEG channel. The grant would be Comcast's standard PEG grant based in the number of Comcast subscribers in the municipality. For those municipalities that do have an active PEG channel and seek a higher grant to meet their PEG capital needs, we will work with representatives from those municipalities to prepare a PEG needs assessment report. The report will include a narrative about the current and future programming on the channel and a list of equipment/facility needs for the channel. There would be an additional fee for preparing a PEG needs assessment as detailed in Section V below.

#### **D. Negotiation with Cable Operator**

The most important stage in the process is negotiating a master franchise renewal agreement with representatives of Comcast. CLG has negotiated hundreds of agreements with Comcast on behalf of Pennsylvania municipalities. We know Comcast's negotiators assigned to the Consortium from Comcast's Freedom Region. We also know the company's policies as well as Comcast's negotiating tactics.

The working document for these negotiations will be the franchise agreement drafted by CLG and informally approved by the clients. We will preserve the Consortium's legal rights under the formal process, but proceed to negotiate with Comcast under the informal process outlined in the federal Cable Act. The negotiation typically consists of multiple conference call negotiations with representatives of Comcast, status conferences with the clients, multiple revisions of the proposed franchise agreement, redrafting specific franchise agreement provisions, and editing the final draft of the cable franchise agreement.

#### **E. Consideration by the Local Governing Bodies**

After tentative agreement with Comcast has been reached on a master franchise agreement, CLG will then customize the agreement for each of the participating municipalities. We will then report to the clients on the substantive provisions of the deal. Specifically, we will present each municipality with its own final cable franchise agreement (and any side agreements) negotiated by the parties. We will also draft an executive summary of the major provisions of the final agreement. Finally, we will draft a recommended short-form ordinance or resolution authorizing approval of the agreement for consideration by the local governing body for each municipality.

#### IV. PROFESSIONAL BACKGROUND

The Cohen Law Group specializes in representing municipalities in cable, wireless, and broadband matters. Collectively, our attorneys have worked on cable franchise issues on behalf of municipalities for over 60 years. CLG has represented over 500 local governments in six states in negotiations with cable companies. Our firm has negotiated with major national companies as well as smaller regional companies to obtain benefits for our clients. We have negotiated hundreds of franchise agreements with Comcast. CLG's full array of legal services includes the following:

- Drafting cable franchise agreements
- Review of current and proposed franchise agreements/ordinances
- Cable franchise renewal negotiations with cable companies
- Franchise fee audits
- Transfer or sale of cable company ownership or control
- Cable compliance reviews
- Evaluation of public, education and governmental ("PEG") channels
- Development of wireless facilities ordinances and design guidelines
- Negotiation with cellular tower and antenna companies
- Wireless facility litigation
- Drafting of right-of-way ordinances and development of right-of-way fees
- Drafting pole attachment agreements
- Pole attachment negotiations with cable and telephone companies
- Broadband feasibility studies and development of broadband expansion plans

As an active member of the National Association of Telecommunications Officers and Advisors (NATOA) and other professional organizations, CLG stays current with frequent changes in cable, wireless, and broadband law. Dan Cohen served on the NATOA Board of Directors for four years from 2017-21. CLG attorneys have written articles on cable and wireless matters that have been published in the *Pennsylvania Municipal Reporter*, *Pennsylvania Township News*, *Pennsylvania Borough News*, *Public Management Magazine*, and *Government Procurement Magazine*. They are also frequent speakers at municipal conferences.

Prior to providing professional counsel to municipalities on cable and wireless matters, Mr. Cohen served as an elected official on the Pittsburgh City Council for 12 years. He has firsthand knowledge of the challenges and opportunities confronting municipal governments. Mr. Cohen served as Chair of City Council's Cable Television Committee for 10 years and also served on the Mayor's Telecommunications Committee. Mr. Cohen led Pittsburgh's efforts to regulate cable rates, which resulted in a refund ordered by the FCC for all City of Pittsburgh cable customers. Mr. Cohen graduated from Yale University and Stanford Law School.

Attorney Phil Fraga served as assistant general counsel to a major cable company and was counsel for two telecommunications companies prior to joining CLG in 2006. Mr. Fraga has negotiated hundreds of cable franchise agreements with cable providers. He has undergraduate degrees from Bethany College (finance) and Carlow College (accounting), an MBA from the University of Steubenville, and a law degree from the Duquesne University School of Law. In addition to Mr. Cohen and Mr. Fraga, CLG includes attorney Stacy Browdie, attorney Mike Roberts, attorney Joel Winston and Office Manager Akila Iyer.

## **V. COST OF SERVICES**

The following is CLG's cost of services to perform both franchise fee audits and franchise renewal negotiations with Comcast on behalf of the Montgomery County Consortium. We propose to perform these services on a flat fee basis, because our experience with these projects lends predictability to our efforts on behalf of the Consortium. A flat fee also provides "price certainty." As shown below, we offer our services at a discounted rate depending on the number of municipalities that participate. The following are our standard flat fees based on population, followed by our discounted fees to the Consortium.

**FLAT FEE SCHEDULE FOR FRANCHISE FEE AUDIT AND  
FRANCHISE RENEWAL NEGOTIATIONS WITH COMCAST\***

Standard Single Municipality Fee (by population prior to discount)

< 5,000	\$7,900
5,001 – 10,000	\$8,900
10,001 – 20,000	\$9,900
20,001-30,000	\$10,900
> 30,000	\$11,900

**Consortium Discounted Fees (by population and number of participating municipalities)**

**12+ Municipalities                      25% Discount**

< 5,000	<b>\$5,925</b>
<b>5,001 – 10,000</b>	<b>\$6,675</b>
<b>10,001 – 20,000</b>	<b>\$7,425</b>
<b>20,001-30,000</b>	<b>\$8,175</b>
<b>&gt; 30,000</b>	<b>\$8,925</b>

**8-11 Municipalities                      20% Discount**

< 5,000	\$6,320
5,001 – 10,000	\$7,120
10,001 – 20,000	\$7,920
20,001-30,000	\$8,720
> 30,000	\$9,520

**5-8 Municipalities                      15% Discount**

< 5,000	\$6,715
5,001 – 10,000	\$7,565
10,001 – 20,000	\$8,415
20,001-30,000	\$9,265
> 30,000	\$10,115

**2-5 Municipalities                      10% Discount**

< 5,000	\$7,110
5,001 – 10,000	\$8,010
10,001 – 20,000	\$8,910
20,001-30,000	\$9,810

> 30,000                      \$10,710

\*As discussed in Sections II and III above, for those municipalities that have a PEG channel and wish to obtain a PEG grant from Comcast that is higher than the standard grant, an additional \$1,200 will be charged for CLG to obtain the relevant information and prepare a PEG needs assessment report.

The flat fee amounts above do not include the highly unlikely possibility of services requested outside the scope of services in this proposal. In the event of such extraordinary development, CLG will contact each applicable municipality to discuss such developments prior to rendering services related to such developments. If such services are authorized, CLG would charge a fee of \$300 per hour (\$150 per hour for travel).

The flat fee also does not include expenses, such as any travel, postage and copying expenses, which are kept to a minimum and divided among all municipalities. It is not expected that we will need to travel for this project. Please note that our normal billing policy is to bill one-third of the fee for each project at the commencement of the project, one-third at the middle of each project, and one-third at the conclusion of each project. Thank you for the opportunity to submit this proposal.

**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2022-10**

**A RESOLUTION GRANTING PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL WITH CONDITIONS TO FEDERAL REALTY INVESTMENT TRUST TO RECONFIGURE THE PARKING LOT AND DRIVE AISLE LAYOUT AND TO CONSTRUCT AN 18,745 SQUARE FOOT RETAIL PAD SITE BUILDING AND RELATED IMPROVEMENTS ALONG THE FRONT OF PARK AVENUE ON THE PARCEL LOCATED AT 10-170 PARK AVENUE, WILLOW GROVE, UPPER MORELAND TOWNSHIP.**

**WHEREAS**, Federal Realty Investment Trust (“Applicant”) filed an application with Upper Moreland Township requesting approval with certain waivers (the “Land Development Application”) for the construction of an 18,745 square foot retail pad site building and related improvements (the “Project”); and

**WHEREAS**, the Applicant has submitted the following in support of the Land Development Application: Preliminary/Final Land Development Plans Prepared for Federal Realty Investment Trust” prepared by Bohler Engineering, dated January 1, 2021, last revised, November 16, 2021, consisting of Sheets 1 to 29 of 29 (the “Plans”); “Preliminary/Final Landscaping Plans Prepared for Federal Realty”, prepared by Studio39 Landscape Architecture, P.C., dated November 21, 2021; and “General Project Description and Stormwater Management Calculations prepared by Bohler Engineering, dated November 12, 2021. The Plans are attached hereto as **Exhibit “A”** and incorporated herein by reference; and

**WHEREAS**, the Plans involve the property owned by the Applicant, Montgomery County Tax Map Parcel No. 59-00-05425-00-6, which consists of 13.03 acres located within the TC-1 Town Center District and the Transit Overlay District, commonly referred to as the Willow Grove Shopping Center, which includes retail, restaurant, bank, and other commercial uses. The Property currently contains 738 existing parking spaces with associated curbing and sidewalk (the “Property”); and

**WHEREAS**, the Applicant proposes to reconfigure the parking lot and drive aisle layout to construct a 18,745 square foot retail pad site building and related improvements along the portion of the Property which fronts Park Avenue. Associated improvements include crosswalks along Park Avenue, lighting, landscaping and hardscaping (the “Project” or “Phase II”); and

**WHEREAS**, the proposed improvements will result in a net decrease of 7,288 square feet of impervious area and a net decrease of 134 parking spaces. To comply with the Township’s Stormwater Management Ordinance, the Applicant is proposing to install an underground stormwater basin within the proposed parking area that will tie into the existing stormwater system. The site will continue to be serviced by public water and sewer; and

**WHEREAS**, the Applicant has requested waivers from requirements set forth in Chapters 287 “Stormwater Management” and 300 “Subdivision and Land Development” of the Upper Moreland Township Code of Ordinances, more fully referenced in Paragraph 10 below; and

**WHEREAS**, the Township Engineer has reviewed Applicant’s Preliminary/Final Land Development Plans and has recommended their approval, subject to the conditions set forth in the review letter dated December 21, 2021, attached hereto as **Exhibit “B”** and incorporated herein by reference; and

**WHEREAS**, the Township Landscape Architect has reviewed Applicant’s Preliminary/Final Land Development Plans and has recommended their approval, subject to the conditions and comments set forth in the review letter dated December 22, 2021, attached hereto as **Exhibit “C”** and incorporated herein by reference; and

**WHEREAS**, The Township Traffic Engineer has reviewed Applicant’s Preliminary/Final Land Development Plans and has recommended their approval, subject to the conditions and comments set forth in the review letter dated December 21, 2021, attached hereto as **Exhibit “D”** and incorporated herein by reference; and

**WHEREAS**, The Montgomery County Planning Commission has reviewed Applicant’s Preliminary/Final Land Development Plans and has recommended their approval, subject to the comments set forth in the review letter dated December 10, 2021, attached hereto as **Exhibit “E”** and incorporated herein by reference; and

**WHEREAS**, The Upper Moreland Township Advisory Planning Agency has reviewed Applicant’s Preliminary/Final Land Development Plans and has recommended their approval, as set forth in the review letter dated December 16, 2021, attached hereto as **Exhibit “F”** and incorporated herein by reference; and

**WHEREAS**, based on Applicant’s presentation of the Project on February 14, 2022, the Upper Moreland Township Community Development Committee has recommended Conditional Preliminary/Final Approval of the Applicant’s Preliminary/Final Land Development Plans; and

**WHEREAS**, the Upper Moreland Township Board of Commissioners has determined that based on the testimony, and reviews of Township Consultants, Applicant has satisfactorily established that Conditional Preliminary/Final Land Development Approval will not be contrary to the public interest.

**NOW, THEREFORE, BE IT RESOLVED**, by the Upper Moreland Township Board of Commissioners that the Applicant’s Preliminary/Final Land Development Plans are hereby granted Conditional Preliminary/Final Land Development Approval, subject to the satisfaction of the following conditions by the Applicant:

1. Except as modified herein, Applicant shall comply with all other applicable Township Ordinances, County, Commonwealth and Federal statutes, rules, and regulations, and obtain all applicable permits and approvals including but not limited to, obtaining the approval of the fire marshal, UMHJA permit, Aqua of Pennsylvania permit, Montgomery County Conservation District permits, and DEP permits.

2. Applicant shall strictly comply with all applicable Americans with Disabilities Act accessibility standards as promulgated by the Department of Justice and the International Code Council, A117.1-2009, for the construction of accessible facilities, including, but not limited, to handicapped parking spaces on the Property.

3. The Applicant shall comply with all conditions and comments set forth in the Township Engineer's review letter attached hereto as **Exhibit "B"**.

4. The Applicant shall enter into a Development Agreement and Financial Security Agreement with the Township for the construction of the proposed improvements, to be prepared by the Township Solicitor, and executed prior to the start of construction.

5. The Applicant shall enter into a Stormwater Management Facilities Agreement with the Township for perpetual ownership and maintenance of proposed stormwater Best Management Practices, to be prepared by the Township Solicitor, and executed prior to the start of construction.

6. Unless waived by the Board of Commissioners, the Applicant shall comply with all conditions and comments set forth in the Township Landscape Architect's review letter attached hereto as **Exhibit "C"**.

7. The Applicant shall comply with all conditions and comments set forth in the Township's Traffic Engineer's review letter dated December 21, 2021, attached hereto as **Exhibit "D"**. This will result in a Traffic Impact Fee requirement of **\$79,968**.

8. All architectural features on building exterior/façade shall be designed in accordance with the architectural features contained in the presentation given to the Township by Applicant and shall be reviewed and approved by the Township's staff and consultants.

9. Applicant shall work with Township staff and consultants for the incorporation of pedestrian-oriented ornamental lighting along the Park Avenue improvements and for the design of benches which are consistent with the "standard" benches currently utilized along Easton Road and proposed in association with the development under construction for the Grocer within this shopping center.

10. Further, the Board of Commissioners takes the following action as to the Applicant's request for waivers from the requirements of Chapters 287 "Stormwater Management"

and 300 “Subdivision and Land Development” of the Upper Moreland Township Code of Ordinances:

- A. § 300-15.B: A waiver from the requirement that Park Avenue must have a minimum cartway width of 30 feet, as the project does not propose any modifications to the existing cartway widths along Park Avenue which is currently at 24 feet in order to construct parallel parking spaces.

☐ Granted ☐ Denied

- B. § 300-15.C: A waiver from the requirement that streets boarding the subject property shall meet the minimum required right-of-way and cartway width requirements.

☐ Granted ☐ Denied

- C. § 300-17.F: A waiver from the requirement that parking stall dimensions shall not be less than 9 feet in width.

☐ Granted ☐ Denied

Grant of this waiver is expressly limited to the parallel parking spots to be constructed by Applicant along Park Avenue which shall be permitted to be 8 feet in width. All interior parking stalls currently constructed or to be constructed in the future on the Property must adhere to the minimum 9 feet width requirement of the Township Code.

- D. § 300-17.H: A waiver from the requirement that no less than a five-foot radius of curvature shall be permitted for all curblines in parking areas.

☐ Granted ☐ Denied

Grant of this waiver is expressly limited to a grant of reduced radii curblines only for those areas of the Property as specifically designated on the Plans.

- E. § 300-17.I: A waiver from the requirement that two-way drive aisles in parking areas with 90 degree spaces should be a minimum of 25 feet, as the location of the Applicant’s proposed width drive aisles occur in existing drive aisles which are not proposed to be restriped.

☐ Granted ☐ Denied

Grant of this waiver is expressly conditioned upon Applicant’s obligation to bring all deficient drive aisles identified on the Plans relative to this Phase II of land

development of the Property into compliance during Applicant's Phase III land development application. During Phase III, Applicant shall widen, eliminate or otherwise bring all drive aisles into compliance with the minimum 25 feet requirement.

- F. § 300-18.C: From the requirement that on public streets sidewalks shall be located between the curb and the right-of-way line one foot from the right-of-way line.

☐ Granted ☐ Denied

- G. § 300-50.B: From the requirement of a preliminary plan submission to permit Applicant's Plan to be classified as Preliminary/Final.

☐ Granted ☐ Denied

- H. § 300-52.C.(1): A partial waiver is requested from the requirement to show existing features within 400 feet of the site being developed. An aerial photograph plan depicting all existing features of the site and the surrounding area within 400 feet will be provided.

☐ Granted ☐ Denied

- I. § 287-23.A.(2)(b): From the requirement that one hundred percent of existing impervious area, when existing, shall be considered meadow in the model for existing conditions. The Applicant's stormwater design assumes 76% of existing on-site impervious surface to be considered meadow in the predevelopment condition. In consideration of this waiver request Applicant a contribution in the amount of \$68,297.00 for off-site stormwater improvements in lieu of providing additional on-site stormwater controls.

☐ Granted ☐ Denied

- J. § 287-25.B.: From the requirement that stormwater rate reductions be provided. The stormwater design meets all rate reductions required by the Ordinance with the exception of reducing the 10-year post-development rate to the 2-year pre-development rate and reducing 50-year post-development rate to the 10-year pre-development rate.

☐ Granted ☐ Denied

- K. § 300.43.A.(1)(d): From the requirement that street trees are required along access and/or private driveways or boulevards serving developments other than single

family residential developments and to residential developments serving 4 or more dwelling units.

☐ Granted                      ☐ Denied

Grant of this waiver is expressly conditioned upon Applicant’s obligation to satisfy the requirements of § 300.43.A in full during Applicant’s Phase III land development application. Applicant shall revise the SALDO Landscaping Compliance Chart accordingly.

- L.        § 300.43.A.(2)(b): From the requirement that street trees shall be planted from one foot to eight feet outside the ultimate street right-of-way and no closer than three feet to any public sidewalk. Applicant’s Plan shows streets planted approximately 10 feet from the property line/right-of-way due to on-site constraints of providing parallel parking along Park Avenue.

☐ Granted                      ☐ Denied

- M.        § 300.43.A.(2)(g): From the size, species and quality standards which require street trees to be a minimum of three inches in caliper and a species suggested in § 300-47.A, “Shade Trees”. Applicant’s Plan proposes Sweetbay Magnolia trees for a portion of the street trees which meet the intent of the § 300-47.A shade tree list but do not meet the three inches in caliper requirement.

☐ Granted                      ☐ Denied

- N.        § 300.43.D: From the requirement to plant replacement trees destroyed by development in addition to the trees required by the planting requirements of § 300-43 of the SALDO.

☐ Granted                      ☐ Denied

Grant of this waiver is expressly conditioned upon Applicant’s obligation to comply with the requirements of § 300.43.D. as directed by the Board of Commissioners during Applicant’s Phase III land development application. Applicant shall revise the SALDO Landscaping Compliance Chart accordingly.

- O.        § 300.47.D and § 300.47.E: From the requirements that deciduous shrubs shall be thirty-inch minimum height and that evergreen shrubs shall be twenty-four-inch minimum height.

☐ Granted                      ☐ Denied

11. This Resolution will expire in two years from the date of this Resolution, unless extended in writing by the Township.

12. This Conditional Preliminary/Final Land Development Approval does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plans. Furthermore, this Conditional Preliminary/Final Land Development Approval shall be rescinded automatically upon the Applicant's or the Applicant's agent's failure to accept, in writing, all conditions herein imposed within ten (10) days of receipt of this Resolution, such acceptance to be evidenced by the Applicant's or the Applicant's agent's signature below.

13. By approving this Resolution, the Applicant is signifying acceptance of the conditions contained herein.

**DULY PRESENTED AND ADOPTED** by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, in a public meeting held this 7<sup>th</sup> day of March, 2022.

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS:**

ATTEST:

\_\_\_\_\_  
Matthew H. Candland, Township Manager

By: \_\_\_\_\_  
Kip McFatridge, President

**In the event that the executed Resolution is not delivered to the Township within ten (10) days of receipt, it shall be deemed that the Applicant does not accept these conditions, and approvals conditioned upon its acceptance are revoked, and the application is considered denied for the reasons set forth above.**

Date: \_\_\_\_\_

ACCEPTED BY:

**APPLICANT  
FEDERAL REALTY INVESTMENT  
TRUST**

\_\_\_\_\_  
Name:  
Title:

EXHIBIT

A

— FOR —  
FEDERAL REALTY INVESTMENT TRUST

## WILLOW GROVE SHOPPING CENTER PAD SITE

59-00-05425-00-6

9. THE APPLICANT RECEIVED THE FOLLOWING FINANCING:

ENR 64.0200 WHICH REQUIRES THAT A HIGHER PERCENT OF EXISTING IMPROVEMENT AREA, HERE PRESENT, SHALL BE CONSIDERED MEASON IN THE MEASON FOR EXISTING CONDIIONS.

THIS SITE HAS BEEN DEDICATED TO FACTOR STATIONS WHICH REQUIRES 60% OF EXISTING IMPROVEMENT AREA, SHALL BE RECALLED AS MEASON FOR EXISTING CONDIIONS.

ENR 64.0200 WHICH REQUIRES THAT A HIGHER PERCENT OF EXISTING IMPROVEMENT AREA, HERE PRESENT, SHALL BE CONSIDERED MEASON IN THE MEASON FOR EXISTING CONDIIONS.

THIS SITE HAS BEEN DEDICATED TO FACTOR STATIONS WHICH REQUIRES 60% OF EXISTING IMPROVEMENT AREA, SHALL BE RECALLED AS MEASON FOR EXISTING CONDIIONS.

**\$302.52 (1) WHICH REQUIRES THAT A PRELIMINARY PLAN IS REQUIRED FOR ALL SUBORDINATE AND DEVELOPMENT PLANS PROPOSED WITHIN THE TOWNSHIP.**  
THIS APPLICATION IS BEING SUBMITTED AS PRELIMINARY PLAN.

NOV 1984

PROCESSED and REVIEWED. Report prepared by  
Montgomery County Planning Commission  
in accordance with the Municipalities Planning Code.  
Certified this date \_\_\_\_\_

Montgomery County Planning Commission

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER MORELAND TOWNSHIP THIS \_\_\_\_\_ DAY

PRESIDENT

TOWNSHIP CLERK

**TO ORDER: CONTACT US**

FEDERAL REALTY INVESTMENT TRUST, UNINCORPORATED, HAS LAID OUT UPON ITS LAND SITUATE IN UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE APPROVED.

BY: FEDERAL REALTY INVESTMENT TRUST.

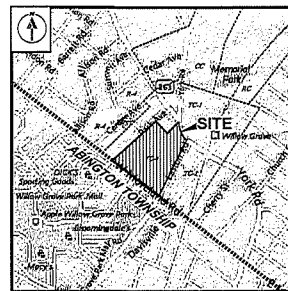
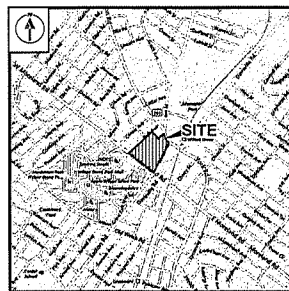
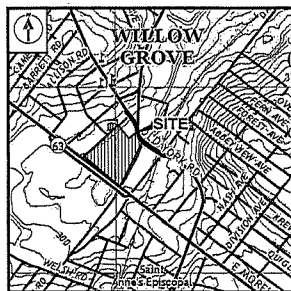
**DANN W. BECKER, EXECUTIVE VICE PRESIDENT-CORPORATE**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC OF THE STATE OF \_\_\_\_\_, RESIDING IN THE COUNTY OF \_\_\_\_\_, PERSONALLY APPEARED DANIEL M. SECKER, WHO ACKNOWLEDGED HIMSELF TO BE THE EXECUTIVE VICE PRESIDENT-CORPORATE OF FEDERAL REALTY INVESTMENT TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE REAL ESTATE INVESTMENT TRUST IS THE REGISTERED OWNER OF THE DEEDMATED LAND, ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENJOINED THEREON, AND THAT SAID REAL ESTATE INVESTMENT TRUST DEEMES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR ABOVESTATED.

NOTARY PUBLIC

NOTARY COMMISSION EXPIRES: \_\_\_\_\_



DRAWING INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET (RECORDED PLAN - SHEET 1 OF 10)	C-101
NOTES (SHEET (RECORDED PLAN - SHEET 2 OF 10)	C-102
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
SITE PLAN (RECORDED PLAN - SHEETS 3 AND 4 OF 10)	C-301, C-302
SITE NOTES AND TABLES (RECORDED PLAN - SHEETS 6 OF 10)	C-303
GRADING PLAN	C-401
ADA GRADING DETAIL PLAN	C-402
UTILITY PLAN	C-501
SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN	C-501
EROSION & SEDIMENT CONTROL NOTES	C-602, C-603
EROSION & SEDIMENT CONTROL DETAILS	C-604
PCSWM PLAN (RECORDED PLAN - SHEET 6 OF 10)	C-605
PCSWM NOTES (RECORDED PLAN - SHEETS 7 OF 10)	C-606
PCSWM DETAILS (RECORDED PLAN - SHEETS 8 OF 10)	C-607
PCSWM DETAILS (RECORDED PLAN - SHEETS 9 OF 10)	C-608
PCSWM DETAILS (RECORDED PLAN - SHEETS 10 OF 10)	C-609
PRE-DEV DRAINAGE AREAS MAP	C-011
POST-DEV DRAINAGE AREAS MAP	C-012
INLET DRAINAGE AREAS MAP	C-013
LIGHTING PLAN	C-071
FIRE/DELIVERY TRUCK CIRCULATION PLAN	C-801
SITE AERIAL PLAN	C-802
DETAILS	C-801, C-802, C-803, C-804, C-805

NOTE:  
SHEETS C-101-102, C-301-303, AND C-405-600 OF THIS PLAN SET WILL BE CONSIDERED  
COMPLETE RECORD PLAN SET FOR FILING PURPOSE IN THE MONTGOMERY COUNTY  
RECORDER OF DEED OFFICE.

SURVEYOR

I, JAMES ROBERT AMEN & P.L.L. HEREBY CERTIFY THAT THE TRACT OUTGOING AND TOPOGRAPHIC FEATURES SHOWN WERE BASED ON A SURVEY PERFORMED UNDER MY SUPERVISION, THAT THE OVERALL LOT HAD A CLOSURE ERROR OF 1:10,000 OR BETTER, AND CONFORMS WITH THE MANUAL OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA AS SET FORTH BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS, JULY 1988.

**JAMES W. ROBERT AXLEN II**

I, CORNELIUS BROWN, ON THIS DATE \_\_\_\_\_, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP) CHAPTER 102.8 REGULATIONS AND THE UPPER MORELAND TOWNSHIP'S STORMWATER ORDINANCE, CHAPTER 287 ENTITLED "STORMWATER MANAGEMENT".

CORNELIUS BROVINK, P.E.  
ASSOCIATE  
PROFESSIONAL ENGINEER LICENSE No. P0078317

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REV	DATE	COMMENT	BY
1	04/12/2021	PER MOCD COMMENTS	RCH
2	05/13/2021	PER MOCD COMMENTS	RCH
3	08/09/2021	PER MOCD COMMENTS	RCH
4	10/11/2021	PER MOCD COMMENTS	RCH
5	11/16/2021	PER MOCD COMMENTS	RCH
6	11/16/2021	PER BUILDING AND HARDSCAPE UPDATES	RCH



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METHOD IT'S ON PRIVATE OR PUBLIC LAND  
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www.pa1call.org  
702-610-0243

PROJECT No.:	FP2030
DRAWN BY:	JA
CHECKED BY:	CM
DATE:	01-15-20
CAD LD.:	FP203064-DCTALE

FOR  
FEDERAL REALTY  
INVESTMENT TRUST

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**SHEET TITLE:**

**SHEET NUMBER:**  
**C-101**

REVISION 6 - 11/16/2021

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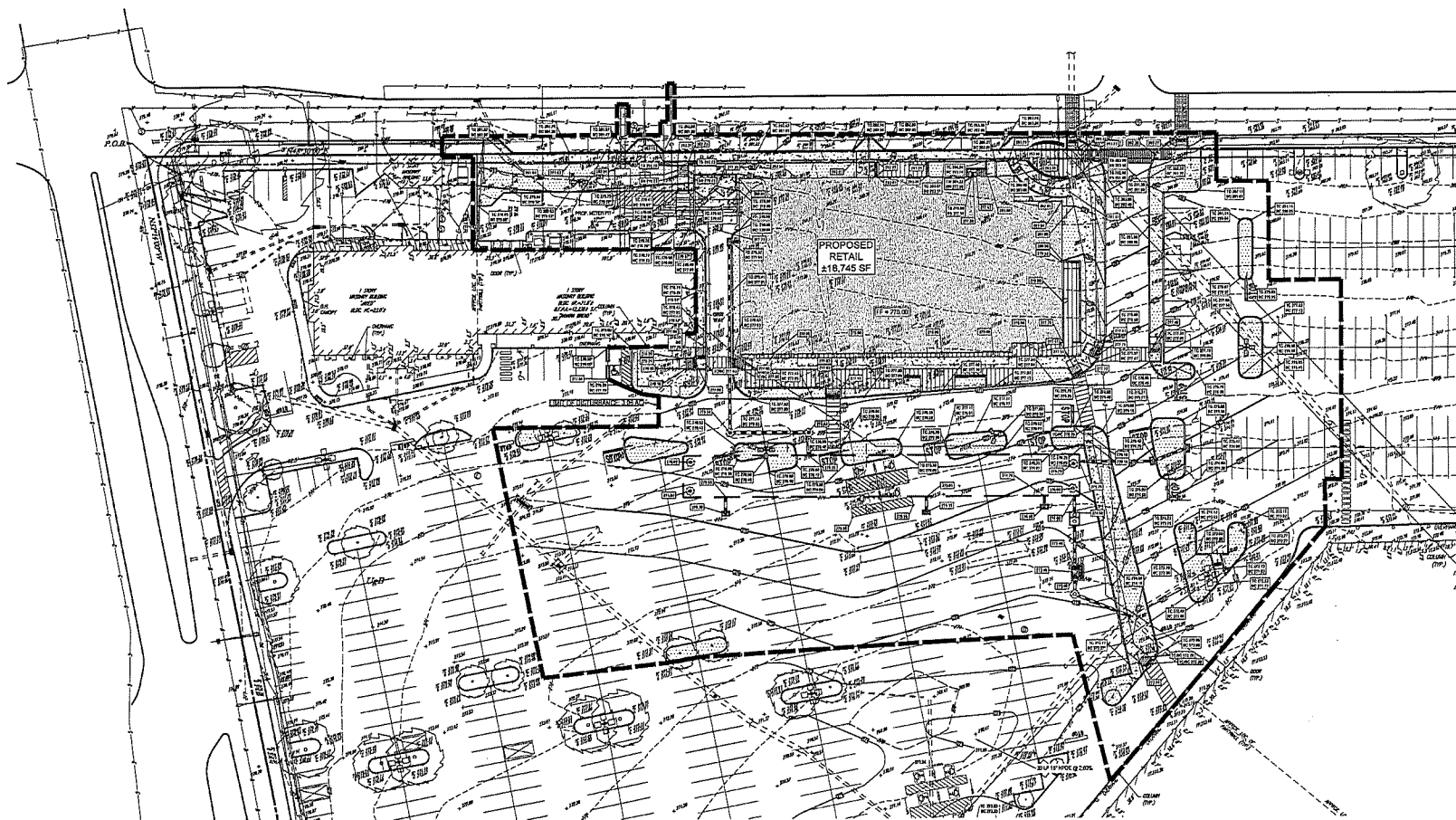
REVISION 6 - 11/16/2021











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## REVISIONS

REV	DATE	COMMENT	STATUS
1	04/01/2021	PER MCOO COMMENTS	N
2	05/13/2021	PER MCOO COMMENTS	C
3	05/20/2021	PER MCOO COMMENTS	N
4	10/11/2021	PER MCOO COMMENTS	N
5	11/16/2021	PER MCOO COMMENTS	M
6	11/16/2021	PER BUILDING AND	N



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1-800-368-5878  
www.pepper.com  
202-211-0023

PROJECT No:	PP2004
DRAWN BY:	
CHECKED BY:	
DATE:	01-10-0
CAD:	PP2004 LAND

**PROJECT:**  
**PRELIMINARY/  
FINAL LAND  
DEVELOPMENT  
PLANS**

FOR  
FEDERAL REALTY  
INVESTMENT TRUST

WILLOW GROVE SHOPPING  
CENTER PAD SITE  
ROUTE 63, PARK AVENUE & ROUTE  
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MONTGOMERY COUNTY, PA

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Fax: (267) 402-3401  
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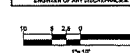
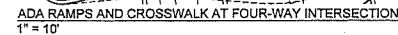
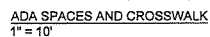
SHORT TITLE

## GRADING PLAN

SHEET NUMBER

**C-401**

REVISION 6 - 11/19/2021



REVISIONS			
REV	DATE	COMMENT	APPROVED BY
1	04/01/2021	PER MCQD COMMENTS	REP
2	05/13/2021	PER MCQD COMMENTS	CO
3	06/23/2021	PER MCQD COMMENTS	CC
4	10/11/2021	PER MCQD COMMENTS	REP
5	11/18/2021	PER MCQD COMMENTS	REP
6	11/18/2021	PER BUILDING AND HAZARDOUS SCENE UPDATES	REP



PROJECT No.:	PP2030
DRAWN BY:	JL
CHECKED BY:	CH
DATE:	01-19-20
CAD LO:	PP2030M - JANCOR

**PROJECT:**  
**PRELIMINARY/  
FINAL LAND  
DEVELOPMENT  
PLANS**

**FEDERAL REALTY  
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**SHEET TITLE**

**ADA GRADING  
DETAIL PLAN**

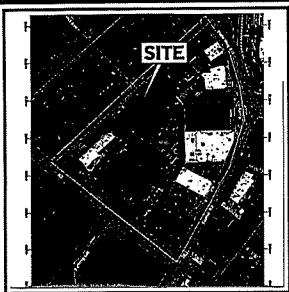
SHEET NUMBER:  
**C-402**

REVISION 6 - 11/18/2021

[illegible]







**SOIL MAP**  
SCALE: 1" = 300'  
SOURCE: WEB SOIL SURVEY

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REVISION 6 - 11/16/2021

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727-211-1024

PROJECT:

(continued)

1616 MARKET STREET, SUITE 920



NEW YORK, N.Y. (AP) — The New York City Police Department on Monday announced that it had arrested a man suspected of being involved in the 1993 World Trade Center bombing. The man, 34-year-old Richard Reid, was arrested on charges of conspiracy to commit a crime of violence. Reid was arrested at his home in the Bronx. He is being held in the Rikers Island Jail. The NYPD said it had received information from a confidential source that Reid was involved in the bombing. The bombing killed six people and injured more than 1,000 others. The FBI is also investigating the case.

## EROSION &

## NOTES

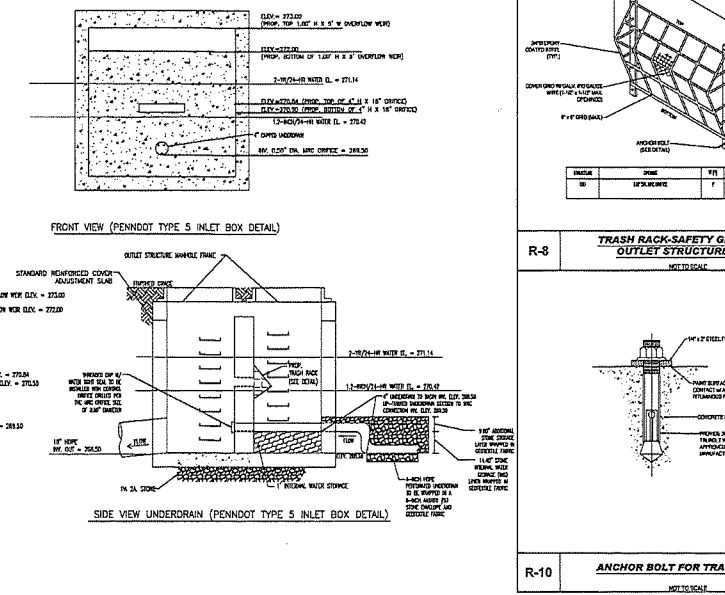
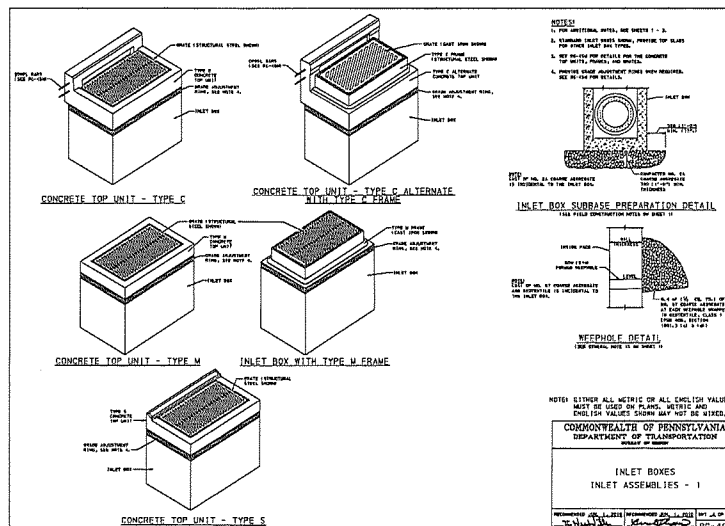
C-003

100





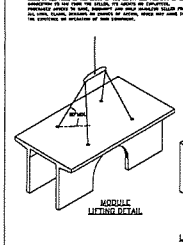


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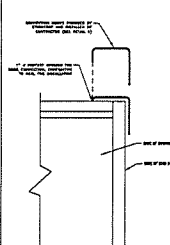
# STORMTRAP MODULE LIFTING INSTALLATION NOTES

1. IF A NOT RECOMMENDED INSTALLATION TO EXISTING BUT ALL 10' MINIMUM CLEARANCE TO EXISTING STRUCTURE OR OBSTACLE MUST BE MAINTAINED. THE STORMTRAP MODULE MUST BE INSTALLED WITH A MINIMUM OF 10' CLEARANCE TO EXISTING STRUCTURE OR OBSTACLE.
2. STORMTRAP MODULES MUST BE INSTALLED ON A FLAT, LEVEL SURFACE. THE SURFACE MUST BE CAPABLE OF SUPPORTING THE WEIGHT OF THE STORMTRAP MODULES.
3. STORMTRAP MODULES MUST BE INSTALLED ON A FLAT, LEVEL SURFACE. THE SURFACE MUST BE CAPABLE OF SUPPORTING THE WEIGHT OF THE STORMTRAP MODULES.
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# END PANEL DETAIL/INSTALLATION NOTES

1. THE PANEL SHALL BE INSTALLED TO MATCH THE STORMTRAP MODULE. THE PANEL SHALL BE INSTALLED TO MATCH THE STORMTRAP MODULE.
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PANEL CONNECTION ELEVATION VIEW

# StormTrap

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TEL: (215) 422-3401  
WWW.BOHLENGINEERING.COM

PROJECT INFORMATION  
WILLOW GROVE  
UPPER MERIDALE, PA  
CURRENT ISSUE DATE  
10/12/2021  
ISSUED FOR  
PRELIMINARY

REV. DATE REVISION  
1. 10/12/2021  
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10. 10/12/2021

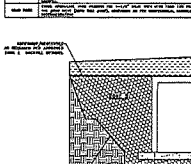
SCALE  
1" = 1'-0"

SHEET TITLE  
SINGLETRAP  
INSTALLATION  
SPECIFICATIONS  
3.1

# ZONE CHART

ZONE	DESCRIPTION	REMARKS
Zone 1	Zone 1	Zone 1
Zone 2	Zone 2	Zone 2
Zone 3	Zone 3	Zone 3
Zone 4	Zone 4	Zone 4
Zone 5	Zone 5	Zone 5
Zone 6	Zone 6	Zone 6
Zone 7	Zone 7	Zone 7
Zone 8	Zone 8	Zone 8
Zone 9	Zone 9	Zone 9
Zone 10	Zone 10	Zone 10

APPROVED ZONE 3 BACKFILL OPTIONS  
1. Zone 3 Backfill Option 1  
2. Zone 3 Backfill Option 2  
3. Zone 3 Backfill Option 3  
4. Zone 3 Backfill Option 4  
5. Zone 3 Backfill Option 5  
6. Zone 3 Backfill Option 6  
7. Zone 3 Backfill Option 7  
8. Zone 3 Backfill Option 8  
9. Zone 3 Backfill Option 9  
10. Zone 3 Backfill Option 10



BACKFILL DETAIL

# STORMTRAP ZONE INSTALLATION SPECIFICATIONS/NOTES

1. THE STORMTRAP MODULES MUST BE INSTALLED ON A FLAT, LEVEL SURFACE. THE SURFACE MUST BE CAPABLE OF SUPPORTING THE WEIGHT OF THE STORMTRAP MODULES.
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PROJECT INFORMATION  
WILLOW GROVE  
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CURRENT ISSUE DATE  
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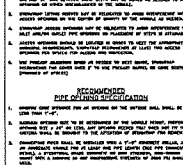
REV. DATE REVISION  
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5. 10/12/2021  
6. 10/12/2021  
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8. 10/12/2021  
9. 10/12/2021  
10. 10/12/2021

SCALE  
1" = 1'-0"

SHEET TITLE  
SINGLETRAP  
MODULE TYPES  
4.0

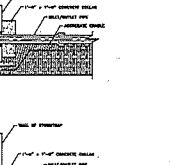
# RECOMMENDED ACCESS DESIGN SPECIFICATION

1. A TYPICAL ACCESS DESIGN SPECIFICATION SHALL BE PROVIDED FOR EACH STORMTRAP MODULE. THE ACCESS DESIGN SPECIFICATION SHALL BE PROVIDED FOR EACH STORMTRAP MODULE.
2. A TYPICAL ACCESS DESIGN SPECIFICATION SHALL BE PROVIDED FOR EACH STORMTRAP MODULE. THE ACCESS DESIGN SPECIFICATION SHALL BE PROVIDED FOR EACH STORMTRAP MODULE.
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# RECOMMENDED PIPE INSTALLATION SPECIFICATION

1. A TYPICAL PIPE INSTALLATION SPECIFICATION SHALL BE PROVIDED FOR EACH STORMTRAP MODULE. THE PIPE INSTALLATION SPECIFICATION SHALL BE PROVIDED FOR EACH STORMTRAP MODULE.
2. A TYPICAL PIPE INSTALLATION SPECIFICATION SHALL BE PROVIDED FOR EACH STORMTRAP MODULE. THE PIPE INSTALLATION SPECIFICATION SHALL BE PROVIDED FOR EACH STORMTRAP MODULE.
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PIPE CONNECTION DETAIL

# StormTrap

ENGINEER INFORMATION  
BOHLER ENGINEERING  
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SUITE 400  
PHILADELPHIA, PA 19102  
TEL: (215) 422-3401  
WWW.BOHLENGINEERING.COM

PROJECT INFORMATION  
WILLOW GROVE  
UPPER MERIDALE, PA  
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10/12/2021  
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PRELIMINARY

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7. 10/12/2021  
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9. 10/12/2021  
10. 10/12/2021

SCALE  
1" = 1'-0"

SHEET TITLE  
SINGLETRAP  
PIPE / ACCESS  
SPECIFICATIONS  
5.0

# TYPE I



# TYPE II



# TYPE III



# StormTrap

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8. 10/12/2021  
9. 10/12/2021  
10. 10/12/2021

SCALE  
1" = 1'-0"

SHEET TITLE  
SINGLETRAP  
MODULE TYPES  
6.0

# BOHLER

2

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## REVISIONS

REV	DATE	COMMENT
1	04/01/2021	PER MECD COMMENTS
2	05/13/2021	PER MECD COMMENTS
3	06/06/2021	PER MECD COMMENTS
4	10/11/2021	PER MECD COMMENTS
5	11/16/2021	PER MECD COMMENTS
6	11/16/2021	PER BUILDING AND LANDSCAPE UPDATES

## 811

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PROJECT NO.: PP20204

DRAWN BY: JWP

CHECKED BY: CMO

DATE: 01-19-2021

CAD ID: PP20204-DETAILS-6

PROJECT: PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS FOR FEDERAL REALTY INVESTMENT TRUST

WILLOW GROVE SHOPPING CENTER PAD SITE  
ROUTE 6, PARK AVENUE & ROUTE 911 UPPER MERIDALE TOWNSHIP, MONTGOMERY COUNTY, PA

## BOHLER

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FAX: (215) 422-3401  
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## BROWN

PROFESSIONAL ENGINEER  
1000 N. 10TH STREET  
HONOLULU, HI 96817  
NOV 2018

SHEET TITLE: PCSWM DETAILS

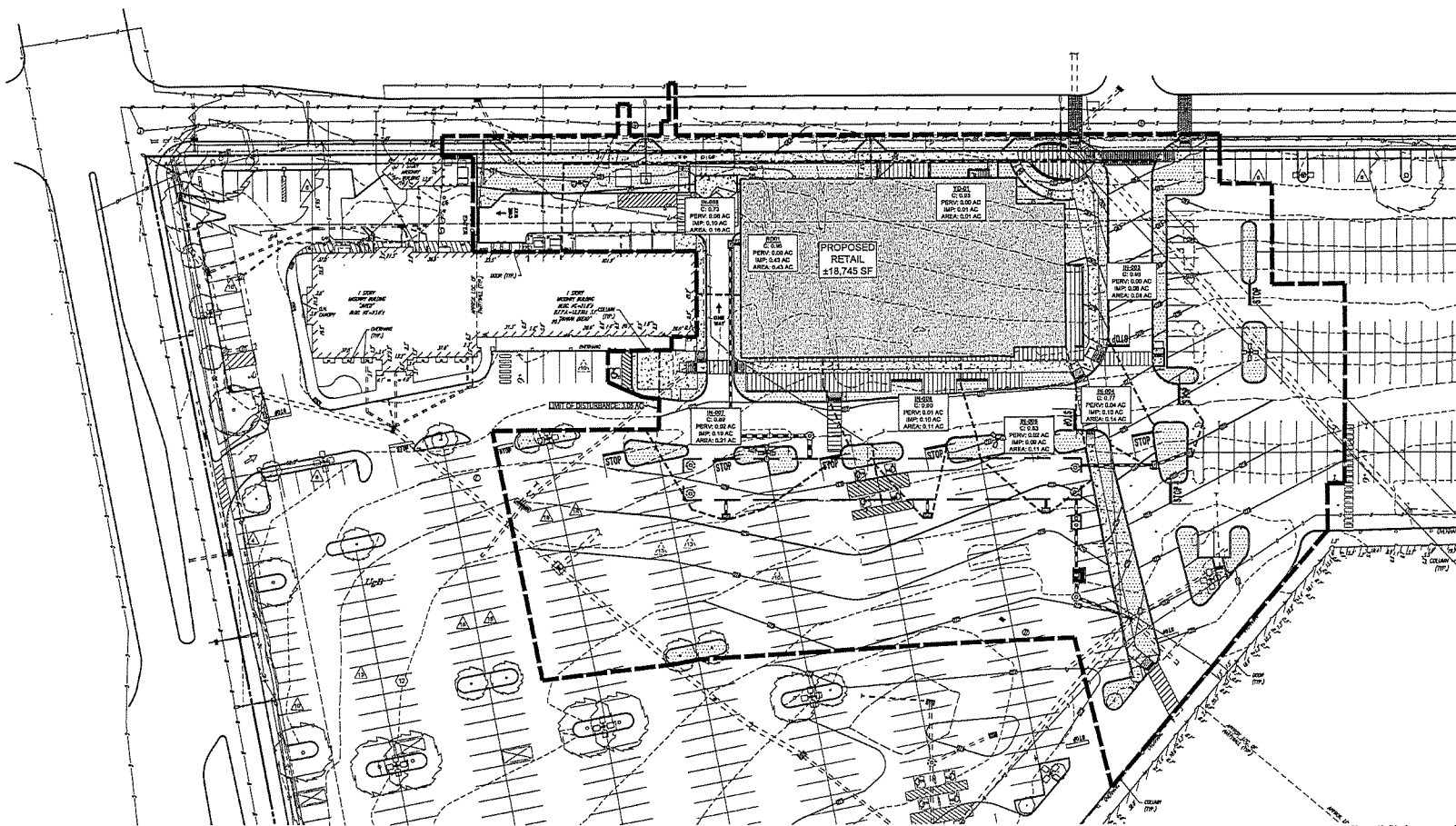
SHEET NUMBER: C-609

REVISION 6 - 11/16/2021





WILLIAMSON ENGINEERING & ARCHITECTURE, INC. 1015 MARKET STREET, SUITE 200 PHILADELPHIA, PA 19102 TEL: (215) 561-1100 FAX: (215) 561-1101



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PERMITTING SERVICES  
TRAIL DESIGN

**REVISIONS**

REV	DATE	COMMENT
1	04/01/2011	PER MDCO COMMENTS
2	05/13/2011	PER MDCO COMMENTS
3	08/30/2011	PER MDCO COMMENTS
4	10/11/2011	PER MDCO COMMENTS
5	11/16/2011	PER MDCO COMMENTS
6	11/16/2011	PER BUILDING AND LANDSCAPE UPDATES



Know what's below. Call before you dig.  
YOU MUST CALL 811 BEFORE ANY EXCAVATION  
OPERATION TO LOCATE ALL UTILITIES.  
811-PA

PROJECT NO.: P100204  
DRAWN BY: JAP  
CHECKED BY: JAP  
DATE: 01-18-2011  
CADD ID: P100204\_LANDSCAPE

PROJECT:  
**PRELIMINARY/  
FINAL LAND  
DEVELOPMENT  
PLANS**

FOR  
**FEDERAL REALTY  
INVESTMENT TRUST**

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811 UPPER MERIDEN TOWNSHIP,  
MONTGOMERY COUNTY, PA

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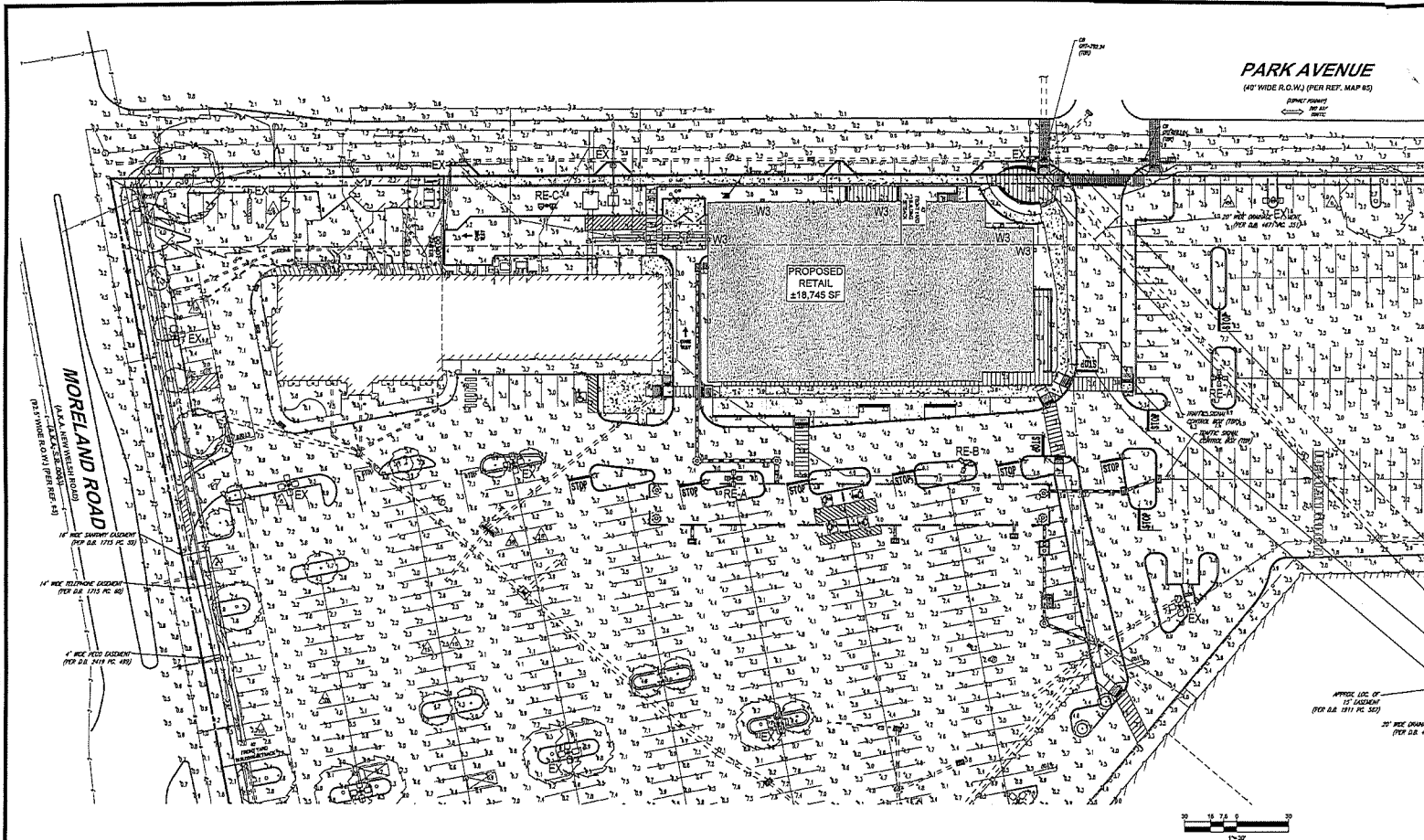
1015 MARKET STREET, SUITE 200  
PHILADELPHIA, PA 19102  
Phone: (215) 561-1100  
Fax: (215) 561-1101  
www.BohlerEngineering.com



SHEET TITLE:  
**INLET  
DRAINAGE  
AREAS MAP**

SHEET NUMBER:  
**C-612**

REVISION 6 - 11/16/2011



# GENERAL LIGHTING NOTES

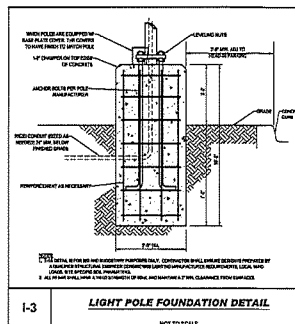
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES AND THE ELECTRICAL CONTRACTOR MUST BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE LIGHTING SYSTEM.
- THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACT REQUIREMENTS LOCATED IN THE PLANS INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE ELECTRICAL REQUIREMENTS.
- THE LIGHTING PLAN SHOWS PROPOSED, ESTIMATED ILLUMINATION LEVELS CALCULATED FROM DATA PROVIDED BY THE ARCHITECT. MANUFACTURER'S ACTUAL, INSTALLED ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN MATERIALS, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT, AND LUMINAIRES ARE OTHER RELATED VARIABLES/FACTORS.
- THE LIGHTING VALUES AND CALCULATION POINTS LOCATED ON THIS PLAN ARE BASED ON A HORIZONTAL, GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE GIVEN IN FOOT-CANDELS (FC).
- THE LUMINAIRES, LAMPS AND FIXTURES MUST BE SELECTION, MANUFACTURED, TO PROVIDE THAT THE LIGHTING SYSTEM PROVIDES THE WORK REQUIRED. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE LIGHTING SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE LIGHTING SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE LIGHTING SYSTEM.
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATION AND TYPE OF LUMINAIRES. POWER, SIGNAL, AND OTHER ELECTRICAL COMPONENTS ARE NOT SHOWN. THE ARCHITECT'S MECHANICAL ENGINEERS AND ELECTRICAL CONTRACTORS RESPONSIBILITY AS INDICATED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR MUST COMPLY WITH THE PROJECT ARCHITECT'S MECHANICAL ENGINEER'S REQUIREMENTS AND ALL POWER, SIGNAL, AND OTHER ELECTRICAL COMPONENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE LIGHTING SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE LIGHTING SYSTEM.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LIGHTING SYSTEM AND TO PROVIDE THE LIGHTING SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE LIGHTING SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE LIGHTING SYSTEM.
- THE LIGHT LOSS FACTORS (LLF) REPORTED IN THE LUMINAIRE SCHEDULE ON THE PLAN ARE BASED ON THE LLF FACTORS REPORTED IN THE LUMINAIRE SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE LIGHTING SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE LIGHTING SYSTEM.

## LUMINAIRE SCHEDULE

TYPE	QTY	REMARKS/NOTES	MANUFACTURER	MODEL	WATTAGE	LMENANS	LMENANS	LMENANS	LMENANS
RE-1	2	22' W x 12' H	180 W BROADBAND	2400	8000				
RE-2	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-3	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-4	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-5	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-6	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-7	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-8	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-9	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-10	1	12' W x 6' H	180 W BROADBAND	2400	8000				

## CALCULATION SUMMARY

TYPE	QTY	REMARKS/NOTES	MANUFACTURER	MODEL	WATTAGE	LMENANS	LMENANS	LMENANS	LMENANS
RE-1	2	22' W x 12' H	180 W BROADBAND	2400	8000				
RE-2	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-3	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-4	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-5	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-6	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-7	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-8	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-9	1	12' W x 6' H	180 W BROADBAND	2400	8000				
RE-10	1	12' W x 6' H	180 W BROADBAND	2400	8000				



## EXISTING LIGHTING GENERAL NOTES

- THE ELECTRICAL CONTRACTOR MUST BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE LIGHTING SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE LIGHTING SYSTEM.
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## REVISIONS

REV	DATE	COMMENT	BY	APP'D
1	04/01/2021	FOR MDCI COMMENTS	ECB	
2	05/13/2021	FOR MDCI COMMENTS	ECB	
3	08/03/2021	FOR MDCI COMMENTS	ECB	
4	10/11/2021	FOR MDCI COMMENTS	ECB	
5	11/16/2021	FOR MDCI COMMENTS	ECB	
6	11/16/2021	FOR BUILDING AND LANDSCAPE UPDATES	ECB	



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## PROJECT NO.

PHILADELPHIA, PA 19102  
DATE: 01-15-2021  
DRAWN BY: JWP  
CHECKED BY: JWP  
PROJECT NO. 2021-001

## PROJECT

**PRELIMINARY  
FINAL LAND  
DEVELOPMENT  
PLANS**

FOR  
**FEDERAL REALTY  
INVESTMENT TRUST**

WILLOW GROVE SHOPPING  
CENTER PAD SITE  
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## SHEET TITLE:

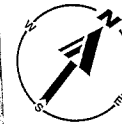
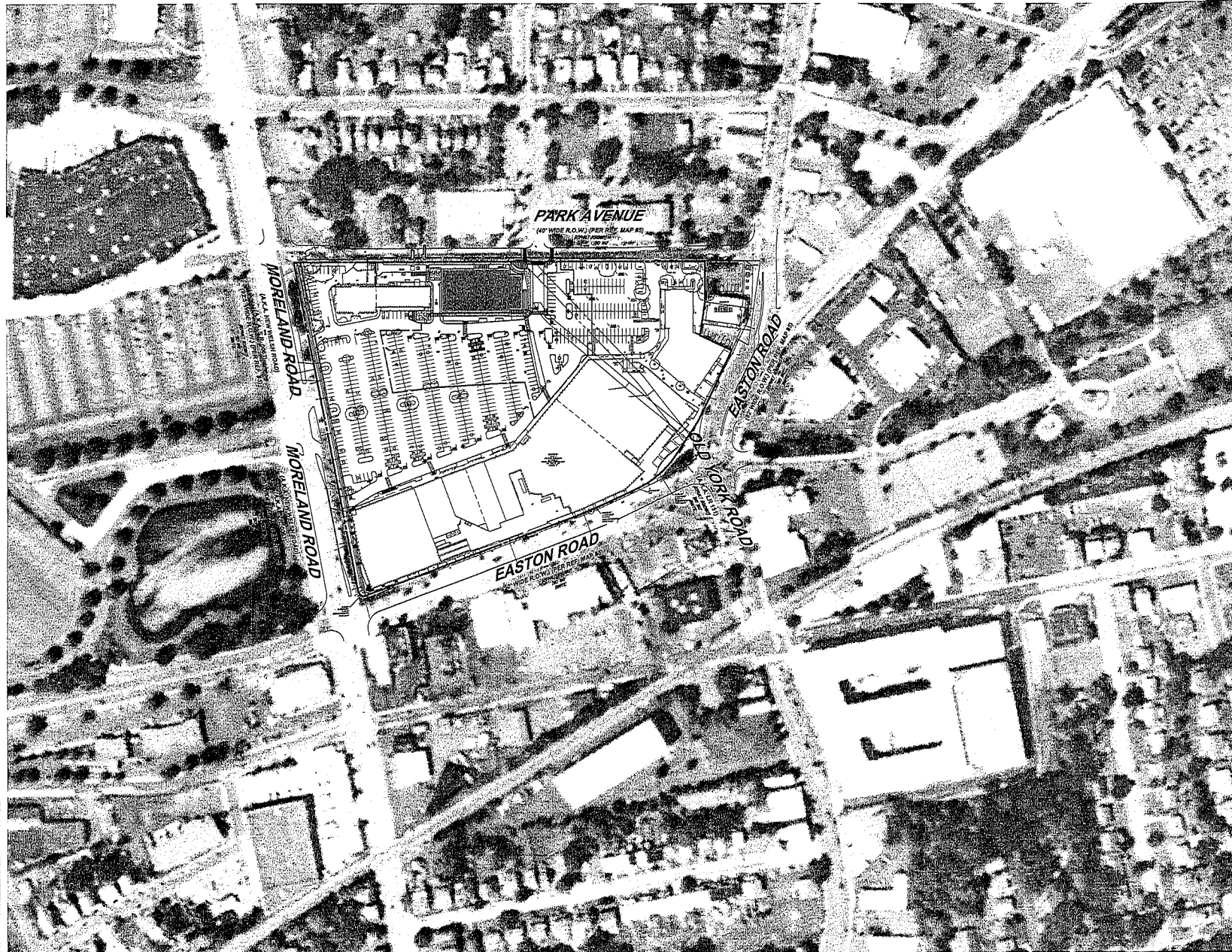
## LIGHTING PLAN

## SHEET NUMBER:

**C-701**

REVISION 6 - 11/16/2021





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LANDSCAPE ARCHITECTURE  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	BY
1	06/15/2021	PER NCCO COMMENTS	BOH
2	08/19/2021	PER NCCO COMMENTS	BOH
3	08/30/2021	PER NCCO COMMENTS	BOH
4	10/11/2021	PER NCCO COMMENTS	BOH
5	11/18/2021	PER NCCO COMMENTS	BOH
6	11/18/2021	PER NCCO COMMENTS	BOH
7	11/18/2021	PER NCCO COMMENTS	BOH
8	11/18/2021	PER NCCO COMMENTS	BOH



PROJECT NO.: PP02204  
DRAWN BY: JCH  
CHECKED BY: BL-10-2021  
DATE: 01-18-2021  
CAD FILE: PP02204\_LANDSCAPE

**PRELIMINARY!  
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DEVELOPMENT  
PLANS**

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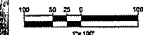
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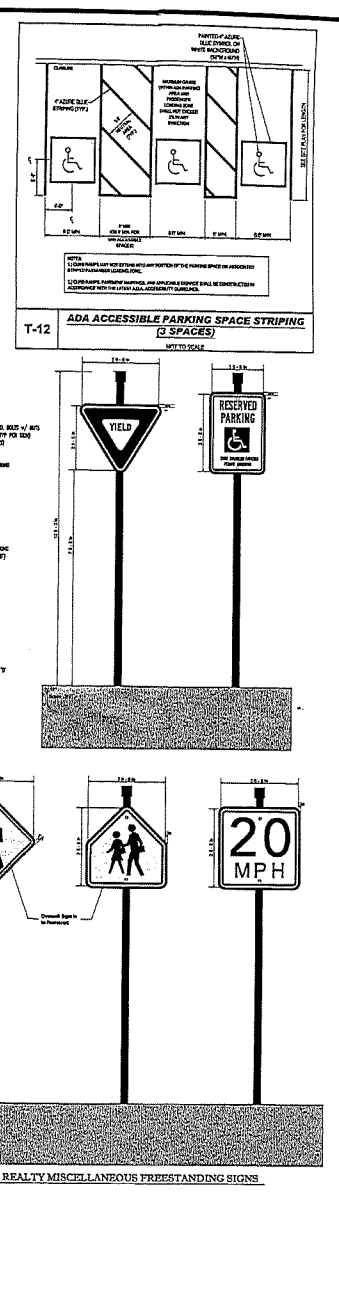
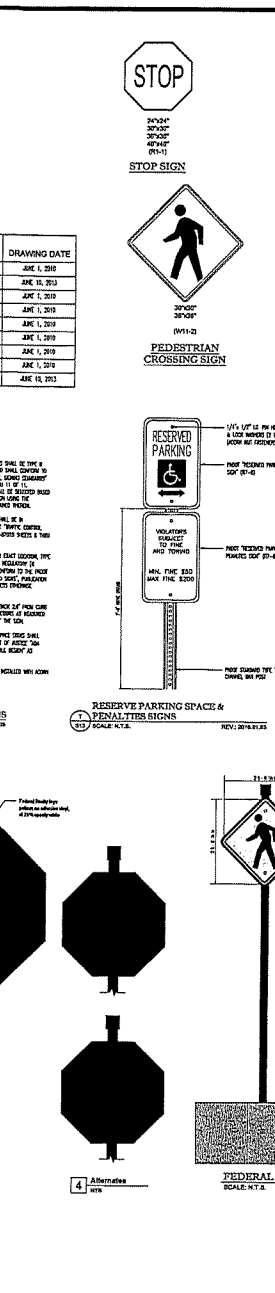
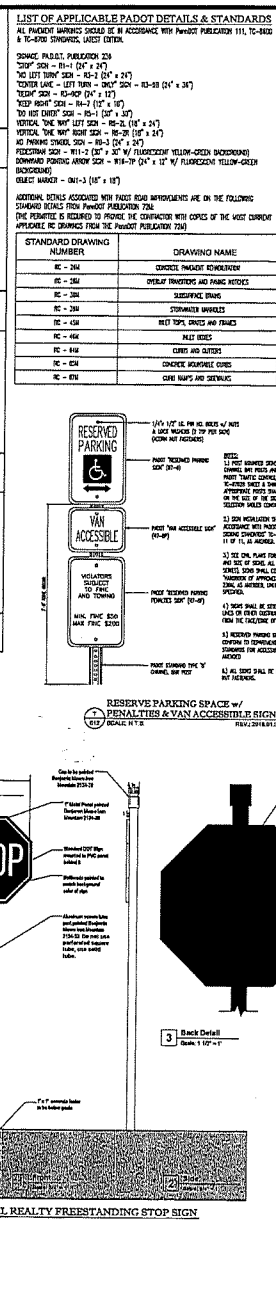
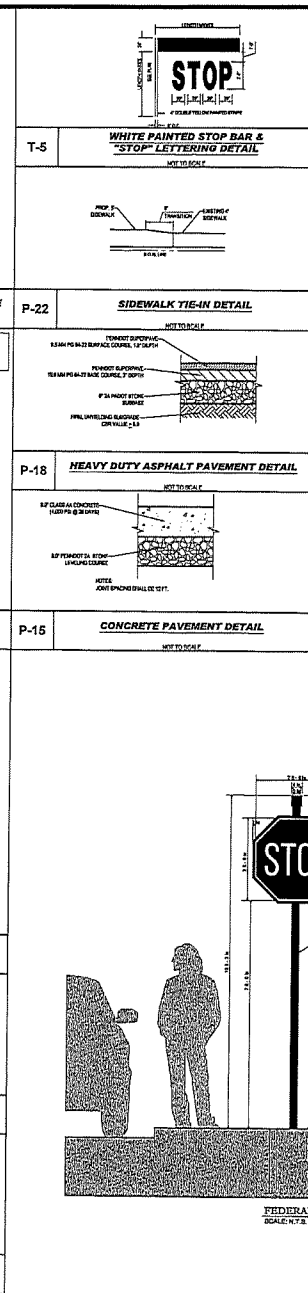
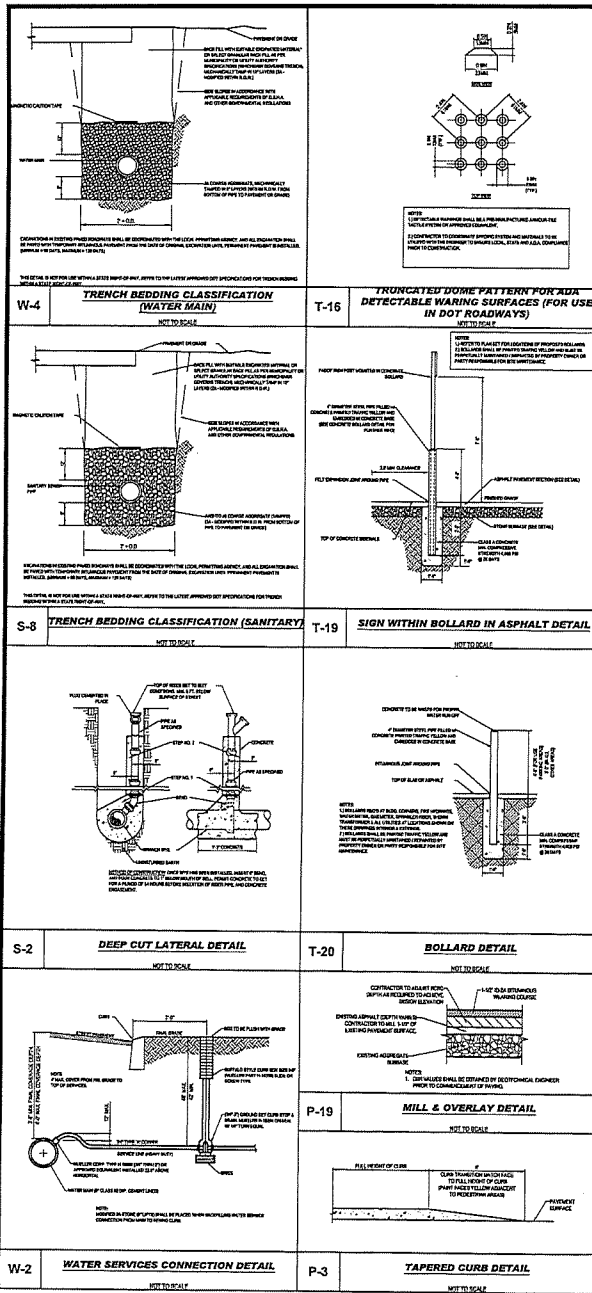


**SITE AERIAL  
PLAN**

SHEET NUMBER:  
**C-802**

REVISION 8 - 11/18/2021





REVISIONS	
REV	DATE
1	04/01/2011
2	06/01/2011
3	06/01/2011
4	06/01/2011
5	11/16/2011

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REVISIONS	
REV	DATE
1	04/01/2011
2	06/01/2011
3	06/01/2011
4	06/01/2011
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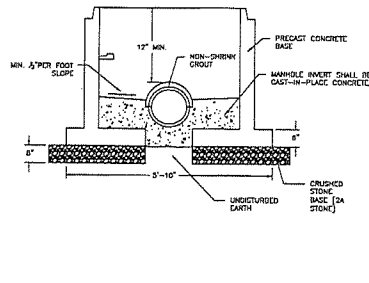
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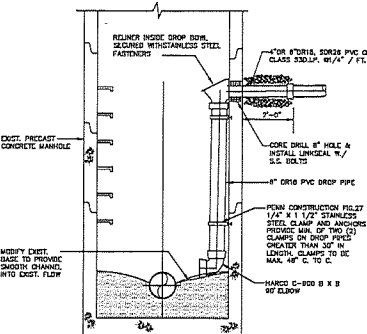
- NOTES:
1. MINIMUM 4' DIAMETER MANHOLE. SEE PRECAST SEWER MANHOLE DETAIL FOR REMAINDER OF ANY DETAILS.
  2. DODGEHOUSE OPENING MAY ONLY BE USED WHEN PLACING A NEW MANHOLE OVER AN EXISTING LINE. OTHERWISE, THE OPENING MUST BE CAST.
  3. OPENINGS IN PRECAST UNITS ARE TO BE 4" MINIMUM TO 8" MAXIMUM LARGER THAN THE OUTSIDE DIAMETER OF THE EXISTING PIPE.
  4. TOP HALF OF EXISTING PIPE TO BE REMOVED FOR FULL LENGTH EXPOSED INSIDE MANHOLE. EXISTING MANHOLE TO BE MOVED OUT ALONG THE SPACING LINE OF THE PIPE. SEE CONNECTION TO EXISTING MANHOLE DETAIL FOR ADDITIONAL INFORMATION.




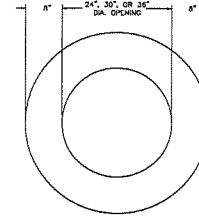
DOGHOUSE MANHOLE BASE  
NTS

 ENVIRONMENTAL ENGINEERING MANAGEMENT & INQUIRY INC. P.O. BOX 222 HUNTSVILLE, AL 35894-0222 360-329	AND TITLE LAMPSH- STANDARD DETAILS	DATE 6/9/01
	AND TITLE DMS DEN - DOORHOUSE MAINCILE	BY ALP

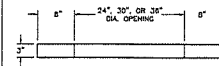
NOTE: INSIDE DROP PIPES NOT REQUIRED WHEN THE DISTANCE BETWEEN THE INVERT OF THE LATERAL AND THE CROWN OF THE EXISTING SEWER IS LESS THAN 12\"/>



 ENVIRONMENTAL ENGINEERING MANAGEMENT & INQUIRY INC. P.O. BOX 88, HUNTSVILLE, AL 35894 (205) 240-2015	APP. TITLE	JANUS - STANDARD DETAILS	DATE	6/9/01
	DWG. TITLE	DRG. NO. - EXISTING JANUS, INTERIOR SHOP GARAGE/STN	BY	ALP




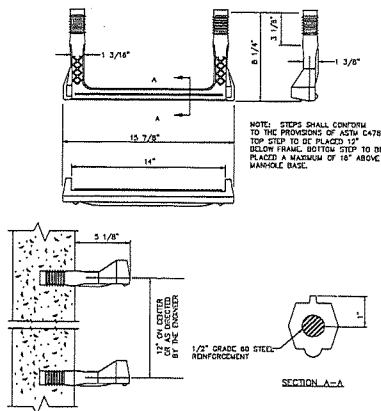
GRADE RING PLAN VIEW



GRADE RING ELEVATION VIEW

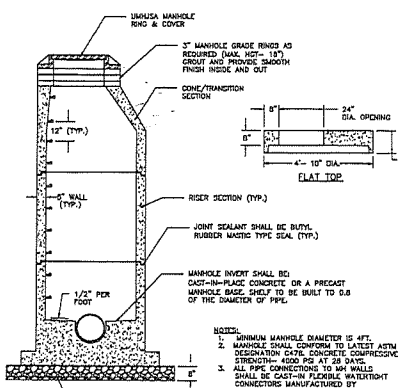
MANHOLE GRADE RING  
NTS

 <p>ENVIRONMENTAL ENGINEERING MANAGEMENT &amp; INQUIRY INC. P.O. BOX 121 HUNTSVILLE, AL 35891 (205) 369-0373</p>	JOB TITLE	DATE
	UNEMPLOYED - STANDARD DETAILS	6/29/01
	JOB STATE	INT.
	ONE DAY - UNUSUAL GRADE ROAD	ALP



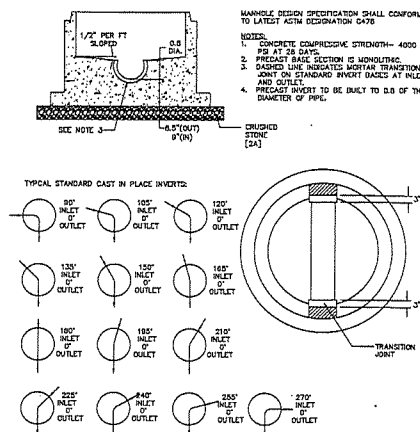
COPOLYMER POLYPROPYLENE PLASTIC  
STEEL REINFORCED MANHOLE STEP  
NTS

 <p>ENVIRONMENTAL ENGINEERING          &amp;          MANAGEMENT ASSOCIATES, INC.          P.O. BOX 132 HALLFAX, PA 15112 219 380-3270</p>	JOB TITLE:	UNEMPLOYED - STANDARD DETAIL	DATE:	6/9/01
	ONE YEAR:	ONE JOB - MANAGER STEP	BY:	ALP




PRECAST SANITARY SEWER MANHOLE  
NTS

	ENVIRONMENTAL ENGINEERING	FORM TITLE	UNCLASS - STANDARD DETAILS	DATE	6/9/01
	MANAGEMENT & INQUIRY INC. P.O. BOX 519 DALLAS, TX 75201 (214) 348-1239	DWG TITLE	DWG 001 - FREIGHT SALES/SHYRER SENTRY HAWK/OLE	BY	ALP



MANHOLE BASE  
WITH PRECAST INVERT  
NTS

 <b>ENVIRONMENTAL ENGINEERING</b> <b>&amp;</b> <b>MANAGEMENT &amp; INQUIRY INC.</b> P.O. BOX 532 GAITHERSBURG, MD 20878 (301) 260-2800	ADD TITLE:	DATE:
	IMPROVE - STANDARD DETAILS	6/29/01
SPEC TITLE:	FROM DEC - PREPARE VAMBLER NAME	BY:

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PROGRAM MANAGEMENT  
LAND SURVEYING  
SUSTAINABLE DESIGN  
TRANSPORTATION SERVICES

REV	DATE	COMMENT	BY	CHK
1	04/01/02	PER MCD	CD	
2	04/01/02	PER MCD	CD	
3	04/01/02	PER MCD	CD	
4	04/01/02	PER MCD	CD	
5	04/01/02	PER MCD	CD	
6	04/01/02	PER MCD	CD	

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operation to locate underground utilities  
and avoid damage to them.  
Call 811 at least 48 hours before you dig.  
Toll-free 1-800-4-A- Dig  
or 1-800-4-811

PROJECT No: 99-0206  
DRAWN BY: JWP  
CHECKED BY: JWP  
DATE: 7/20/00  
CADD: JWP

**PRELIMINARY!  
FINAL LAND  
DESIGNMENT  
PLANS**  
FOR  
**FEDERAL REALTY  
INVESTMENT TRUST**  
WILLOW GROVE SHOPPING  
CENTER PAD SITE  
ROUTE 63, PARK AVENUE & ROUTE  
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MONTGOMERY COUNTY, PA

**BOHLER**  
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SHEET TITLE:  
**DETAILS**  
C-903  
REVISION 6 - 11/16/2021




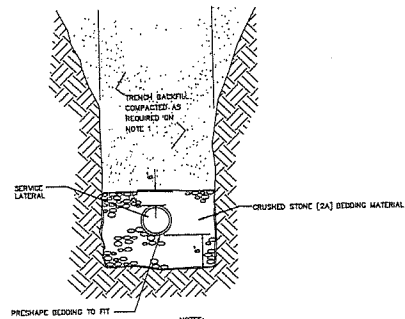
Diagram illustrating the cross-section of a trench repair structure. The layers from top to bottom are:

- SAW CUT JOINT, TACK COAT (TYP.)
- 2" MINIMUM CLASS 2 BITUMINOUS CONCRETE PAVEMENT. SEE NOTE THIS SHEET
- 10" MINIMUM COMPACTED PREPLACED COARSE AGGREGATE BASE
- EXISTING PAVEMENT
- EXISTING BASE
- CRUSHED STONE [2A] (DEPTH VARIES)
- TRENCH


Dimensions shown: 1/2" MIN. for the concrete and base layers, and 1/2" MIN. for the crushed stone layer.

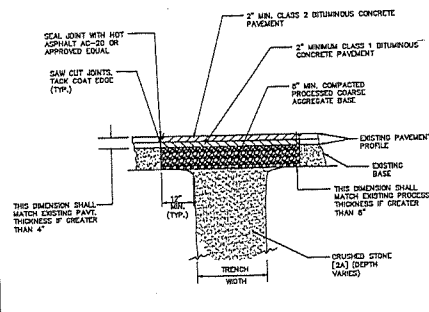
TEMPORARY PAVEMENT REPAIR  
NTS

 ENVIRONMENTAL ENGINEERING & MANAGEMENT ASSOCIATES INC. P.O. BOX 377 BELLEVILLE, MO. 63402 (314) 369-3373	JOE TITLE	CONCRETE - STEWARDS DETAIL	(DATE)	4/28/71
	JOHN TITLE	JOHN KEE - TEMPORARY PAVEMENT REPAIR	(BY)	ALA




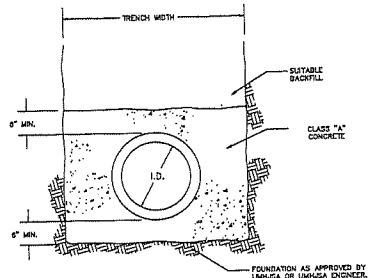
SANITARY SEWER LATERAL  
TRENCH SECTION  
N.T.S.

 EMBROIDERED EMBROIDERED MANAGEMENT ASSOCIATES, INC. P.O. BOX 100, CHICAGO, ILL. 60601 (312) 329-1000	AIR TITLE:	DATE:
	INFO TITLE:	AIR:




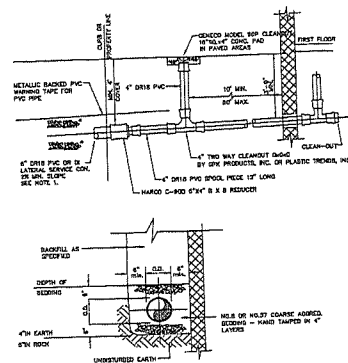
PERMANENT PAVEMENT REPAIR  
NTS

 ENVIRONMENTAL EMERGENCIES & MANAGEMENT ASSOCIATES INC. P.O. BOX 522 RAINBOW, IA 50453 (515) 389-5222	JOE TRILL	CHARLES- STANDARD DETAIL	DATE	6/13/71
	DINO TRILL	DINO GED - PARLIAMENT PAYMENT REPAIR	ATTN	ALP




CONCRETE ENCASEMENT  
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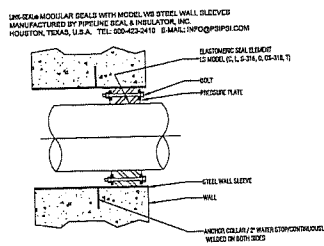
 ENVIRONMENTAL EMERGENCY MANAGEMENT ASSOCIATES, INC. 730 ONE ONE EIGHT, P.O. BOX ONE ONE ONE	AND TITLE UNCLASSIFIED - DISSEMINATION	8/28/71
	AND TITLE DOWS Q18 - CHEMICAL EMERGENCY	BY A.L.P.



NOTES: 1. ALL BUILDING SEWER TO BE TESTED PER TOWNSHIP CODE  
2. CLEAN-OUT REQUIRED ONE PER 50 FEET OF PIPE AND AT EVERY 90°  
\* SCH 40 PWS-DWV  
3. CLEANOUT IN NON-PAVED AREAS SHALL BE EAST JORDAN #1574, NEEDHAM FOUNDRY  
B-1975-A2, OR APPROVED EQUAL. CLEANOUT CAP PROJECTION CASTING SHALL  
BE 12" MIN. HGT. WITH 12" DIA. CLEAN-OUT. CLEANOUT THREADED PLUG AND

BUILDING SEWER CONNECTION  
(SINGLE CLEAN-OUT, NO TRAP)

 ENVIRONMENTAL ENGINEERING & MANAGEMENT ASSOCIATES, INC. P.O. BOX 537 HUNTSVILLE, AL 35893 (205) 399-3574	JOB TITLE:	VAPOR- RESIDUAL DETAIL	DATE:	5/8/17
	DWG TITLE:	DRG 027 - SLOPE SCHED CONNECTION	REV:	ALLP

[illegible]

LINK-SEAL® W/STAINLESS STEEL HARDWARE DETAIL  
NOT TO SCALE

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## REVISIONS

REV	DATE	COMMENT	STATUS
1	04/01/2021	PER MCCO COMMENTS	MH CD
2	05/13/2021	PER MCCO COMMENTS	NH CD
3	06/06/2021	PER MCCO COMMENTS	NH MR
4	10/11/2021	PER MCCO COMMENTS	NH MR
5	11/19/2021	PER MCCO COMMENTS	NH MR
6	11/19/2021	PER BUILDING AND HARDSCAPE UPDATES	NH MR



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PROJECT No. PP2200  
DRAWN BY: J  
CHECKED BY: C  
DATE: 01-19-20  
CADD: PP220004-DETAIL

**PROJECT:**  
**PRELIMINARY/  
FINAL LAND  
DEVELOPMENT  
PLANS**

FOR  
FEDERAL REALTY  
INVESTMENT TRUST

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811 UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PA

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SHEET TITLE:

## DETAILS

PLATE 10

**C-905**

REVISION 8 - 11/16/2021

# EXHIBIT B



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

December 21, 2021

File No. 21-11071

Paul E. Purtell, Code Enforcement Director  
Upper Moreland Township  
117 Park Avenue  
Willow Grove, PA 19090-3215

Reference: Willow Grove Shopping Center Pad Site  
Federal Realty Investment Trust  
Preliminary/Final Land Development Review

Dear Mr. Purtell:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the submitted land development plans for the above-referenced project and offers the following comments for consideration by Upper Moreland Township:

I. Submission

- A. Preliminary/Final Land Development Plans prepared for Federal Realty Investment Trust by Bohler Engineering, dated January 19, 2021 and last revised November 16, 2021, consisting of sheets 1 to 29 of 29.
- B. Preliminary/Final Landscaping Plans prepared for Federal Realty Investment Trust by Studio39 Landscape Architecture, P.C., dated November 11, 2021.
- C. General Project Description and Stormwater Management Calculations prepared by Bohler Engineering for Federal Realty, Investment Trust, dated November 12, 2021.

II. General Information

The 13.03-acre parcel is located within the TC-1 Town Center District and Transit Management Overlay District. The property is bound by Easton Road (S.R. 0611), Moreland Road (S.R. 0063), and Park Avenue and contains the Willow Grove Shopping Center which includes retail, restaurant, bank, and other uses. The Applicant is proposing to reconfigure the parking lot and drive aisle layout and provide a new, 18,745 square-foot retail building along the frontage of Park Avenue. The improvements will result in a net decrease of approximately 7,288 square feet of impervious surface area and a net decrease of 134 parking spaces. Additional improvements also include crosswalks within Park Avenue, landscaping, hardscaping, and lighting. The site will continue to be serviced by public water and sewer. An underground managed release concept (MRC) basin, a water quality filter, and associated storm sewer have been proposed to manage the newly constructed impervious surfaces.

III. Review Comments

A. Zoning Ordinance (Chapter 350)

We have identified no issues with the plan in regard to the current requirements and provisions of the Upper Moreland Township Zoning Ordinance.

B. Waivers Requested

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

The Applicant is requesting relief from the following requirements and provisions of the current Upper Moreland Township Subdivision and Land Development Ordinance (Chapter 300):

1. §287-23.A(2)(B) – To permit 20% of existing impervious area to count as meadow in the preexisting condition per PADEP standards, instead of modeling 100% of existing impervious area as meadow as required.
2. §287-25.B – To permit a peak rate reduction consistent with PADEP standards (2-year post condition to 1-year pre condition, 5-year post condition to 2-year pre condition...100-year post condition to 50-year pre condition) in lieu of the required peak reduction rates per this section.

**We note that the Applicant is requesting waivers from strict compliance with the volume and rate reduction requirements of the Township's Stormwater Management Ordinance. The site is located within a densely developed area of the Township with little to no conventional stormwater controls and redevelopment projects like this represent a chance to improve the quality and reduce the quantity of water runoff to receiving streams. The Applicant will need to provide justification for the waivers including why the requested amount of relief is necessary for the project. Additionally, we note that past projects in this area of the Township where available on-site land area precluded the installation of stormwater management facilities to the full extent of the Ordinance, off-site improvements were discussed and implemented to help meet the intent of the Ordinance requirements.**

3. §300-50.B – To permit one plan submission to count as both preliminary and final submission.
4. §300-52.C(1) – From the requirement to show existing features within 400 feet of the site. An aerial photograph of the surrounding area has been provided in lieu of.

C. Subdivision and Land Development Ordinance (SALDO)

We have identified the following issues with respect to the requirements and provisions of the current Upper Moreland Township Subdivision & Land Development Ordinance (Chapter 300):

1. §300-14.G - The Board of Commissioners (Board) may grant modification to the requirements of this ordinance provided the Applicant proves undue hardship. Any waivers should be formally requested from the Township unless the plans are revised to address all comments of this letter relative to the SALDO and Stormwater Ordinances. The List of Requested Waivers on the Cover Sheet should include any conditions that the Board requires, and the date granted as applicable.
2. §300.15.B – The centerline, right-of-way half and full widths, and cartway half and full widths for Moreland Road, Easton Road, Old York Road, and Park Avenue should be shown on the plans.
3. §300.15.C – The streets bordering the subject property shall meet the minimum required right-of-way and cartway requirements, or a waiver requested. Sheet 6 notes that no additional street right-of-way is being offered for dedication at this time.
4. §300.15.C.8 – The setbacks required per the Zoning Ordinance should be measured from the ultimate right-of-way unless a waiver is granted from further dedication. Upon showing the required ultimate rights-of-way for each street that borders the subject property, the setbacks should be verified.
5. §300.15 – Our understanding is the proposed site driveway, which currently intersects with Park Avenue, may continue through the site to Easton Road in a subsequent phase and essentially act as a public street. As such, we recommend the intersection be designed in accordance with the standards of this section. Additionally, design standards for public streets such as, curb radii, cartway width, curb reveal, sidewalk, on street parking, etc. should be discussed and contemplated with this phase so as not to deter their implementation in subsequent phases. Ultimately, we defer to McMahon Associates for comment on the appropriateness of the public street design standards.

6. §300.15.G – The Heavy Duty Asphalt Pavement Detail on Sheet 25 should be revised to conform with the Township Standard Pavement Section detail of 3" 2A, 5.5" base course, and 1.5" wearing. Alternatively, a waiver may be requested along with justification for use of the currently proposed cross section.
7. §300.17.E – The subject property is a commercial area providing common parking facilities which are encouraged by the Township. We note that the parking calculations provided on Sheet 6 do not provide an exact number of required employee spaces but uses an assumed number of 100 spaces. The calculation for "maximum number of permitted employees" in the proposed calculation should be revised to 124. Additionally, back up documentation as to how the Applicant arrived at the assumed 100 spaces should be provided for review.
8. §300.17.F – Parking stall widths should not be less 9 feet. The three parallel parking spaces east of the proposed retail building and 11 spaces proposed along Park Avenue should be revised. We ultimately defer review of the 11 parallel parking spaces proposed along Park Avenue to the Township Traffic Engineer.
9. §300.17.H – No less than a 5-foot radius should be provided for all curb lines in parking areas. The plans propose several curbline radii as small as 3.5 feet within the parking areas. The plans should be revised accordingly, or a waiver requested.
10. §300.18.C – Sidewalks should be located between the curb and right-of-way line, one foot from the right-of-way line. Upon confirmation of the ultimate right-so-way, the location of the proposed sidewalk along Park Avenue should be confirmed, or a waiver would be required. If sidewalk along a public street is located outside of the established right-of-way, the Applicant will be required to provide pedestrian access easements over the sidewalk area.
11. §300.18.D – Crosswalks should have a minimum width of 10 feet. The proposed crosswalks located through the site and at the proposed intersection with Park Avenue should be revised.
12. §300-22 – We recommend Architectural Renderings of the proposed building be presented to the Commissioners for review.
13. §300-25 – The Applicant will be required to obtain the necessary NPDES permit from the Montgomery County Conservation District as the proposed disturbance to the site is more than 1 acre. The Township should be copied on all future correspondence with MCCD.
14. §300-26 – The plans shall be submitted to the Upper Moreland – Hatboro Joint Sewer Authority for review. Also, the required PA DEP Planning Module Application must be submitted to the Authority for review and signature.
15. §300-27 – The plans shall be submitted to the water provider for review and approval. Approval from the water provider will be required prior to the start of construction.
16. §300-27.F – We defer review of the plans to the Fire Marshal regarding fire hydrant locations and other related facilities.
17. §300-29 – The Lighting Plan, Sheet 22, proposes the relocation of several light poles and luminaries on sight, at a proposed mounting height of 33 feet. The plans should confirm the mounting height for the existing lights on site to verify that the proposed foundations and relocated pole heights are consistent with the existing lights.
18. §300-33 – The plans indicate that two drainage easements, 15 feet and 20 feet respectively, exist on-site and are located within the limits of disturbance. The plans should clarify the Owner and Grantee of the easements. As necessary, permission from the Owner of the easements allowing the improvements should be acquired prior to plan approval.

19. §300-34 – Open Space shall be provided for all nonresidential land developments shall be provided at a rate of 1,000 SF of open space per 5,000 SF of building. Based on the proposed 18,745 SF retail building, we calculate 3,749 SF of required open space. The plans do not currently depict any open space for dedication; however, the Applicant may elect to contribute a fee-in-lieu of open space in the amount of \$500 per 1,000 SF in accordance with 300-34.F. As such, we calculate the fee to be \$1,874.50.
20. §300-39 – We defer to McCloskey & Faber for review of the plans with respect to landscaping requirements.
21. §300-53.B(2)(b)[3] – Profiles should be provided for the proposed storm sewer improvements.
22. §300-53.C(3)(i) – The location and material all of monuments should be shown on the Record Plan. For all undocumented lot corners, monumentation should be provided in accordance with §300-30 of the Subdivision and Land Development Ordinance.
23. We offer the following comments in regards to the Transit Overlay District Bulk Requirements Table on Sheet 6:
  - a. The proposed front yard setback to Park Avenue appears to be 15 feet rather than 16.5 feet and should be verified.
  - b. The proposed max building coverage should be verified, as the difference between the proposed and existing coverages does not correlate with the proposed building area.
  - c. The max impervious coverage should be verified, as the plans appear to show a reduction in impervious area of approximately 7,288 square feet, instead of the 15,334 square feet currently noted.
24. The direction of the street lamp between the row of 3 parallel spaces and 5 parallel spaces along Park Avenue should be verified, as the orientation of the lamp conflicts with the proposed building footprint.
25. We offer the following comments with respect to the ADA Grading Detail Plan, Sheet 8:
  - a. We recommend providing an immediate route for the accessible parking space in the area shown in the ADA Ramps and Crosswalk & ADA Stall inset.
  - b. The 277.43 spot elevation at the southern point of the crosswalk within the ADA Spaces and Crosswalk inset should be verified, as the proposed elevation is a foot higher than surrounding grade.
  - c. The flare slope directional arrows for the southernmost crosswalk in the ADA Ramps and Crosswalk at Four-Way Intersection inset appear to be oriented incorrectly. The grading of the flares should be verified.
26. A Heavy Duty Asphalt Pavement Detail and a Standard Pavement Section Detail have been provided on Sheets 25 and 26, respectively. The plans should be revised to clarify the areas of each pavement design.
27. We recommend sidewalk be placed along the eastern side of the proposed driveway to connect to the proposed sidewalk along Park Avenue. Currently the southern crosswalk at the access drive does not lead to a pedestrian connection. Additionally, the landscape drawings indicate that a canopy post will be located within the accessible sidewalk at the southeastern corner of the proposed building.
28. We defer to McMahon Associates regarding a review of the plans with respect to driveway access, traffic circulation, signage, and review of any subsequent submission of a Traffic Impact Study.

29. Details for all proposed line striping, such as pavement markings, gore striping, crosswalks, etc. should be provided on the plans and should specify a minimum of waterborne pavement markings.
30. The plans should elaborate on the maintenance and protection of traffic and pedestrian safety during the construction process. Temporary fencing and any other means of protection should be shown on the plans.
31. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshall, etc.). Copies of these permits and approvals should be submitted to the Township.

D. Stormwater Management Ordinance

We have identified the following issues with the proposed plan in regard to the stormwater requirements and provisions of the Upper Moreland Township Stormwater Management Ordinance (Chapter 287):

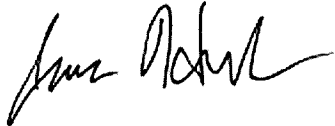
1. §287-13.B(2)(v) – A statement to be signed by the Applicant, acknowledging that any revision to the approved drainage plan must be approved by the Township, and that a revised erosion and sediment control plan must be submitted to the Township or Conservation District for approval.
2. §287-18.K – Storage facilities should drain the volume control and rate control capacities over a period not less than 24 hours and not more than 72 hours. The dewatering time of the underground basin should be provided in the Report.
3. §287-18 – We offer the following comments regarding the Stormwater Site Plan requirements and MRC Basin design:
  - a. The underground basin details on Sheet 17 show that the 4-inch underdrain is to be suspended within the concrete slab. Since the basin storage area is bound by the walls of the Storm Trap chambers and the concrete footing, it is unclear how water from the underground basin storage area will enter the underdrain. Additionally, the Outlet Structure details on Sheet 16 show that the underdrain is to be wrapped in stone and geotextile fabric. The design should be clarified.
  - b. The proposed information leaders on Sheet 14 for Yard Drain 1 and Manholes 3, 4, 5, 11, and 12 should be revised to point at their respective structures. The leader for Yard Drain 1 should be relocated so that the leader for Manhole 6 is visible.
  - c. The information leader for IN006 on Sheet 14 should be relocated so that it is visible.
  - d. The size, length, material, and slope of all storm sewer pipes should be labeled on the plans.
  - e. The inverts into the underground basin from each contributing storm structure should be identified on the plan and associated details.
  - f. The Jellyfish Filter detail on Sheet 16 should be revised to note the inlet and outlet pipe inverts.
  - g. The location of the detailed Type S inlet top should be noted on the plans.
  - h. The rim elevation for Manhole 3 on the provided pipe calculations is inconsistent with the rim elevation in plan view and should be revised for consistency.
  - i. The drainage areas noted for Inlets 003, 005, and 006 on the Inlet Drainage Areas Map, Sheet 21, are inconsistent with the areas noted on the Inlet Report. The areas should be revised for consistency.
4. §287-23.A(1) – The Stormwater Management Calculations Report should be revised to contain calculations demonstrating that the post-development total runoff volume for the two-year, twenty-four-hour storm event is equal to or less than the pre-development total runoff for the 2-year storm.

5. The Applicant will be required to enter into a Stormwater Ownership and Maintenance Agreement with the Township for the proposed stormwater management facilities. The document will be prepared by the Township Solicitor and executed prior to the plans being recorded.

In order to help expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

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

Sincerely,



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

JJH/mz

cc: Matthew Candland, Township Manager  
Sean Kilkenny, Esq., Township Solicitor  
Kim Flanders, RLA, McCloskey & Faber, PC  
Chad Dixon, P.E., McMahon & Associates  
Cornelius Brown, P.E., Bohler Engineering  
Andy Bottaro, Federal Realty  
Erik Garton, P.E., Vice President, Gilmore & Associates, Inc.

# EXHIBIT C



## **McCloskey & Faber, P.C.**

**Landscape Architecture • Land Planning • Graphic Design**

December 22, 2021

Mr. Paul E. Purtell  
Director, Code Enforcement  
Upper Moreland Township  
117 Park Avenue  
Willow Grove, PA 19090

Reference: First Landscape Plan Review for **Willow Grove Shopping Center - Pad Site – Park Avenue**  
Upper Moreland Township, Montgomery County, PA; M&F No. 215

Dear Mr. Purtell:

We are in receipt of a ten-sheet Landscape design plan submission (Sheets L0.00 to L4.00) prepared by Studio39 Landscape Architecture and dated November 11, 2021 and twenty-nine sheet civil design plan set prepared by Bohler and dated November 16, 2021. The plans were received by our office on November 19, 2021.

The 13.03 acre existing shopping center is situated within the TC-1 Town Center zoning district with Transit Management Overlay. The Applicant proposes to construct a new 18,745 SF building within an existing shopping center. In addition, hardscape and landscape improvements are proposed in conjunction with an existing building. The focus of this review is limited to the area of proposed improvements.

We commend the Applicant's continued desire to provide overall pleasing landscape and hardscape concepts throughout the shopping center. We offer the following comments and recommendations relative to the *landscape design* review:

### **ZONING – TRANSIT MANAGEMENT OVERLAY DISTRICT (Streetscape Review)**

The Applicant is utilizing the Transit Management Overlay District for the development of the site. As part of the overlay district, Section 350-281. E. reads, "*The applicant shall incorporate design elements as must be approved by the Board of Commissioners in accordance with the Township Subdivision and Land Development Ordinance as follows: (1) 'Buffer plantings, ornamental lighting, masonry walls, masonry piers and ornamental sidewalks to include brick, brick look-alike material, or brick look-alike stamped concrete on every fourth section of sidewalk.'*" While this is not a comprehensive review of the proposed enhanced lighting, hardscape, site furnishings, etc., we offer the following comments and recommendations for consideration.

1. Brick inlays are to be provided within the sidewalks along Park Avenue. (Section 350-281. E. (5))
2. The Bohler Lighting Plan, Sheet C-701 indicates that the existing traffic-oriented davit arm streetlights along Park Avenue are to remain. We recommend the incorporation of pedestrian-oriented ornamental lighting along Park Avenue improvements to match the existing pedestrian-friendly/pedestrian-scale lighting along Easton Road consistent with the intent of "pedestrian-oriented scale and design" discussed in Section 35-258, F. Town Center District. We believe that the incorporation of

## McCloskey & Faber, P.C.

Mr. Paul Purtell

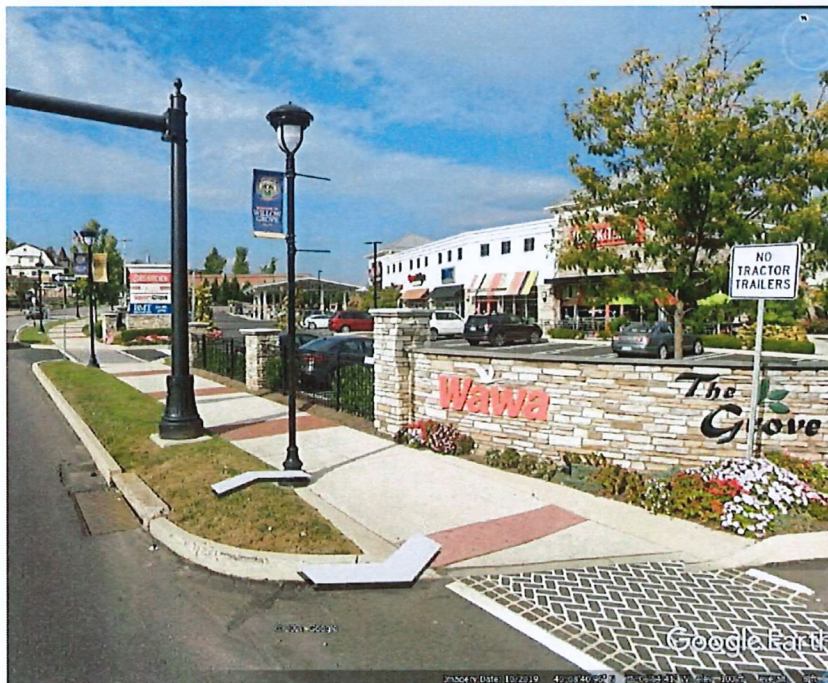
Director, Code Enforcement

Willow Grove Shopping Center

December 22, 2021

Page 2

pedestrian-friendly lighting as part of the overall streetscape improvements will enhance the aesthetic appearance and pedestrian environment along Park Avenue.



3. The Applicant is proposing to install a plaza along Park Avenue at the northern corner of the proposed building. The Township may wish to consider review and approval of the proposed Sculpture as part of the land development approval.
4. We note that cross walks and associated curb improvements at the north side of Park Avenue at new "street" intersection are not included with hardscape details in Landscape Plans or on other

## **McCloskey & Faber, P.C.**

Mr. Paul Purtell  
Director, Code Enforcement  
Willow Grove Shopping Center  
December 22, 2021  
Page 3

drawings. We recommend there is further discussion between Township and Applicant regarding Township's expectations.

5. While the design does not provide for masonry walls and piers, the positioning of the building close to Park Avenue and the associated hardscape and plantings meets the intent.
6. We note that bench seating is proposed to be integrated with cast-in-place concrete retaining walls at various locations. We note that while effective to meet the overall intended design concepts, benches are not consistent with "standard" benches currently utilized along Easton Road and proposed in association with the development under construction for the Grocer within this shopping center.
7. Information regarding the proposed "litter receptacle" has not been provided.
8. Location of proposed area lighting design as included on the Bohler Lighting Plan, Sheet C-701 should be reviewed and coordinated with the proposed landscape design to reduce conflict as deemed necessary between trees and lights.
9. We recommend that the Kelvin color temperature for the proposed enhanced lighting as indicated on the Studio39 plans is reviewed and adjusted as appropriate to be compatible with the existing **site** lighting.

### **SALDO - GENERAL REQUIREMENTS (Article 5, Section 300-40)**

1. Landscape Plans shall be prepared, sealed and signed by a Landscape Architect registered in the Commonwealth of Pennsylvania. (Section 300-40 C.)
2. All plant materials shall be guaranteed by the developer for eighteen (18) months following final written approval by the Landscape Architect or Township engineer. (Section 300-40 G.) Planting note number 5 should be adjusted accordingly.
3. Planting Note number 44 should be expanded to include the Township Landscape Architect consultant in the review and approval of species substitutions.

### **SALDO - LANDSCAPE PLAN REQUIREMENTS (Article 5, Section 300-42)**

1. Easement lines, Property Boundary and Legal Right-of-way lines should be clearly indicated and labeled on the Landscape drawings. (Section 300-42 B.)
2. *"Nothing shall be permitted to be placed, planted, set or put within the area of an easement. The area shall be kept as lawn."* (Section 300-33, C. (2)) The landscape design is to be revised accordingly.
3. Location of existing and proposed lighting as well as above and underground utilities are to be added to the Landscape Plans to demonstrate that landscaping and utilities will not be in conflict with one another. (Section 300-42 F. and G.)

## **McCloskey & Faber, P.C.**

Mr. Paul Purtell

Director, Code Enforcement

Willow Grove Shopping Center

December 22, 2021

Page 4

4. We recommend that proposed trees are located no closer than 5 feet horizontally from any underground utility. Substantial conflicts exist between proposed underground utilities and locations of required parking lot trees. Adjustments to the location of proposed stormwater facilities and underground utilities, currently within or near the landscape islands south of the proposed building, are needed in order to accommodate the proposed trees in these islands.
5. The plant schedule is to be expanded to indicate Native species plant material intended to satisfy minimum native species requirements. (Section 300-42 K.)
6. Existing and proposed contours are to be added to the plan. (Section 300-42 L.)

### **SALDO - PLANTING REQUIREMENTS (Article 5, Section 300-43)**

#### **A. Street Trees (Section 300-43, A.)**

1. Street trees are required along “access and/or private driveways or boulevards serving developments other than single family residential developments and to residential developments serving 4 or more dwelling units.” (Section 300-43 A. (1) (d)) The SALDO Compliance Chart and landscape design is to be revised accordingly.
2. Street trees shall be planted from one (1) foot to eight (8) feet outside the ultimate street right-of-way. (Section 300-43 A. (2) (b)) It appears that the street trees are approximately 10 feet from the property line / street right-of-way. Therefore, a waiver for relief from the street tree setback appears necessary and seems reasonable based on site constraints of providing parallel parking along Park Avenue.
3. Sweetbay Magnolia trees are proposed for a portion of the street trees, and do not meet the requirements of Section 300-43 A. (2)(g) which requires that Street trees shall be a minimum of three inches in caliper, a species suggested in Section 300-47A., Shade trees, and single trunked. That said, we believe the overall layout and design of the street trees (in a mixture of canopy sizes) and associated street frontage plantings as proposed is acceptable for this development, and meets the intent of street tree requirements.

#### **B. Screen Buffer (Section 300-43, C.)**

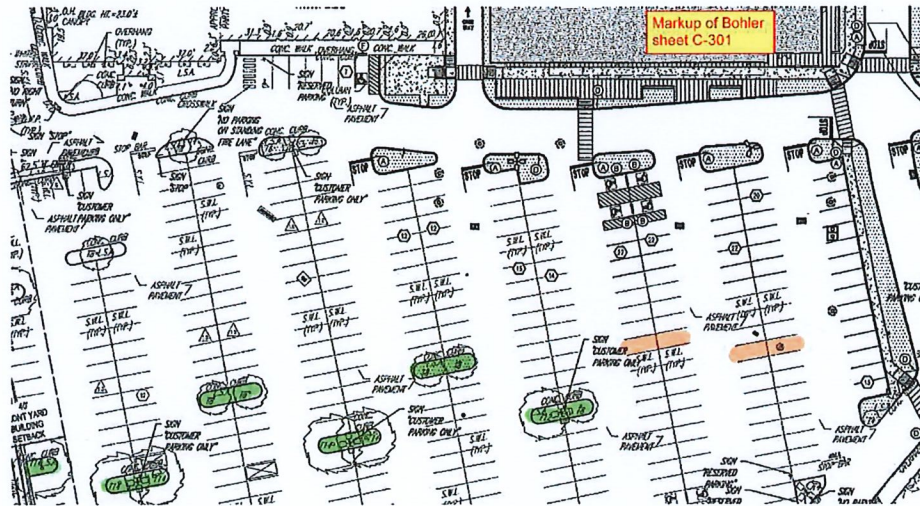
1. Screen buffers are required to screen all truck loading, outside storage areas, mechanical equipment and trash receptacles from view from streets and all abutting land uses. (Section 300-43 C. (2) (b))
2. The plans depict a trash enclosure area along Park Avenue. More detailed information regarding height and materials is to be provided.

#### **C. Parking Area Landscaping (Section 300-43, D.)**

1. A minimum of 10% of any parking facility over 5,000 square feet in gross area, outside curb to outside curb, shall be devoted to landscaping. (Section 300-43 D. (1) (b)) A note indicates

Mr. Paul Purtell  
Director, Code Enforcement  
Willow Grove Shopping Center  
December 22, 2021  
Page 5

2. Planter islands are to be crowned to a height of eight (8) inches above the average top of curb height. (Section 300-43 D. (1) (c)) This information should be added to the plan in the form of a detail included on both the landscape drawings and civil drawings.
3. A maximum of twenty (20) parking spaces in a row is permitted without a landscape island for the Shopping Center use. (Section 300-43 D. (2) (a)) We note that with the proposed site plan layout, the number of non-conforming parking rows with more than twenty spaces without an island remains the same as existing conditions. That said, we recommend that islands are added in the parking rows as marked in orange below, to continue the existing parking island layout. This would decrease the deficiency with parking area greenspace.



1. Replacement trees shall be planted *in addition* to the trees required by the planting requirements of Section 300-43. (Section 300-45 D.) The SALDO Compliance Chart should be revised accordingly.

1. The Applicant should refer to Table 3 for minimum required percentage of native species for various applications. In order to review compliance, calculations are to be incorporated into a Landscape Compliance Chart.
2. Evergreen trees are to be a minimum 8' height at installation. (Section 300-47 B.) The Plant Schedules are to be revised accordingly.
3. Deciduous shrubs are to be a minimum of 30" in height and Evergreen shrubs are to be a minimum of 24" in height at installation. (Section 300-47 D. & E.) Several proposed shrubs are listed with sizes

## **McCloskey & Faber, P.C.**

Mr. Paul Purtell  
Director, Code Enforcement  
Willow Grove Shopping Center  
December 22, 2021  
Page 6

under the required height. Based on the intensity of development of the site, the types of shrubs proposed, and the placement of these shrubs, we believe that the plant sizes proposed are appropriate for this application.

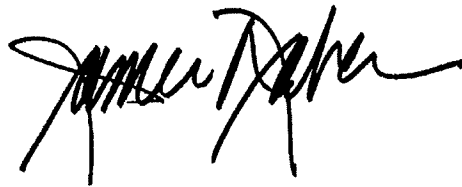
4. For clarification, Shenandoah Switchgrass should be moved from the Shrub category to the Ornamental grass category within the plant schedules.

The above Landscape Plan review is based on our review of the drawings submitted. It is recommended that the Applicant and their Landscape consultant review and address the recommendations listed in this letter, and, as appropriate, schedule a meeting with us to resolve any miscellaneous issues prior to resubmission to Upper Moreland Township, and resubmit the Landscape Drawings to Upper Moreland Township for further review. Further comments may be forthcoming following our review of the revised drawings addressing the above comments.

In order to help expedite the review process of the resubmission of the plan, we request the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the plans that are unrelated to the review comments, but impact the landscape, should also be identified in the response letter.

We trust that this landscape plan review letter responds to your request and satisfactorily addresses the landscape ordinance requirements that are apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me.

Very truly yours,



James R. Faber, ASLA  
Township Landscape Architect  
JRF/ kjf

cc: Matt Candland, Township Manager, Upper Moreland Township (email)  
David Elsler – Upper Moreland Township (email)  
Jim Hersh, P.E. – Township Engineer (email)  
Sean Kilkenny, Esq. and Alex Baumler – Township Solicitor (email)  
Chad Dixon, Township Traffic Engineer, McMahon Associates (email)  
Cornelius Brown, PE, Bohler (email)  
Michael Roth, PE, Bohler (email)  
Siobhan Chewning, Studio Manager, Studio39 (email)  
Andy Bottaro, Applicant's representative, Federal Realty Investment Trust (email)  
Mark Brennan, FRIT (email)  
James J. Garrity, Esquire, Wisler Pearlstine, LLP, Applicant's legal representative (email)

# EXHIBIT D



December 21, 2021

Mr. Paul Purtell  
Director of Code Enforcement  
Upper Moreland Township  
117 Park Avenue  
Willow Grove, PA 19090

RE: **Traffic Review #1 – Preliminary/Final Land Development Plans**  
Willow Grove Shopping Center Modifications – Retail Pad Site  
Upper Moreland Township, Montgomery County, PA  
McMahon Project No. 821A16.11

Dear Paul:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this letter that summarizes our initial traffic engineering review of the proposed modifications to the Willow Grove Shopping Center in Upper Moreland Township, Montgomery County, PA. Based on our review of the plans submitted for review, the proposed modifications will consist of constructing an 18,745 square-foot retail building in the existing parking area on the northern end of the site. Access to the site will continue to be provided via the existing accesses along Moreland Road (S.R. 0063). The existing western access along Park Avenue which will be relocated to the east to align opposite the egress-only driveway to the Township Building and Library.

The following documents were reviewed and/or referenced in preparation of our traffic review:

1. Preliminary/Final Land Development Plans – Federal Realty Investment Trust (Willow Grove Shopping Center Pad Site), prepared by Bohler Engineering, last revised November 16, 2021.
2. Waiver Request Letter – Willow Grove Shopping Center Pad Site, prepared by Bohler Engineering, dated November 17, 2021.

Based on our review of the documents listed above, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. A master plan traffic impact study should be completed at this juncture for all proposed site development and modifications at the Willow Grove Shopping Center. The master plan transportation impact study will help to determine the short- and long-term operational and design needs for traffic access and circulation for the Willow Grove Shopping Center. The study should consist of an analysis of existing, as well as opening year conditions both without and with all proposed site modifications and mitigation/operational improvement measures of all access intersections and nearby intersections on Park Avenue, Moreland Road (S.R. 0063) and Easton Road/York Road (S.R. 0611).

The study should also provide recommendations for the ultimate design of the relocated Park Avenue driveway proposed for this application and all other site accesses that will be serving the site upon

completion of all shopping center modifications, as well as internal shopping center intersections, including lane configurations, corner radii, traffic control, etc. The study should include the following:

- Conduct a multi-stop warrant and traffic signal warrant evaluation at the relocated western driveway along Park Avenue. The evaluation should also consider potential changes to the current egress-only operation of the Township driveway located opposite the relocated western driveway.
- Provide details on the design of all internal drive aisles, specifically the main internal drive that will connect Park Avenue and Easton Road, as well as the main internal drive that will connect Moreland Road (S.R. 0063) and Easton Road (S.R. 0611).
- Provide discussion on potential cut-through traffic, including large trucks, that might use the main internal drive that will connect Park Avenue and Easton Road, as well as the main internal drive that will connect Moreland Road (S.R. 0063) and Easton Road (S.R. 0611).
- Provide discussion on all proposed pedestrian improvements that will be provided as part of the shopping center modifications both on-site and along adjacent roadways.
- Provide discussion on the potential route(s) delivery trucks will take to access the site.

A transportation impact study scoping application should be prepared for review by the Township, PennDOT, and Montgomery County prior to proceeding with the master plan traffic impact study for the site.

2. According to **Section 350-264** of the **Zoning Ordinance**, the required amount of parking for the shopping center is 481 parking spaces. The plans currently show 605 parking spaces for the shopping center, thereby satisfying the ordinance requirement.
3. Sight distance measurements must be shown on the plans at the relocated western Park Avenue site access as required in **Section 295-15.C** of the **Subdivision and Land Development Ordinance**.
4. According to **Section 300-15.B(1)(b)[1]** of the **Subdivision and Land Development Ordinance**, Park Avenue should have a minimum cartway width of 30 feet. The plans currently show an approximate 24-foot cartway width along the Park Avenue site frontage, thereby not satisfying the ordinance requirement.
5. According to **Section 300-17.F** of the **Subdivision and Land Development Ordinance**, parking stalls shall be no less than 9 feet wide. The plans currently show an 8-foot width for the 11 parking spaces located along Park Avenue and for the 3 parking spaces located along the one-way drive aisle to the south of the proposed retail building, thereby not satisfying the ordinance requirement.
6. According to **Section 300-17.H** of the **Subdivision and Land Development Ordinance**, no less than a five-foot curb radius shall be permitted in parking areas. It appears as though some of the curb radii located in the parking areas are less than five feet, thereby not satisfying the ordinance requirement.
7. According to **Section 300-17.I** of the **Subdivision and Land Development Ordinance**, two-way drive aisles in parking areas with 90-degree spaces should be a minimum of 25 feet wide. The plans currently show drive aisle widths of 21 and 22 feet in the parking area to the east of the proposed retail building, thereby not satisfying the ordinance requirement.

8. The Township has concerns with travel speeds of vehicles along the Park Avenue site frontage and the potential pedestrian interaction between this site and the library/Township building. Traffic calming measures along Park Avenue, between Moreland Road (S.R. 0063) and Easton Road (S.R. 0611), should be evaluated by the applicant.
9. The landscape plans show stepping stones located along both the eastern and western sides of the relocated western driveway along Park Avenue. These stepping stones should be removed from the plans to discourage pedestrian crossing of the relocated western Park Avenue driveway in areas other than designated pedestrian crossing areas.
10. Based on review of the turning templates (Sheet C-801), it appears as though single unit truck (SU-30) will have difficulty maneuvering through the one-way drive aisle to the west of the proposed retail building without running onto the curb in this area. The turning template should be revised to demonstrate that this vehicle can maneuver through this area of the site without running onto the curb or the applicant's engineer should redesign this area of the site accordingly.
11. The Township Fire Marshal should review the emergency vehicle turning templates for accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
12. A "Stop" sign and stop bar should be shown on the plans on the northbound approach of the relocated western site access at its intersection with Park Avenue.
13. The "Stop" signs and stop bars located on the northbound and southbound approaches of the relocated driveway leading to/from Park Avenue at their intersection with the drive aisle to the south of the proposed retail building should be removed from the plans.
14. "One-Way" signs should be shown on the plans on both sides of the entrance to the one-way drive aisle located to the west of the proposed retail building.
15. An additional "Do Not Enter" sign should be shown on the plans on the southern side of the western end of the one-way drive aisle where this drive aisle meets the parking area to the north of the existing building that is located to the west of the proposed retail building.
16. "Pedestrian Crossing" signs should be shown on the plans at the following locations:
  - On the eastern side of the eastern crosswalk located along the main drive aisle to the south of the proposed retail building.
  - On the southern side of the crosswalk located along the southern end of the one-way drive aisle to the west of the proposed retail building.
  - On the eastern side of the crosswalk located on the eastern end of the one-way drive aisle to the north of the existing building that is located to the west of the proposed retail building.
  - On both sides of the eastern and western crosswalks across Park Avenue in the immediate vicinity of the relocated western site access.

17. An ADA ramp should be shown on the plans at the following locations:

- On both sides of the crosswalk located along the one-way drive aisle to the north of the existing building that is located to the west of the proposed retail building.
- On the northern side of Park Avenue at the relocated western site access where the two crosswalks across Park Avenue meet the sidewalk.
- Review of the on-site ADA ramps has not been completed by our office, but these ramps must be designed by the applicant's engineers to comply with Federal/PennDOT design standards for ADA facilities.

18. The proposed development will be subject to the Township's Transportation Impact Fee of \$1,904 per "new" afternoon peak hour trip in accordance with the Township's *Transportation Impact Fee Ordinance*. Based on Land Use Code 820 (Shopping Center) contained in the Institute of Transportation Engineers publication, *Trip Generation Handbook, 11<sup>th</sup> Edition*, the proposed 18,745 square feet of retail space will generate approximately 42 total "new" trips during the weekday afternoon peak hour, resulting in a transportation impact fee of \$79,968.

19. Since Moreland Road (S.R. 0063) is a State Roadway, a PennDOT Highway Occupancy Permit (HOP) will be required for any work that may be completed within the legal right of way along Moreland Road (S.R. 0063). The Township and our office must be copied on all HOP submissions, as well as correspondence between the applicant and PennDOT, and invited to any and all meetings among these parties.

20. A response letter must accompany the resubmission of the waiver of land development plans that addresses how each comment has been addressed and satisfied, and where each may be found in the materials being submitted.

We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed development apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me.

Sincerely,



Chad Dixon, AICP, PP  
Senior Project Manager

BMJ/CED

cc: Matthew Candland, Upper Moreland Township Manager  
Jim Hersh, P.E., Gilmore & Associates

# EXHIBIT E

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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

SCOTT FRANCE, AICF  
EXECUTIVE DIRECTOR

December 10, 2021

Mr. Paul Purtell, Director, Code Enforcement  
Upper Moreland Township  
117 Park Avenue  
Willow Grove, Pennsylvania 19090-3215

Re: MCPC # 21-0318-001  
Plan Name: Willow Grove Shopping Center Pad Site  
(1 lot comprising 13.00 acres)  
Situate: Route 63, Park Avenue & Route 611 (Cross Street: Park Avenue)  
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 19, 2021. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Federal Realty Investment Trust, is proposing to construct an 18,745-square foot retail building and redesign a portion of the parking lot at the Willow Grove Shopping Center. The proposed building would be developed where there is an existing driveway, which would be relocated to align with the driveway on the opposite side of Park Avenue. The proposal includes a number of site improvements, such as sidewalks, public amenity areas, landscaping, and crosswalks to existing buildings. In addition, the proposed development would widen a portion of Park Avenue to add sidewalks and parallel parking spaces. The property is located in the TC-Town Center Zoning District and within the Transit Management Overlay District, the building bulk requirements of which supercede those of the TC District.

## COMPREHENSIVE PLAN COMPLIANCE

- A. *MONTCO 2040* – The proposed text amendments are generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as "Regional Mixed Use Center" future land use category. Regional Mixed Use centers typically generate an abundance of traffic, jobs, and overall activity. These centers are intensely developed suburban cores with significant retail, office, and residential land uses. Land uses should be mixed, and developments and public improvements should make it easier to walk to public transportation and other parts of the center.



- B. *Upper Moreland 2040 Comprehensive Plan* – The Willow Grove Shopping Center is located in an area identified as the Town Center future land use category. Development in the Town Center should be a dense, intense, and transit-and pedestrian-oriented area, exhibiting high-quality design.

## RECOMMENDATION

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

## REVIEW COMMENTS

### BUILDING ACCESS

There do not appear to be entrances to the proposed retail building along the side of the building with frontage along Park Avenue. Therefore, it appears that the building will be oriented towards the side that fronts onto the parking lot. However, it is difficult to tell how the building façade will interact with the streetscape and Park Avenue. We recommend that the applicant provide renderings to the township for a clearer understanding of how the building will appear from all directions.

### LANDSCAPING

- A. Parking Lot Landscaping. There are three parking rows that have more than 20 parking spaces without planting islands, as required in the SALDO § 300-43.D. In addition, the TC Zoning District requires "one shade tree per 12 spaces" in surface parking lots of 20 spaces or more (§ 350-270.A). We recommend constructing additional planting islands to break up the long rows of parking spaces, which would provide more shade and opportunity for natural water retention and infiltration system. We encourage the applicant to reference the [Sustainable Green Parking Lots Guidebook](#).
- B. Plant Schedule. Based on the landscape plan provided (Sheet No. L3.01), there would be Ginkgo biloba Grindstone, ornamental trees, planted along the proposed seating area located on the side of the building that fronts the parking lot. This variety of Ginkgo will grow to be narrow and tall. We recommend that at least one of the proposed ginkgos be replaced with a large shade tree that would provide shade for people using the seating area.

### STORMWATER MANAGEMENT

Based on the plans provided, there do not appear to be detention basins proposed. The proposed new parking lot planting islands present an opportunity for green stormwater infrastructure. The planting islands could be integrated with the subsurface detention basin, as shown on the Post-Dev Drainage Areas Map (Sheet No. C-611).

## PEDESTRIAN CIRCULATION

Detectable Warning Systems, the tactile strip that is meant to guide movement for persons of all levels of ability, should be installed perpendicular to the crosswalk. Based on the plan provided, it appears that the detectable strip at the corner of the proposed building that leads pedestrians to the driveway and parking lot pedestrian walkways are not oriented to meet the ADA guidelines, and should be installed to be perpendicular to the crosswalk.

## TRANSPORTATION

The Route 55 SEPTA Bus runs along Park Avenue. We recommend coordinating with SEPTA in the planning and design of the site.


## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Moreland's planning objectives for commercial development in the Town Center and Transit Management Overlay Districts.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (21-0318-001) on any plans submitted for final recording.

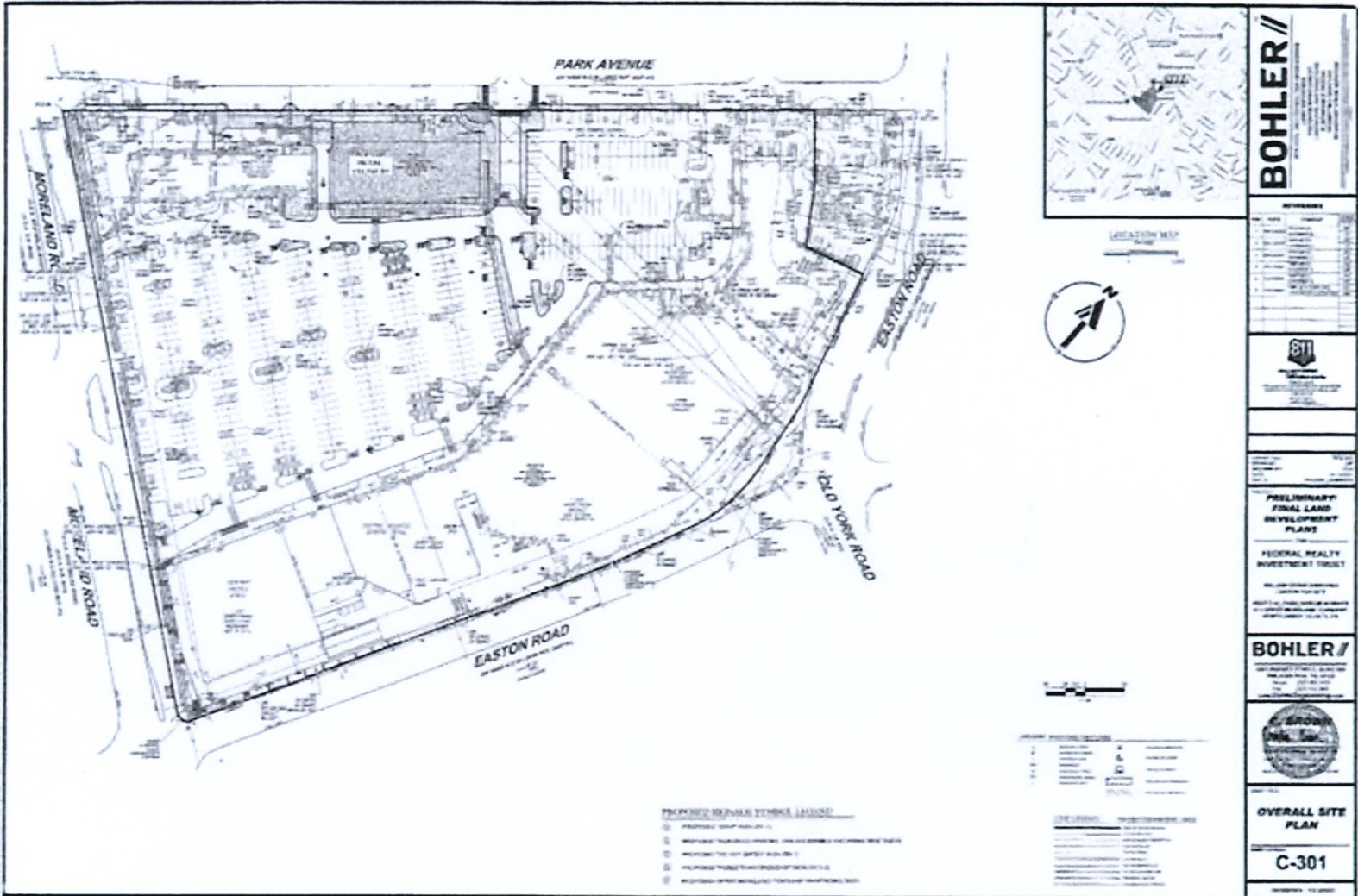
Sincerely,



Claire Warner, Community Planner II  
[cwarner@montcopa.org](mailto:cwarner@montcopa.org) – 610-278-3755

c: Andy Bottaro, Applicant – [abottaro@federalrealty.com](mailto:abottaro@federalrealty.com)  
James J. Garrity, Esq., Applicant's Representative – [jgarrity@wispearl.com](mailto:jgarrity@wispearl.com)  
Cornelius Brown, Applicant's Engineer – [cbrown@bohlereng.com](mailto:cbrown@bohlereng.com)  
Gerald Foley, Chair, Township Advisory Planning Agency  
Matt Candland, Manager, Upper Moreland Township  
Mark Cassel, Director, Suburban Service Planning & Schedules, SEPTA

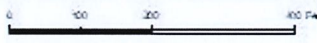
Attachments: Reduced Copy of the Applicant's Proposed Site Plan  
Aerial Image of the Site





Willow Grove Shopping Center  
Pad Site  
MCPC #210318001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
1000 Locust St. • Norristown, PA 19380-0001  
p: 610.275.3722 • f: 610.275.3941  
www.montcopa.org/planning  
Aerial photography provided by Google Maps



# EXHIBIT

## F

Advisory Planning Agency  
December 16, 2021  
Minutes

A meeting of the APA was held on December 16, 2021 at 5:00 PM in the UMT Building. Members present included Ray Fox, Arlene Rubin, Brian Shannon, George Hartman & Claire Warner from the MCPC. Absent: Gerry Foley & Dee Barnes.

**Land Development**

Willow Grove Shopping Center. Andy Bottaro from Federal Realty was present along with project engineer, Christos Dinoulis, to discuss the land development application. Mr. Bottaro gave an overview of the project and the shopping center. Federal Realty is proposing an 18K square foot, multi-tenant, building, entrance drive relocation and other site improvements. Proposal calls for an additional 16K square feet of green area. The proposed building will have transom windows along Park Avenue so as not to look like the back of a building. A plaza, seating, landscaping and other features are included.

Claire Warner discussed the MCPC 247 review letter, dated 12/10/21. The need for planting islands based on the number of parking spaces in a row was also discussed. Stormwater Management is proposed but applicants will be requesting a waiver of certain requirements of the SWM Ord. A recommendation was made to coordinate with SEPTA on the Route 55 bus along Park Avenue as the stop location may change.

The APA brought up possible traffic control measure along Park Avenue and into the shopping center due to the potential for people crossing from the library. The applicants responded that they are still waiting on comments from Twp. Traffic Engineer before addressing those items.

George Hartman made a motion to recommend approval of the land development application; seconded by Arlene Rubin. All in favor.

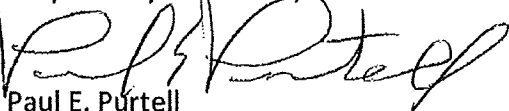
**Zoning**

**Zoning ordinance update review.** Claire Warner discussed the MCPC memo, dated 12/16/21. Discussion was held on rezoning the C-2 district to the SC-shopping center district and integrating the Unified Development Commercial District.

No further business.

Meeting adjourned at 6:25 PM.

Respectfully submitted,



Paul E. Purtell

Director, Code Enforcement



# OVERALL SITE PLAN

Willow Grove Redevelopment | Willow Grove, PA  
Federal Realty Investment Trust



30


**PERSPECTIVE VIEW- BUILDING F**

Willow Grove Redevelopment | Willow Grove, PA  
Federal Realty Investment Trust

CONCEPTUAL DESIGN / SUBJECT TO CHANGE

# 21015 | JANUARY 26, 2022





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PROJECT: **PRELIMINARY/  
FINAL LAND  
DEVELOPMENT  
PLANS**

---

— FOR —

**FEDERAL REALTY  
INVESTMENT TRUST**

WILLOW GROVE SHOPPING  
CENTER PAD SITE

ROUTE 63, PARK AVENUE & ROUTE  
611 UPPER MORELAND TOWNSHIP,  
MONTGOMERY COUNTY, PA

REVISION 6 - 11/16/2021

	-----	EXISTING CONTOUR
	-----	PROPOSED SARGOUT LINE
L	G	EXISTING ELECTRIC LINE
	-----	EXISTING GAS LINE
	-----	EXISTING SANITARY SEWER
	-----	EXISTING STORM SEWER
T	T	EXISTING TELEPHONE LINE
	-----	EXISTING WATER LINE
	-----	EXISTING OVERHEAD UTILITY WIRES
E	E	PROPOSED ELECTRIC LINE
G	G	PROPOSED GAS LINE
S	S	PROPOSED SANITARY SEWER
	-----	PROPOSED STORM SEWER
T	T	PROPOSED TELEPHONE LINE
UG-EAT	UG-EAT	PROPOSED ELECTRIC & TELEPHONE LINE
W	W	PROPOSED WATER LINE
OH	OH	PROPOSED OVERHEAD UTILITY WIRES

Upper Moreland  
Public Library

PARK AVENUE

Proposed Retail  
+/- 18,000 SF

F

Panera Bread

E

ONE  
WAY

STOP

STOP

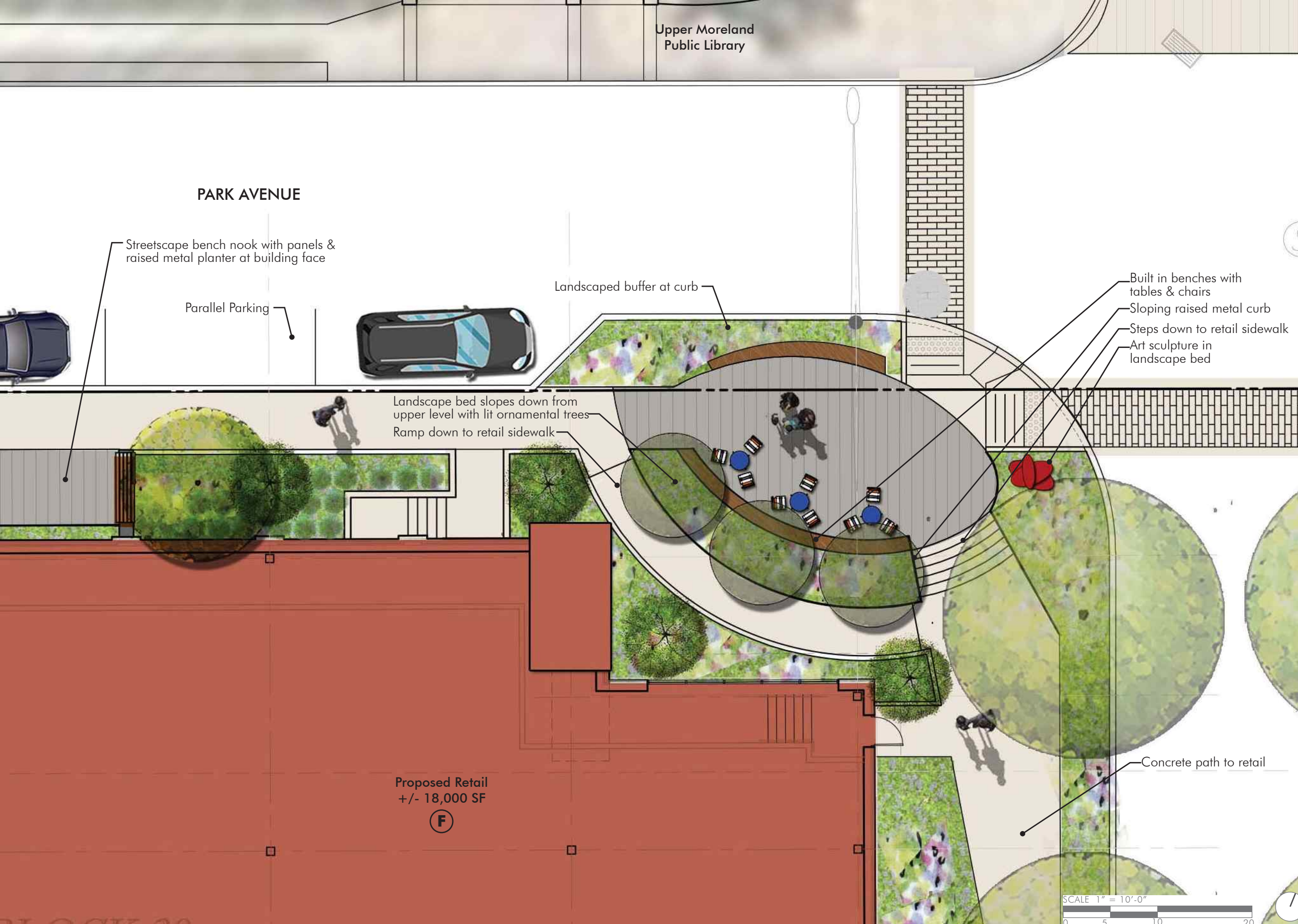
STOP

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STOP

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RETAIL BUILDING F



CONCEPT INSPIRATIONAL IMAGES



# ENLARGED PARK AVE PARKLET PLAN

Willow Grove Redevelopment | Willow Grove, PA  
Federal Realty Investment Trust

BERNARDON



BOHLER

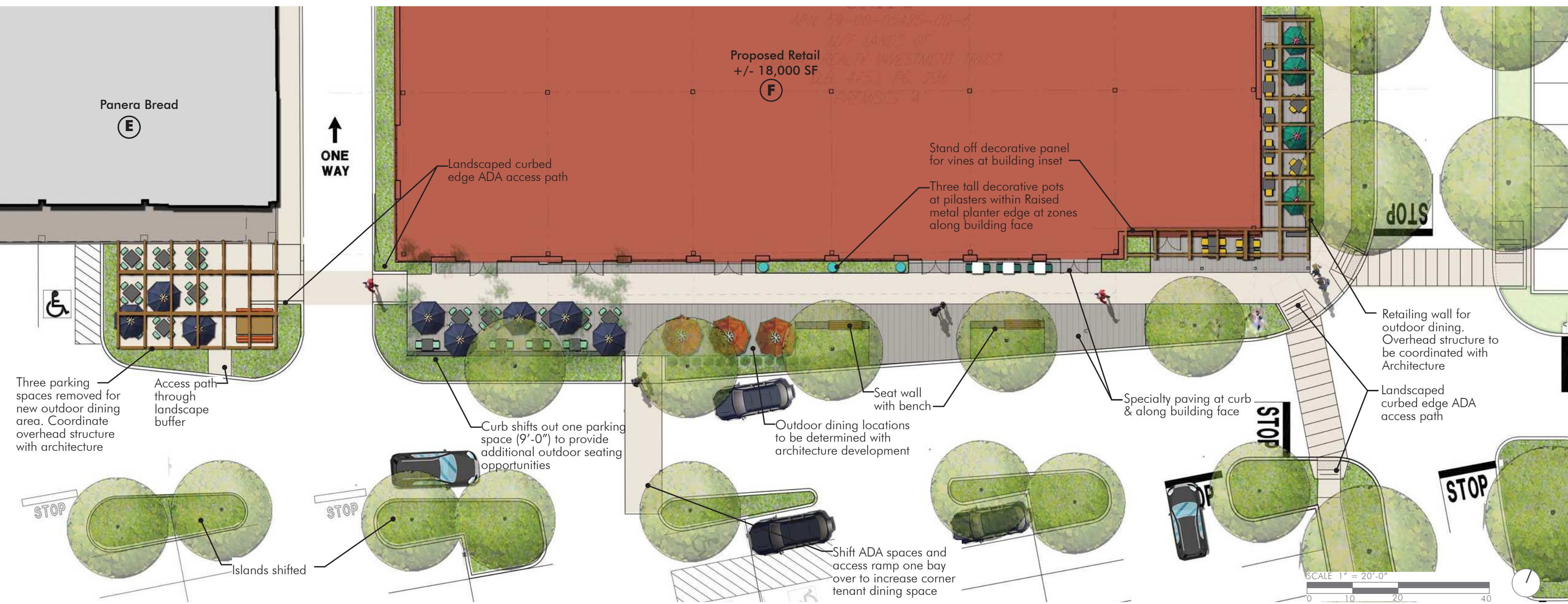
STUDIO39



CONCEPTUAL DESIGN / SUBJECT TO CHANGE

# 21015 | MARCH 3, 2022

CONCEPT INSPIRATIONAL IMAGES



ENLARGED RETAIL STREETSCAPE PLAN

Willow Grove Redevelopment | Willow Grove, PA  
Federal Realty Investment Trust



# BUILDING F WITH POWER LINES

Willow Grove Redevelopment | Willow Grove, PA  
 Federal Realty Investment Trust

**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. R-2022-11**

**A RESOLUTION GRANTING A CONDITIONAL WAIVER OF LAND DEVELOPMENT APPROVAL FOR THE APPLICANT, EDWARD BEZA TO CONSTRUCT A 900 SQUARE-FOOT ADDITION TO THE PALZ TAPHOUSE BUILDING THAT WILL SERVE AS A COVERED PORCH AND OUTDOOR DINING AREA ON THE PARCEL LOCATED AT 1902 COUNTY LINE ROAD, HUNTINGDON VALLEY, UPPER MORELAND TOWNSHIP.**

**WHEREAS**, Edward Beza (“Applicant”) has requested a waiver of land development (the “Waiver Request”) to construct a 900 square-foot addition to the Palz Taphouse building that will serve as a covered porch and outdoor dining area on the parcel located at 1902 County Line Road, Huntingdon Valley in Upper Moreland Township (the “Project”); and

**WHEREAS**, Applicant’s restaurant building is constructed upon a portion of Montgomery County Tax Map Parcel No. 59-00-15937-00-6 which consists of 10.17 acres located within the SC-Shopping Center District, commonly referred to as the Justa Farms Shopping Center, which includes retail, restaurant, bank, and other commercial uses. The Property currently contains existing parking spaces with associated curbing and sidewalk; and

**WHEREAS**, The Applicant proposes to construct a 900 square-foot addition to the building that will serve as a covered porch and outdoor dining area. Additionally, a 985 square foot expansion of the existing pavement is proposed in order to maintain a 20-foot drive aisle around the building. The site will continue to be serviced by public water and sewer; and

**WHEREAS**, Applicant has submitted the following in support of the Waiver Request: “Zoning Site Plan for Palz Taphouse” prepared by Holmes Cunningham Engineering, dated September 13, 2021, consisting of Sheets 1 of 1 (the “Plans”). The Plans are attached hereto and incorporated herein as **Exhibit “A”**; and

**WHEREAS**, the Township Engineer has reviewed Applicant’s Waiver Request and has recommended its approval, subject to the conditions set forth in the review letter dated February 9, 2022, attached hereto as **Exhibit “B”** and incorporated herein by reference; and

**WHEREAS**, based on Applicant’s presentation of the Project and Plans on February 14, 2022, the Upper Moreland Township Community Development Committee has recommended a Waiver of Land Development; and

**WHEREAS**, the Upper Moreland Township Board of Commissioners has determined that based on the testimony and reviews of Township Consultants, Applicant has satisfactorily established that the Waiver Request will not be contrary to the public interest.

**NOW, THEREFORE, BE IT RESOLVED**, by the Upper Moreland Township Board of Commissioners that Land Development for the Project is hereby waived subject to the satisfaction of the following conditions:

1. Except as modified herein, Applicant shall comply with all other applicable Township ordinances, County, Commonwealth and Federal statutes, rules, and regulations, and will obtain all applicable permits and approvals including but not limited to, obtaining the approval of the fire marshal, PennDOT, Montgomery County Conservation District permits, and DEP permits.
2. Applicant shall comply with all conditions and comments set forth in the Township Engineer's review letter attached hereto as Exhibit "B".
3. This Resolution will expire two years from the date of this Resolution, unless extended in writing by the Township.
4. Should Applicant violate any of the foregoing conditions, this Conditional Waiver of Land Development shall be deemed rescinded, and Applicant shall be required to proceed with Land Development pursuant to Chapter 300, Article VI of the Township's Code of Ordinances.
5. This Conditional Waiver of Land Development Application does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plans. Furthermore, this Conditional Waiver of Land Development Application shall be rescinded automatically upon Applicant's or Applicant's agent's failure to accept, in writing, all conditions herein imposed within ten (10) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.
6. By approving this Resolution, Applicant is signifying acceptance of the conditions contained herein.

**DULY PRESENTED AND ADOPTED** by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 7th day of March, 2022.

Attest:

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

---

Matthew H. Candland, Secretary

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Kip McFatridge, President

***THE UNDERSIGNED HEREBY AGREES TO THE ABOVE CONDITIONAL WAIVER OF  
LAND DEVELOPMENT RESOLUTION:***

**APPLICANT  
EDWARD BEZA**

\_\_\_\_\_  
Name:

Title:

Date: \_\_\_\_\_

# EXHIBIT

## A



# EXHIBIT

## B



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

February 9, 2022

File No. 22-02063

Paul E. Purtell, Code Enforcement Director  
Upper Moreland Township  
117 Park Avenue  
Willow Grove, PA 19090-3215

Reference: Palz Taphouse – 1902 County Line Road  
Waiver of Land Development

Dear Mr. Purtell:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the proposed improvements for the above-referenced project and offers the following comments for consideration by Upper Moreland Township:

It is our understanding that the Applicant is requesting that the application be processed as a waiver of land development, and we have reviewed the submission as such. In the event that the Township does not wish to process this application as a waiver of land development, we reserve the right to perform a comprehensive review with respect to the Subdivision & Land Development Ordinance (SALDO) and the Applicant will be required to comply with additional regulations.

I. Submission

- A. Zoning Site Plan for Palz Taphouse prepared by Holmes Cunningham Engineering, consisting of one sheet dated September 13, 2021.

II. General Information

The Applicant, Edwin Beza has requested a waiver of land development for the proposed project. The 10.20-acre property is located within SC – Shopping Center District located at 1902 County Line Road and is the site of the Justa Farms Shopping Center. The subject Palz Taphouse is located on the southeast end of the shopping center. The Applicant proposes to construct a 900 square-foot addition to the building that will serve as a covered porch and outdoor dining area. Additionally, a 985 SF expansion of the existing pavement is proposed in order to maintain a 20' drive aisle around the building. In support of the project, the Applicant has obtained relief from the Upper Moreland Zoning Hearing Board to permit a 42.3' front yard (50' required), 17.1% building coverage (16.9% exists a non-conformity where 15% is required), and relief to not install 18 additional parking spaces as required by the code. Zoning relief is pursuant to UMT ZHB Order No. 21-39(18). No other improvements are depicted on the plan.

III. Review Comments

A. Zoning Ordinance

We have identified no issues with the proposed plan in regards to the requirements and provisions of the current Upper Moreland Township Zoning Ordinance (Chapter 350).

B. Subdivision and Land Development Ordinance (SALDO)

It is our understanding that this application may be processed as a partial waiver of land development. As such, the following comments are for the Board's consideration when evaluating how to process the Application. In the event some form of a waiver of land development is approved, then the Board should condition the approval on compliance with the recommendations contained in this letter that the Commissioners feel have merit. In the event, a partial waiver of land development is not granted, our office reserves the right to perform a comprehensive review of the SALDO and the Applicant will need to comply with additional regulations contained in the ordinance and/or obtain waivers from the ordinance requirements not specifically mentioned below:

1. We defer to the Township Solicitor to determine if a full-size copy of the land development waiver plan will need to be recorded.
2. The plan should be revised to include erosion and sediment control features and applicable notes.
3. We defer to the Township's Fire Marshal for review and approval of the plans.
4. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshall, etc.). Copies of these permits and approvals should be submitted to the Township.

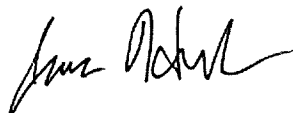
C. Stormwater Management Ordinance

We have identified the following issues with the proposed plan in regards to the stormwater requirements and provisions of the Upper Moreland Township Stormwater Management Ordinance (Chapter 287):

1. \$287-6.A – Proposed impervious surface includes new, additional, or replacement impervious coverage. As such, although the plan proposes to remove impervious surface, there is the creation of approximately 985 SF of "replacement" impervious for which there are no exemptions in the Ordinance for commercial projects. In consideration of the relatively de minimis nature of 985 SF added to the shopping center, we would allow the planting of shade trees anywhere on the shopping center site to count towards the water quality / volume reduction components of the Ordinance. The project is exempt from providing rate control. Species, quantity, and location of trees should be depicted on the plan and approved by the Township prior to installation.

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

Sincerely,



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

JJH/ve/

cc: Matthew Candland, Township Manager  
Sean Kilkenny, Esq., Township Solicitor  
Rob Cunningham, P.E., Holmes Cunningham, LLC  
Edwin Beza, Palz Taphouse, Applicant

NOTICE IS HEREBY GIVEN THAT THE ZONING HEARING BOARD OF UPPER MORELAND TOWNSHIP WILL HOLD A PUBLIC HEARING ON THURSDAY, MARCH 10, 2022 AT 7:30 PM AT THE MUNICIPAL BUILDING, 117 PARK AVENUE, WILLOW GROVE, PA. ALL AFFECTED OR INTERESTED PARTIES ARE INVITED TO ATTEND AND OFFER TESTIMONY. A COMPLETE COPY OF THE PETITION TO THE ZONING HEARING BOARD IS AVAILABLE FOR PUBLIC INSPECTION AT THE CODE ENFORCEMENT OFFICE DURING NORMAL BUSINESS HOURS.

**P.H. #22-4**

Petition of Gregory and Kimberly Martinelli for property located at 4110 Davisville Road, Hatboro, PA 19040. Applicants request a Special Exception from Upper Moreland Township Code Chapter 350, Art. V Sec. 350-24 for an In-Law Suite; a variance from Sec. 350-24 for an independent outside access to In-Law Suite. Property located in the R-2 Zoning District.

**P.H. #22-5**

Petition of Lori & Jim Lovelady for property located at 421 Manor Road, Hatboro, PA 19040. Applicants seek a variance from Upper Moreland Township Code Chapter 350, Art. XXIV, Sec. 350-172.A(1)(a) for an accessory building size of 392 square feet instead of the maximum 300 square feet. A variance from Sec. 350-172.A(2)(b) for a side yard of 3 feet instead of the minimum 10 feet; a variance from Sec. 350-172.A(2)(d) for a building separation distance of 7 feet instead of the minimum 10 feet; A variance from Sec. 350-172.A(3) for a wall height of 10 feet instead of the maximum 9 feet; A variance from Sec. 350-172.A(3) for a building height of 17 feet 7 inches instead of the maximum 16 feet. Property located in the R-4 Zoning District.

Paul E. Purtell, Zoning Officer  
Elda Maggeo, Secretary  
February 24, 2022 and March 3, 2022  
Montgomery County Record  
Proof of Publications



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

March 7, 2022

File No. 2021-11058

Matthew Candland, Township Manager  
Upper Moreland Township  
117 Park Avenue  
Willow Grove, PA 19090

Reference: Woodlawn School Demolition  
Bid Award Recommendation

Dear Mr. Candland:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the eight (8) bids submitted for the above referenced project. A copy of the complete bid tabulation has been attached for your review.

After discussions with the Township Manager, it is our understanding that the Township intends to move forward with the Base Bid and Alternates 1 and 2 for the full removal, disposal, and backfill of the foundation, footings, and underground storage tanks.

Upon examination, we have determined that Dore & Associates, Inc. is the low bidder for this combination of project alternatives. However, Dore & Associates, Inc. has asked that their bid be withdrawn, citing a clerical error when entering the bid amounts into PennBid.

BRB Contractors is the next low bidder for this combination of project alternatives. All the required bid documents were properly completed, and a Bid Bond was included. We have contacted their references and reviewed the scope of their extensive list of ongoing and completed projects and feel comfortable that they can handle this project.

As such, we recommend that the contract for the Woodlawn School Demolition project be awarded to BRB Contractors by the Board of Commissioners at a public meeting. The amount of the contract award for the bid is \$812,033.30.

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

Sincerely,

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

JJH/bms

Enclosure as referenced

cc: Paul Purtell, Director of Code Enforcement  
Erik Garton, P.E., Vice President, Gilmore & Associates, Inc.  
Sean Kilkenny, Esq. Township Solicitor

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

**CLIENT:**

Upper Moreland Township

**PROJECT NAME:**

Woodlawn School Demolition

**PROJECT NUMBER:**

2021-11058

**PROJECT BID DATE:**

March 3, 2022

Dore & Associates, Inc.  
P.O. Box 338  
Bay City, MI 48707  
(989) 684-8411

BRB Contractor's  
204 Airport Road  
Pottstown, PA 19464  
(610) 476-2301

Terra Technical Services, LLC  
600 S. Brandywine Avenue  
Downington, PA 19335  
(610) 806-3095

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
BASE									
1	Rock Construction Entrance	1	EA	\$3,500.00	\$3,500.00	\$850.00	\$850.00	\$2,500.00	\$2,500.00
2	12" Compost Filter Sock	270	LF	\$10.00	\$2,700.00	\$5.00	\$1,350.00	\$4.00	\$1,080.00
3	24" Compost Filter Sock	405	LF	\$15.00	\$6,075.00	\$10.00	\$4,050.00	\$6.00	\$2,430.00
4	Inlet Protection	4	EA	\$150.00	\$600.00	\$50.00	\$200.00	\$150.00	\$600.00
5	Asbestos Remediation/Disposal	1	LS	\$287,600.00	\$287,600.00	\$298,000.00	\$298,000.00	\$284,000.00	\$284,000.00
6	Building Demolition and Disposal (Includes Backfill)	1	LS	\$274,200.00	\$274,200.00	\$385,290.00	\$385,290.00	\$337,996.81	\$337,996.81
7	Bituminous Pavement Removal and Disposal (Full Pavement Section, Including Stone Subbase)	6,265	SY	\$4.50	\$28,192.50	\$4.00	\$25,060.00	\$5.00	\$31,325.00
8	Concrete Pavement/Steps Removal and Disposal (Full Concrete Section, Including Stone Subbase)	315	SY	\$10.00	\$3,150.00	\$27.00	\$8,505.00	\$20.00	\$6,300.00
9	Light Pole Removal and Disposal	2	EA	\$150.00	\$300.00	\$150.00	\$300.00	\$350.00	\$700.00
10	Storm Sewer Inlet Removal and Disposal	4	EA	\$250.00	\$1,000.00	\$200.00	\$800.00	\$150.00	\$600.00
11	Cut and Cap Existing Storm Sewer	3	EA	\$1,500.00	\$4,500.00	\$1,000.00	\$3,000.00	\$200.00	\$600.00
12	Remove Existing Sanitary Sewer Lateral (Township to Cut and Cap)	1	LS	\$2,500.00	\$2,500.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00
13	Remove Existing Water Lateral (Township to Cut and Cap)	1	LS	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$800.00	\$800.00
14	Grade Entire Limit of Disturbance	12,255	SY	\$0.80	\$9,804.00	\$0.80	\$9,804.00	\$1.19	\$14,546.69
15	Import and Spread 8" Depth of Topsoil	11,515	SY	\$1.00	\$11,515.00	\$4.32	\$49,744.80	\$6.00	\$69,090.00
16	Seed Disturbed Areas with Formula B Permanent Seed Mix	12,255	SY	\$1.00	\$12,255.00	\$0.90	\$11,029.50	\$1.30	\$15,931.50
ALTERNATE 1: REMOVAL, DISPOSAL, AND BACKFILL OF SUBSURFACE FOUNDATION AND FOOTINGS									
17	Removal, Disposal, and Backfill of Foundation and Footings that are Not Included in Base Bid Item #6	1	LS	\$84,700.00	\$84,700.00	\$3,000.00	\$3,000.00	\$75,000.00	\$75,000.00
ALTERNATE 2: REMOVAL, DISPOSAL, AND BACKFILL OF SUBSURFACE STORAGE TANKS									
18	Removal, Disposal, and Backfill of Subsurface Storage Tanks	1	LS	\$38,700.00	\$38,700.00	\$9,050.00	\$9,050.00	\$35,000.00	\$35,000.00

<b>Total Base Bid</b>	\$649,891.50	\$799,983.30	\$770,000.00
<b>Total Alternate 1</b>	\$84,700.00	\$3,000.00	\$75,000.00
<b>Total Alternate 2</b>	\$38,700.00	\$9,050.00	\$35,000.00

<b>Total: Base Bid + Alternate 1</b>	\$734,591.50	\$802,983.30	\$845,000.00
<b>Total: Base Bid + Alternate 2</b>	\$688,591.50	\$809,033.30	\$805,000.00
<b>Total: Base Bid + Alternates 1 &amp; 2</b>	\$773,291.50	\$812,033.30	\$880,000.00

**CLIENT:**

Upper Moreland Township

**PROJECT NAME:**

Woodlawn School Demolition

**PROJECT NUMBER:**

2021-11058

**PROJECT BID DATE:**

March 3, 2022

2021-11058

PROJECT BID DATE:

March 3, 2022

Haines and Kibblehouse, Inc.  
P.O. Box 196  
Skipack, PA 19474  
(610) 584-8500

Twining Construction Co., Inc.  
1801 Second Street Pike  
Richboro, PA 18954  
(215) 598-1030

Neuber Environmental Services, Inc.  
1100 Grosser Road, Suite C  
Gilbertsville, PA 19525  
(610) 933-4332

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
BASE									
1	Rock Construction Entrance	1	EA	\$4,630.00	\$4,630.00	\$1,830.60	\$1,830.60	\$4,600.00	\$4,600.00
2	12" Compost Filter Sock	270	LF	\$7.25	\$1,957.50	\$7.12	\$1,922.40	\$5.25	\$1,417.50
3	24" Compost Filter Sock	405	LF	\$13.00	\$5,265.00	\$12.71	\$5,147.55	\$12.60	\$5,103.00
4	Inlet Protection	4	EA	\$490.00	\$1,960.00	\$152.55	\$610.20	\$400.00	\$1,600.00
5	Asbestos Remediation/Disposal	1	LS	\$291,500.00	\$291,500.00	\$276,624.00	\$276,624.00	\$294,000.00	\$294,000.00
6	Building Demolition and Disposal (Includes Backfill)	1	LS	\$304,500.00	\$304,500.00	\$379,582.54	\$379,582.54	\$463,000.00	\$463,000.00
7	Bituminous Pavement Removal and Disposal (Full Pavement Section, Including Stone Subbase)	6,265	SY	\$19.40	\$121,541.00	\$9.05	\$56,698.25	\$12.05	\$75,493.25
8	Concrete Pavement/Steps Removal and Disposal (Full Concrete Section, Including Stone Subbase)	315	SY	\$12.40	\$3,906.00	\$16.14	\$5,084.10	\$9.50	\$2,992.50
9	Light Pole Removal and Disposal	2	EA	\$410.00	\$820.00	\$305.10	\$610.20	\$500.00	\$1,000.00
10	Storm Sewer Inlet Removal and Disposal	4	EA	\$2,180.00	\$8,720.00	\$1,707.54	\$6,830.16	\$475.00	\$1,900.00
11	Cut and Cap Existing Storm Sewer	3	EA	\$5,050.00	\$15,150.00	\$610.00	\$1,830.00	\$1,288.00	\$3,864.00
12	Remove Existing Sanitary Sewer Lateral (Township to Cut and Cap)	1	LS	\$2,150.00	\$2,150.00	\$976.32	\$976.32	\$2,000.00	\$2,000.00
13	Remove Existing Water Lateral (Township to Cut and Cap)	1	LS	\$2,020.90	\$2,020.90	\$976.32	\$976.32	\$2,000.00	\$2,000.00
14	Grade Entire Limit of Disturbance	12,255	SY	\$2.40	\$29,412.00	\$1.10	\$13,480.50	\$0.51	\$6,250.05
15	Import and Spread 8" Depth of Topsoil	11,515	SY	\$8.50	\$97,877.50	\$11.90	\$137,028.50	\$7.38	\$84,980.70
16	Seed Disturbed Areas with Formula B Permanent Seed Mix	12,255	SY	\$1.50	\$18,382.50	\$1.78	\$21,813.90	\$1.45	\$17,769.75
ALTERNATE 1: REMOVAL, DISPOSAL, AND BACKFILL OF SUBSURFACE FOUNDATION AND FOOTINGS									
17	Removal, Disposal, and Backfill of Foundation and Footings that are Not Included in Base Bid Item #6	1	LS	\$24,750.00	\$24,750.00	\$84,411.00	\$84,411.00	\$32,200.00	\$32,200.00
ALTERNATE 2: REMOVAL, DISPOSAL, AND BACKFILL OF SUBSURFACE STORAGE TANKS									
18	Removal, Disposal, and Backfill of Subsurface Storage Tanks	1	LS	\$33,500.00	\$33,500.00	\$34,323.75	\$34,323.75	\$34,000.00	\$34,000.00

<b>Total Base Bid</b>	\$909,792.40	\$911,045.54	\$967,970.75
<b>Total Alternate 1</b>	\$24,750.00	\$84,411.00	\$32,200.00
<b>Total Alternate 2</b>	\$33,500.00	\$34,323.75	\$34,000.00

<b>Total: Base Bid + Alternate 1</b>	\$934,542.40	\$995,456.54	\$1,000,170.75
<b>Total: Base Bid + Alternate 2</b>	\$943,292.40	\$945,369.29	\$1,001,970.75
<b>Total: Base Bid + Alternates 1 &amp; 2</b>	\$968,042.40	\$1,029,780.29	\$1,034,170.75

**CLIENT:**

Upper Moreland Township

**PROJECT NAME:**

Woodlawn School Demolition

**PROJECT NUMBER:**

2021-11058

**PROJECT BID DATE:**

March 3, 2022

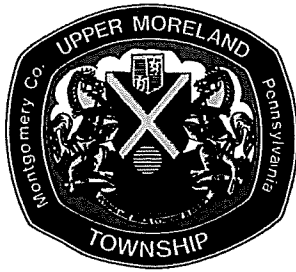
Ritter & Paratore Contracting, Inc.  
 2435 State Route 5  
 Utica, NY 13502  
 (315) 738-0136

Richard E. Pierson Construction Co., Inc.  
 426 Swedesboro Road  
 Pilesgrove, NJ 08098  
 (856) 769-8244

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
BASE							
1	Rock Construction Entrance	1	EA	\$5,039.00	\$5,039.00	\$2,500.00	\$2,500.00
2	12" Compost Filter Sock	270	LF	\$14.38	\$3,882.60	\$12.00	\$3,240.00
3	24" Compost Filter Sock	405	LF	\$41.37	\$16,754.85	\$16.00	\$6,480.00
4	Inlet Protection	4	EA	\$427.50	\$1,710.00	\$150.00	\$600.00
5	Asbestos Remediation/Disposal	1	LS	\$308,000.00	\$308,000.00	\$455,000.00	\$455,000.00
6	Building Demolition and Disposal (Includes Backfill)	1	LS	\$453,000.00	\$453,000.00	\$339,000.00	\$339,000.00
7	Bituminous Pavement Removal and Disposal (Full Pavement Section, Including Stone Subbase)	6,265	SY	\$5.06	\$31,700.90	\$2.00	\$12,530.00
8	Concrete Pavement/Steps Removal and Disposal (Full Concrete Section, Including Stone Subbase)	315	SY	\$69.84	\$21,999.60	\$10.00	\$3,150.00
9	Light Pole Removal and Disposal	2	EA	\$924.00	\$1,848.00	\$400.00	\$800.00
10	Storm Sewer Inlet Removal and Disposal	4	EA	\$1,075.50	\$4,302.00	\$1,500.00	\$6,000.00
11	Cut and Cap Existing Storm Sewer	3	EA	\$184.33	\$552.99	\$2,500.00	\$7,500.00
12	Remove Existing Sanitary Sewer Lateral (Township to Cut and Cap)	1	LS	\$2,308.00	\$2,308.00	\$2,000.00	\$2,000.00
13	Remove Existing Water Lateral (Township to Cut and Cap)	1	LS	\$2,871.00	\$2,871.00	\$2,000.00	\$2,000.00
14	Grade Entire Limit of Disturbance	12,255	SY	\$3.02	\$37,010.10	\$1.50	\$18,382.50
15	Import and Spread 8" Depth of Topsoil	11,515	SY	\$10.00	\$115,150.00	\$8.00	\$92,120.00
16	Seed Disturbed Areas with Formula B Permanent Seed Mix	12,255	SY	\$1.63	\$19,975.65	\$1.50	\$18,382.50
ALTERNATE 1: REMOVAL, DISPOSAL, AND BACKFILL OF SUBSURFACE FOUNDATION AND FOOTINGS							
17	Removal, Disposal, and Backfill of Foundation and Footings that are Not Included in Base Bid Item #6	1	LS	\$37,000.00	\$37,000.00	\$121,500.00	\$121,500.00
ALTERNATE 2: REMOVAL, DISPOSAL, AND BACKFILL OF SUBSURFACE STORAGE TANKS							
18	Removal, Disposal, and Backfill of Subsurface Storage Tanks	1	LS	\$59,000.00	\$59,000.00	\$33,000.00	\$33,000.00

<b>Total Base Bid</b>	\$1,026,104.69	\$969,685.00
<b>Total Alternate 1</b>	\$37,000.00	\$121,500.00
<b>Total Alternate 2</b>	\$59,000.00	\$33,000.00

<b>Total: Base Bid + Alternate 1</b>	<b>\$1,063,104.69</b>	<b>\$1,091,185.00</b>
<b>Total: Base Bid + Alternate 2</b>	<b>\$1,085,104.69</b>	<b>\$1,002,685.00</b>
<b>Total: Base Bid + Alternates 1 &amp; 2</b>	<b>\$1,122,104.69</b>	<b>\$1,124,185.00</b>



## Township of Upper Moreland Department of Parks and Recreation

117 Park Avenue, Willow Grove, PA 19090-3274

Office (215) 659-3100 x 1039 Fax (215) 659-8899

website: [www.uppermoreland.org](http://www.uppermoreland.org)

To: Board of Commissioners  
From: Parks and Recreation Advisory Council / PS *OKS*  
Re: Recommendation for Consultant for Woodlawn Park Master Plan  
Date: February 10, 2022

At a special meeting of the Parks and Recreation Advisory Council meeting held on Tuesday, February 8, 2022, the council discussed the (4) proposals received relating to the RFP that was advertised for the Master Plan for Woodlawn Park. Each PRAC member reviewed each plan and discussed their opinion of each plan with the full council.

After preliminary discussion, members were asked to rank each proposal 1 through 4. Simon Collins received 36 points, Gilmore Associates received 35 points, and the other two firms received less than 20 points each.

After the top firms were identified, discussions continued as to each firms qualifications. Parks and Recreation staff responded to questions from PRAC members. Following all discussion and Q&A, P.R.A.C. members voted to make a recommendation.

A vote was held with the following results: (8) votes for Simone Collins and (2) votes for Gilmore Associates. Three other members who could not attend voted as well with (1) vote each for Simone and also Gilmore, and (1) vote for another firm.

A motion was made by Maureen Wenik and seconded by Tom Hasani.

*Recommend that the Township approve Simone Collins as the consultant to provide services for the Woodlawn Park Master Plan.*

**The Council approved this recommendation by a vote of 8 in favor and 2 opposed.**

*Simone Collins has provided a cost not to exceed in the amount of \$44,485.00*

P.R.A.C. minutes will not be approved until our March 2022 meeting.

Should you have any questions please contact me at (w) 215-659-3100 x. 1041, (c) 215-570-2194, or speak with Dean Swedberg, Chairperson of the Council (I can provide his contact information if needed).

Thank you.

PS

cc: M. Candland, Twp. Manager  
R. Schaible,  
P&R Council Members

**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. R-2022-12**

**A RESOLUTION OF UPPER MORELAND TOWNSHIP, MONTGOMERY  
COUNTY, AUTHORIZING THE SUBMISSION OF A STATEWIDE LOCAL  
SHARE ACCOUNT GRANT APPLICATION FOR BONNET LANE PARK  
DEVELOPMENT PHASE 1**

**Be it RESOLVED**, that Upper Moreland Township of County of Montgomery hereby request a Statewide Local Share Account grant of up to \$1,000,000.00 from the Commonwealth Financing Authority to be used for the initial phase for the development of Bonnet Lane Park.

**Be it FURTHER RESOLVED**, that the Applicant does hereby designate Matt Candland, Township Manager and Kip McFatridge, President of the Board of Commissioners as the official(s) to execute all documents and agreements between Upper Moreland Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Matthew H. Candland, duly qualified Secretary of Upper Moreland Township, County of Montgomery, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners at a regular meeting held March 7, 2022 and said Resolution has been recorded in the Minutes of Upper Moreland Township and remains in effect as of this date.

**IN WITNESS THEREOF**, I affix my hand and attach the seal of Upper Moreland Township, this 7<sup>th</sup> day of March 2022.

Upper Moreland Township  
Name of Applicant

Montgomery County  
County

\_\_\_\_\_  
Secretary

**DULY PRESENTED AND ADOPTED** by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 7th day of March, 2022.

Attest:

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

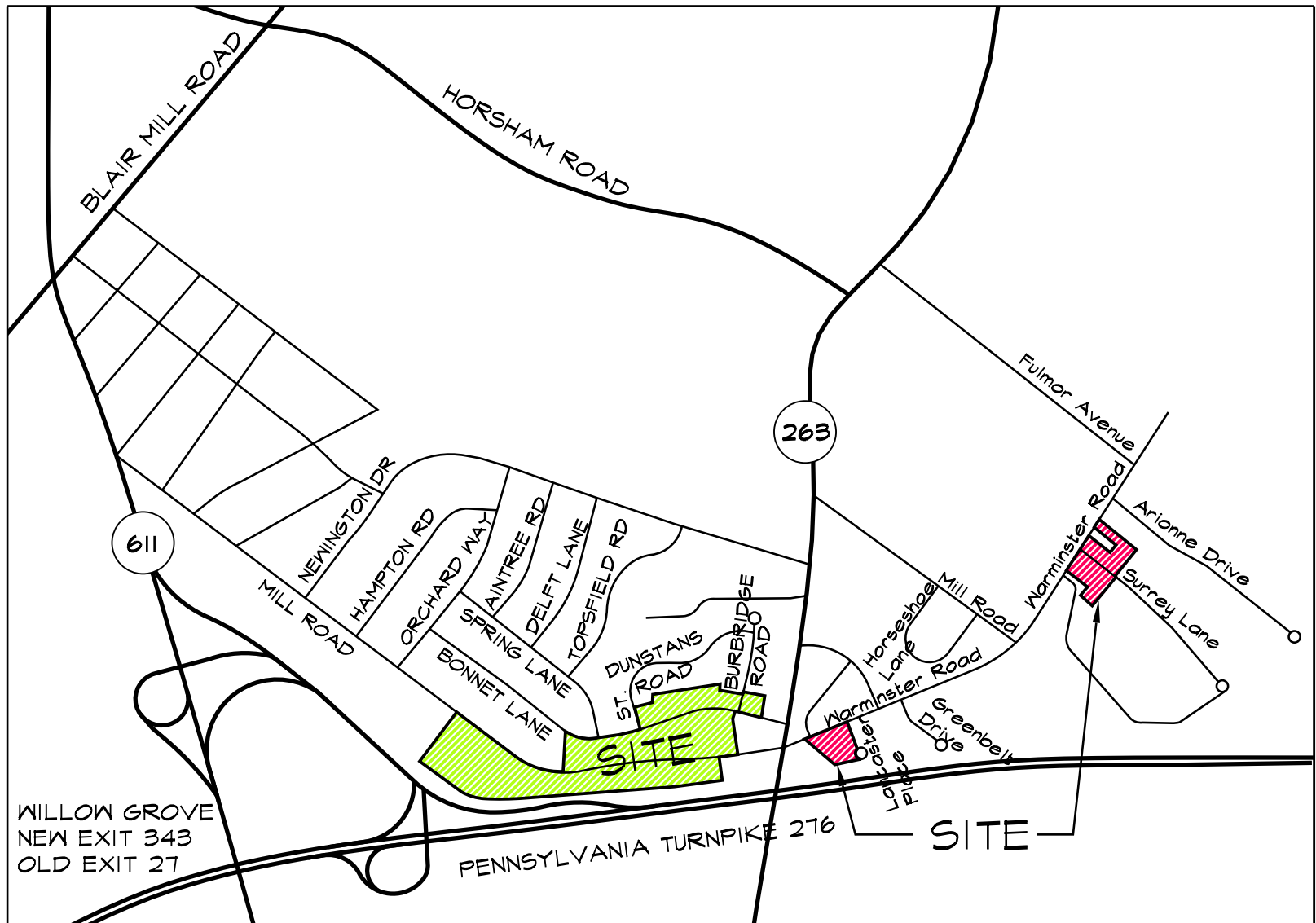
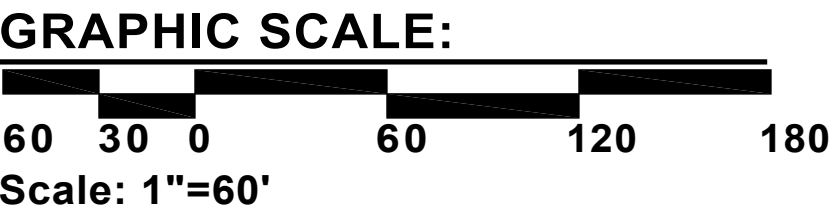
\_\_\_\_\_  
Matthew H. Candland, Secretary

\_\_\_\_\_  
Kip McFatridge, President



**Pre-Final Park Master Plan**

Scale: 1" = 60'-0"  
Aerial Photograph taken 3-27-03



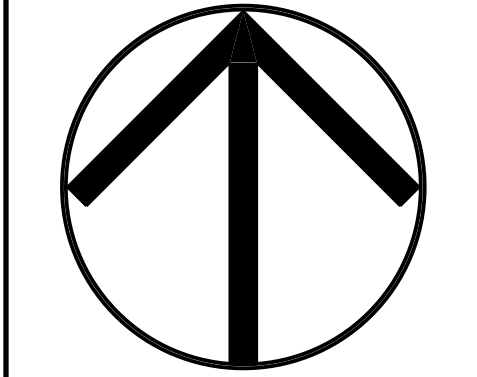
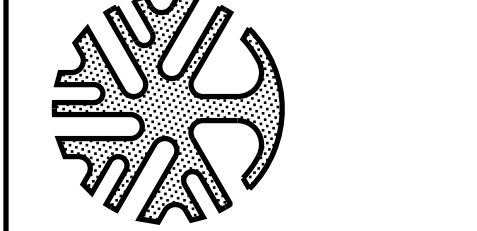
# Bonnet Lane Park

Upper Moreland Township  
Montgomery County Pennsylvania

Project Title

Revision	Description
2-14-05	Added Deceleration Lanes

McCloskey & Faber, P.C.  
Landscape Architecture  
Land Planning  
851 Quince Pike, Suite 100  
(610) 277-8200 FAX (610) 277-8203



Sheet Title	
Pre-Final Master Plan	
Scale	Sheet No.
As Noted	
Date	Drawn By
12/14/04	kj
Project No.	215.22

**M-8a**

**MEMORANDUM OF UNDERSTANDING  
BETWEEN UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY,  
PENNSYLVANIA AND FRIENDS OF NATHANIEL BOILEAU FARMSTEAD, INC.,  
d/b/a FARMSTEAD ALLIANCE**

**AND NOW**, this \_\_\_\_ day of \_\_\_\_\_, 2022, come **UPPER MORELAND TOWNSHIP**, a Pennsylvania First Class Township, having an address of 117 Park Avenue, Willow Grove, PA 19090 (hereinafter the “Township”) and the **FRIENDS OF NATHANIEL BOILEAU FARMSTEAD, INC.**, a Pennsylvania non-profit (non-stock) corporation, **d/b/a FARMSTEAD ALLIANCE** having a registered address of 117 Park Avenue, Willow Grove, PA 19090 (hereinafter the “Alliance”)(collectively the “Parties”), who hereby mutually covenant and agree that the following terms shall constitute a binding agreement between the Parties as follows:

**I. Background and Purpose of the Memorandum of Understanding.**

The Township acquired a historical site, Montgomery County Tax Map Parcel Nos. 59-00-01861-00-6 and 59-00-01864-00-3, which are now part of a Township Park known as Farmstead Park and which contain one large sports field, a walking trail, parking area and four historic buildings: a Farmhouse, a Barn, a Springhouse and a Carriage House (the “Farmstead”).

The Alliance is a Pennsylvania non-profit corporation established for the purpose of preserving the Farmstead and rehabilitating the buildings at the Farmstead with an intent to secure an adaptive reuse of the facilities while maintaining the historical and educational value of the site. The Township and the Alliance are parties to a certain Management Agreement dated January 21, 2009, whereby the Alliance are authorized to pursue said preservation, rehabilitation and adaptive reuse of the Farmstead under the direction of the Township.

In furtherance of its purpose, the Alliance and the Township have sought funding for the preservation and restoration of the buildings at the Farmstead from several sources. To that end, the Alliance has presented the Township with a Declaration of Covenants (the “Declaration”) agreement promulgated by the Commonwealth of Pennsylvania Historical and Museum Commission (“PMHC”) and has requested that the Township execute the same. The Declaration of Covenants, if executed by the Township, would place certain restrictions concerning the architectural and historical characteristics relative to the Farmstead as a deed restriction to the property running with the land for a period of fifteen (15) years in exchange for PMHC funding. Recording of this Declaration of Covenants is required for the Farmstead to become eligible for listing in the national register of historic places under the National Historic Preservation Act of 1966.

The Township is amenable to executing the Declaration of Covenants in exchange for the Alliance’s agreement to the following provisions relative to the historical facilities at the Farmstead.

**II. Terms.**

1. The Alliance shall be responsible for the demolition of the Cottage building to the level of the Springhouse. Additionally, there will be an educational period of interpretation opportunity at the site of the Springhouse to show where the Cottage was located.
2. The Alliance shall be responsible for the demolition of the Farmhouse Kitchen. Additionally, there will be an educational period of interpretation opportunity at the Farmhouse noting where the Kitchen was located.
3. The Alliance shall be responsible for the repair of the Barn to a level which permits the removal of the fencing surrounding the Barn.
4. The Alliance shall also be responsible for the adherence to the additional planned improvements contemplated by the document prepared by the Alliance entitled "Farmstead 250-Period of Interpretation Plan Summary (for exteriors only)". A true and correct copy of the same is attached hereto this Agreement and incorporated herein marked as Exhibit "A".
5. The Alliance shall allocate all existing grant monies and funding sources, as well as all future grant monies and funding sources secured, to the obligations outlined in this Memorandum of Understanding. The Alliance shall keep records showing how the funds were used or expended if requested by the Township for review.
6. If all the above conditions placed upon the Alliance are met, the Township agrees to execute the PMHC Declaration of Covenants and shall record said covenants as deed restrictions to Montgomery County Tax Parcel Nos. 59-00-01861-00-6 and 59-00-01864-00-3.
7. If all of the above conditions placed upon the Alliance are met, the Township further agrees to use at least Seven Thousand-Five Hundred (\$7,500) Dollars, which sum was allocated by the Upper Moreland Township Board of Commissioners for the erection of fencing around the Cottage, to be used toward the demolition contemplated by this Memorandum of Understanding.
8. If all of the above conditions placed upon the Alliance are met, the Township further agrees to continue allow the Management Agreement's terms to govern the Farmstead structure through the life of the current agreement and to allow for periodic reviews for amendments to the existing agreement.
9. The Alliance and the Township understand and agree that the Alliance and its officers, employees, agents, contractors and representatives are not a servant, agent or employees of the Township. In this regard, the Alliance indemnifies, saves and holds harmless, and defends the Township, its officers, officials, employees, consultants, and contractors from all manner of liability whatsoever, including property damage, personal injury, or death, that may be caused by the negligent or willful acts or omissions by the Alliance and its officers, employees, agents, contractors and

representatives in performing any of the duties or responsibilities under this Memorandum of Understanding. This indemnification will include costs and reasonable attorneys' fees expended by the Township if needed to defend against any such claims.

10. The term of this Memorandum of Understanding will commence on the effective date first above written and shall continue unless and until either the Alliance or the Township, in their sole discretion, advises in writing that this Memorandum of Understanding is terminated. Termination shall be effective as of the date of the written notice of termination.
11. This Memorandum of Understanding constitutes the entire agreement between the parties with regard to the provisions hereof, and shall not be modified, changed, or amended absent a subsequent writing, executed by all parties to this Memorandum of Understanding. The parties agree that the obligations and remedies provided under this Memorandum of Understanding shall exist separate and distinct from the terms of any agreement, term or condition contained in any agreement by and between the parties.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Agreement to be executed on the day and year first above written.

**ATTEST:**

**UPPER MORELAND TOWNSHIP:**

By: \_\_\_\_\_  
Matthew H. Candland, Secretary

By: \_\_\_\_\_  
Kip McFatridge, President of the  
Board of Commissioners

**WITNESS:**

**FRIENDS OF NATHANIEL BOILEAU  
FARMSTEAD, INC., d/b/a  
FARMSTEAD ALLIANCE**

\_\_\_\_\_

By: \_\_\_\_\_  
Alan Sentman  
Title: President

# EXHIBIT

## A

## **FARMSTEAD 250 - PERIOD OF INTERPRETATION PLAN SUMMARY (FOR EXTERIORS ONLY)**

Presented by Farmstead Alliance

Major renovations took place at The Farmstead at the turn of the 20th century. Between 1895-1905, an unheated German workhouse that was attached on the western elevation of the farmhouse, was razed likely due to its condition and obsolescence due to lack of use and the changes in farming and agricultural needs of the day. It is therefore likely that much of its stone foundation was reused for the construction of the cottage foundation, and also the foundation crawl space for the clapboard kitchen addition to the farmhouse. It is partly the intent of this plan to preserve part of the cottage and farmhouse clapboard addition as foundation ruins OR to be interpreted as being in an early state of construction.

Historical Context<sup>1</sup>: Sarah Kimble Tyson (1815-1907), deeded the farm to her half nephew, Thompson Gregg (1856-1929) in 1903. Gregg may be attributed for many of these renovations. He lived and worked on the farmstead for many years. Gregg assisted his aunt Sarah following her stroke in 1892. Her illness, rural electrification and the deed of 1903 present a compelling period of time to interpret. Examples include the central front door entrance and pent roof with exterior light, six (6) dormers, stucco and white wash, a modern kitchen addition and the cottage for his aunt to live comfortably on one floor with modern conveniences.

The following is a brief description of the planned period of interpretation.

- **Farmstead Mansion House** (as it would have looked circa 1895-1905)
  - Main farmhouse with the current footprint (20' x 52')
  - Two (2) attached stone foundation ruins that include:
    - German attached Workhouse (Between 1754-1800); demolished prior to 1900; preserve and interpret existing foundation as a ruin and landscape feature
    - Kitchen Clapboard Addition Foundation (BET 1895-1905); preserve and interpret foundation as a ruin and landscape feature
- **Carriage House and Privy** (1900 and before)
  - Return structure to before the 1950 renovation
    - Remove: two (2) dormers, cinder block stack and protruding window feature
    - Remove all ca. 1950 renovation to include lower level MEP and insulation
    - Return vertical tongue & groove clapboard treatment above double door entry with two (2) juxtaposed second floor windows to match style and period of the rear window (northern elevation second floor)
    - Return 6 over 6 sashes to the first floor windows.
- **Barn & Stone Wall Pen and EXTANT 18th century barn wing ruins**
  - Reconstruct bridge shed of the barn
  - Expose rubble stone piles at the eastern forebay area and stone pen wall to interpret as a ruin and landscape feature
- **Springhouse & Cottage Foundation Ruins**
  - Return springhouse to 18th century interpretation
  - Cottage (to be diminished); preserve and interpret existing cottage foundation as a ruin and landscape feature
  - No mechanical electrical or plumbing

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<sup>1</sup> Sources for this architectural and historical information are taken from deed research that was performed in 2012, newspaper articles, the 2016 conditions assessment, Richard Kimble family genealogical records, and ongoing architectural and archeological observations.

## Declaration of Covenants

The parties to these covenants are the Commonwealth of Pennsylvania, acting by and through the Pennsylvania Historical and Museum Commission, (hereinafter referred to as the Commission), and the *Upper Moreland Township*, (hereinafter referred to as the *Township*).

The parties agree that for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby declare that this instrument, entitled "Declaration of Covenants," shall be binding as between the parties and their respective successors and assigns and shall be recorded with a certain deed dated [Date of previous deed] from [Name of the previous Owner], Grantor, to the [Name of the Grant Recipient], recorded with the [County Name] Recorder of Deeds at Book [Number/Letter], Page [Number]. The [Short Name], its successors and assigns, covenants and agrees to assume responsibility for the maintenance, preservation, and administration of the property in satisfactory manner for a demonstrable public benefit for a period of fifteen (15) years from [Date Covenant is signed], the date of execution of this instrument.

The provisions of these covenants, hereinafter expressed as covenants running with the land, are herein set forth so as to ensure the maintenance and preservation of the architectural and historical characteristics of [Name or Address of Property], which has been determined eligible for listing or is listed in the National Register of Historic Places under the provision of the National Historic Preservation Act of 1966 (80 Stat. 915). Architectural and historical characteristics shall be defined as those significant physical features that qualified the property as eligible for the National Register of Historic Places.

The [Name or Address of Property] shall be maintained and preserved in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. No construction, alteration, rehabilitation, remodeling, demolition, site development, ground disturbance, or other action shall be undertaken or permitted to said property without the prior written permission from the Commission. Prior to the commencement of work, the [Short Name] agrees to notify, in writing, the Commission of all work on said property in its entirety that might affect the property's architectural or

historical characteristics. The Commission will be given thirty (30) days from receipt of the notice to review and approve in writing the appropriateness of said work.

For work that involves ground disturbance, the Commission may require archaeological investigation at the [Short Name]'s expense. In the event that archaeological materials are discovered during ground-disturbing activities, work shall temporarily cease, and the Commission shall be consulted for instructions prior to proceeding with the work. Any archaeological work shall be conducted in accordance with the Secretary of the Interior's *Standards and Guidelines for Archaeological Documentation* (48FR 447344-37) and any such standards and guidelines as the Commission may specify.

The [Short Name] shall allow the Commission, at all reasonable times and upon reasonable advance notice to the [Short Name], access to inspect said property to ensure compliance with this preservation covenant.

It is further agreed that the Commission in no way assumes any liability or obligation for maintaining, repairing or administering said property and the [Short Name] shall hold the Commonwealth harmless from and indemnify the Commonwealth against any and all claims, demands and actions based upon or arising out of any activities performed by the Commonwealth, Commission, its officials, employees and agents under this covenant and shall, at the request of the Commonwealth, defend any and all actions brought against the Commonwealth based upon any such claims or demands.

Failure of the Commission to exercise any rights or remedies granted under this covenant shall not be construed to be a waiver by the Commonwealth of its rights and remedies in regard to the event of default or any succeeding event of default.

The rights and remedies of the Commonwealth provided in this covenant shall not be exclusive and are in addition to any other rights and remedies provided by law or under this covenant.

In Witness thereof, the [Short Name] has hereunto set its hand and seal this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

[Name of Grant Recipient]

By \_\_\_\_\_

(Print/Type name and title)

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ [date] by  
\_\_\_\_\_ [name of individual] as \_\_\_\_\_ [type of  
authority, such as officer or trustee] who represents that he (or she) is authorized to act on  
behalf of [Name of Grant Recipient].

\_\_\_\_\_  
Notary Public

Title of office

My commission expires: \_\_\_\_\_

In Witness thereof, the Commission agrees to accept this Declaration of Covenants on this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Pennsylvania Historical and Museum Commission

By \_\_\_\_\_

Andrea L. MacDonald

Deputy State Historic Preservation Officer

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF DAUPHIN

This record was acknowledged before me on \_\_\_\_\_ by Andrea L.  
MacDonald as the Deputy State Historic Preservation Officer who represents that she is  
authorized to act on behalf of the Pennsylvania Historical and Museum Commission.

\_\_\_\_\_  
Notary Public

Title of office

My commission expires: \_\_\_\_\_

**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. XXXX**

**AN ORDINANCE OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING PART II: GENERAL LEGISLATION, TO CREATE A NEW CHAPTER 258 “SHADE TREE COMMISSION” TO THE UPPER MORELAND TOWNSHIP CODE OF ORDINANCES TO ESTABLISH A TOWNSHIP SHADE TREE COMMISSION; REPEALING ALL INCONSISTENT ORDINANCES, OR PARTS THEREOF IN CONFLICT THEREWITH; AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

**WHEREAS**, Upper Moreland Township, Montgomery County, Pennsylvania (hereinafter “the Township”) is a Township of the First Class, organized and existing under the laws of the Commonwealth of Pennsylvania; and

**WHEREAS**, the Pennsylvania First Class Township Code (the “Code”), 53 Pa. C.S. § 1502(1), grants the Board of Commissioners the authority to adopt ordinances prescribing the manner in which powers of the Township shall be carried out; and

**WHEREAS**, Sections 3020 of the Code grants the Board of Commissioners the power to establish a commission to be known as the Shade Tree Commission to exercise exclusive custody and control of the shade trees in the Township on the public streets and highways of the Township and to establish regulations within the Township for the planting, removal maintenance and protection of the same; and

**WHEREAS**, the Board of Commissioners of Upper Moreland Township has determined that the creation of a Shade Tree Commission is in the best interest of the public health, safety and welfare of the residents of the Township.

**NOW, THEREFORE**, be it, and it is hereby **ORDAINED** by the Upper Moreland Township Board of Commissioners, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

**SECTION 1: Amendment of the Code.**

The Upper Moreland Township Code of Ordinances, Part II General Legislation, Chapter 258 (Shade Tree Commission), is hereby established and shall read as follows:

**§ 258-1. Membership, terms of office, vacancies.**

- A. The Shade Tree Commission shall be composed of residents of the Township who shall be appointed by the Township Commissioners and shall serve without compensation.

- B. The Township Commissioners shall appoint five members to the Shade Tree Commission. Where possible, the appointments shall be staggered such that one new appointment is made each year.
- C. Upon the expiration of the term of any Shade Tree Commissioner, a successor shall be appointed by the Township Commissioners to serve for a term of five years.
- D. Vacancies in the office of Shade Tree Commissioner shall be filled by the Township Commissioners for the unexpired term.

#### **§258-2. Powers and duties.**

The Shade Tree Commission shall have the following powers and shall be required to:

- A. Work with the appropriate township officials charged with the enforcement of the Zoning Ordinance and the Subdivision Ordinance of the township regarding shade trees to help implement the provisions of those ordinances with respect to:
  - (1) The planting, removal, maintenance and protection of shade trees in the public streets and highways of the Township.
  - (2) The establishment and maintenance of buffer zones.
- B. The Commission shall have the authority to prepare and adopt a street tree plan for all trees in or upon the public streets, highways, avenues, parks, parkways and other public areas which in its opinion shall effectuate the provisions of this chapter, provided that such plan shall not become effective until approved by the Board of Commissioners.
- C. When contacted by owners of private property, where there is the possibility of shade trees being removed, to advise them of the desirability of retaining, altering or replacing such trees.
- D. Work with other Township officials and provide information to the public in order to encourage the planting and maintenance of shade trees on private property.
- E. Prepare and present to the Board of Commissioners such additional legislation as the Commission deems appropriate to promote the planting and maintenance of shade trees in the Township.

#### **§ 258-3 Expenses, Employees.**

- A. The Commission shall not hire, employ or pay any tree warden, arborist, forester, engineer or any assistant as might be considered appropriate without the specific

approval of the Department of Parks and Recreation and the Board of Commissioners.

- B. No expenditure by the Commission shall be made without the specific approval of the Department of Parks and Recreation and the Board of Commissioners.

#### **§ 258-4. Annual Reports.**

The Commission shall annually report in full to the Department of Parks and Recreation and the Board of Commissioners on the activities of the Commission.

#### **SECTION 2: SEVERABILITY.**

The terms, conditions and provisions of this Ordinance are hereby declared to be severable, and, should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable or unconstitutional, the Upper Moreland Township Board of Commissioners hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Ordinance.

#### **SECTION 3: REPEALER.**

Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

#### **SECTION 4: EFFECTIVE DATE.**

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

**ORDAINED AND ENACTED** by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 6th day of December, 2021.

Attest:

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Matthew H. Candland, Secretary

\_\_\_\_\_  
Kevin Spearing, President

## THE 2022 EVENTS AT FARMSTEAD PARK



### BEER IN HAND WEEKEND

May 20 & 21, 2022  
Day 1 (20th); 4-10pm  
Day 2 (21st); 12-9pm  
Beer Vendors Food Trucks, Axe  
Throwing, Reenactments, Lawn  
Games

### FATHER'S DAY CORNHOLE TOURNNEY

June 19, 2022; 12-5pm  
Cornhole, Food Trucks, and Old Cars



### EOS OUTDOOR THEATER

August 20, 2022; 2-5pm  
End of Summer Celebration on the stage!



### SPOOKY STORIES & SMORES

October 28, 2022  
Time TBD  
Partners: UMLIBRARY  
Scary Stories around the campfire. Get spooked  
and enjoy a sweet treat!



THIS UPPER MORELAND TOWNSHIP PARK IS AN  
HISTORIC HOMESTEAD LOCATED AT 2668  
BYBERRY ROAD, HATBORO, PA.

### EARTH DAY CELEBRATION

April 22, 2022; 6pm-8pm  
Partners - Farmstead Alliance, EAC, Pennypack  
E Trust  
Activities?!?



### PICNIC UNDER THE TENT

June 11, 2022; 10am-2pm  
Info Sessions, Farmers Market, Crafters, Family  
PUTT PUTT?



### MOVIE IN THE PARK

July 15, 2022; 6-10pm  
Enjoy a movie under the stars!™



### OCTOBERFEST

September 17, 2022; 12-9pm  
Local Beer and Firewood Sale



**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. R-2022-13**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CALLING UPON THE FEDERAL GOVERNMENT OF THE UNITED STATES AND THE COMMONWEALTH OF PENNSYLVANIA TO TAKE ALL ACTIONS NECESSARY TO PREVENT THE TRANSPORTATION OF LIQUIFIED NATURAL GAS THROUGH PENNSYLVANIA BY TRUCK AND/OR BY RAIL, AND TO CONDUCT A PUBLIC HEALTH AND SAFETY ANALYSIS, A QUANTITATIVE RISK ASSESSMENT, AND A COMPREHENSIVE ENVIRONMENTAL REVIEW OF THE POTENTIAL IMPACTS TO COMMUNITIES AND THE NATURAL ENVIRONMENT IN PENNSYLVANIA.**

**WHEREAS**, a fundamental purpose of government is to protect the health, safety, and welfare of citizens; and

**WHEREAS**, Article I, Section 27 of the Pennsylvania Constitution affirms that, “The people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic and esthetic values of the environment”; and

**WHEREAS**, New Fortress Energy is planning the overland transport of Liquefied Natural Gas (“LNG”, also known as liquid methane) by truck on public highways and by rail car on existing railways from a to-be-constructed liquefaction plant in Wyalusing, Pennsylvania, to a proposed LNG export terminal in Gibbstown, New Jersey on the Delaware River (the “Gibbstown Logistics Center”) at a location also known as the Repauno Port and Rail Terminal; and

**WHEREAS**, New Fortress Energy subsidiary Energy Transport Solutions received a Special Permit from the Pipeline and Hazardous Materials Safety Administration (“PHMSA”)<sup>1</sup> for the transport of LNG in rail cars designed 50 years ago and never used for LNG transport while subsequent federal rulemaking requires what PHMSA considers to be a safer rail car design for all other carriers<sup>2</sup>; and,

**WHEREAS**, the transport of LNG has unique safety hazards, exposing those along these particular truck and rail routes to unprecedented and unjustifiable risk. An LNG release boils furiously into a flammable vapor cloud 620 times larger than the storage container. An unignited ground-hugging vapor cloud can move far distances,<sup>3</sup> and exposure to the vapor can cause extreme

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<sup>1</sup> Special Permit DOT-SP 20534. <https://www.phmsa.dot.gov/safe-transportation-energy-products/dot-20534-pdf>

<sup>2</sup> PHMSA, 49 CFR § 172, 173, 174, 179, 180 (2020). <https://www.phmsa.dot.gov/sites/phmsa.dot.gov/files/2020-06/2137-AF40%20Final%20Rule%20%206.19.20%20web%20final.pdf>

<sup>3</sup> “Immediate ignition with liquid still on the ground could cause the spill to develop into a pool fire and present a radiant heat hazard. If there is no ignition source, the LNG will vaporize rapidly forming a cold gas cloud that is initially heavier than air, mixes with ambient air, spreads and is carried downwind.” P. 10 “Methane in vapor state can be an asphyxiant when it displaces oxygen in a confined space.” P. 11. SP 20534 Special Permit to transport LNG by rail in DOT-113C120W rail tank cars. Final Environmental Assessment. Docket No. PHMSA-2019-0100. December 5, 2019. P. 10.

freeze burns. If ignited, the fire is inextinguishable. The explosive force of LNG is similar to a thermobaric explosion – a catastrophically powerful bomb. The 2016 US Emergency Response Guidebook advises fire chiefs initially to immediately evacuate the surrounding 1-mile area.<sup>4</sup> No federal field research has shown how far the vapor cloud can move; and

**WHEREAS**, spillage of LNG into water presents a hazardous situation where the water quickly transfers heat to the liquid methane, causing it to expand with explosive speed that can result in damage to nearby structures.<sup>5</sup> Explosion can occur and have a cascading effect as the vapor cloud moves downwind or along topographical features such as a tributary, ditch, tunnel, or human built structures, threatening public safety, human life and the environment; and

**WHEREAS**, the likely routes for the trains carrying LNG to Gibbstown cut through Pennsylvania communities, traveling from Wyalusing Township, Bradford County southeast to cross the Delaware River at Philadelphia on the Delair Bridge into New Jersey, then traveling south to Greenwich Township, Gloucester County, NJ on the Delaware River.<sup>6</sup> The rail route travels adjacent to homes, day care centers, schools, hospitals, businesses, and important and valuable community assets and infrastructure, exposing those who live and work in proximity to the increased rail traffic and the risk of an accident that endangers the safety, health, wellbeing, quality of life, and the community and personal properties of those along the train route. Approximately 1.2 million people live within two miles of the rail tracks<sup>7</sup> and millions more live within a potential zone of impact; and

**WHEREAS**, neither the Commonwealth of Pennsylvania nor the Delaware River Basin Commission has assessed the potential public safety, public health or environmental impacts of the proposed overland transport of LNG by truck or by rail car on the communities along the possible transportation routes between Wyalusing, Pennsylvania, and Gibbstown, New Jersey; and

**WHEREAS**, no federal, state, or local agency has conducted a risk assessment of the specific transportation route(s) along which the LNG would travel; and

**WHEREAS**, training or support in Upper Moreland Township has not been provided for emergency or first response service organizations to respond to accidents, fires, explosions, derailments, or other emergencies related to LNG transport within its jurisdiction; and

**WHEREAS**, no full scale Quantitative Risk Assessment, which quantifies the frequencies of events such as transportation accidents and their consequences, has been done of the trucks or railcars that would contain the LNG that would travel from Wyalusing, Pennsylvania, to Gibbstown, New Jersey<sup>8</sup>; and

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<sup>4</sup> US DOT Emergency Response Guidebook. <https://www.phmsa.dot.gov/hazmat/erg/emergency-response-guidebook-erg>

<sup>5</sup> Rapid Phase Transitions of LNG illustrated at <https://www.youtube.com/watch?v=h-EY82cVKuA>

<sup>6</sup> <https://www.delawareriverkeeper.org/ongoing-issues/lng-gibbstown-interactive-map>

<sup>7</sup> *Ibid.*

<sup>8</sup> “The QRA will help to evaluate the derailment and release probability of LNG rail cars over certain segments of the network, and account for a variety of track and train characteristics...” “Risk Assessment of Surface Transport of Liquid Natural Gas”, *prepared for* U.S. DOT Pipeline and Hazardous Materials Safety Administration, Office of

**WHEREAS**, Special Permit DOT-SP 20534<sup>9</sup> issued by the Pipeline and Hazardous Materials Safety Administration (PHMSA) to New Fortress Energy subsidiary Energy Transport Solutions (ETS) for the transportation of LNG in rail tank cars on December 5, 2019 for travel between Wyalusing Township, PA and Gibbstown, NJ does not provide adequate safety protection for the communities through which the rail cars will travel, including the lack of the requirement for an outer rail car tank that is thicker and made of steel with a greater puncture resistance to provide an added measure of safety and crashworthiness, along with other required operational controls, which is included in the federal rulemaking approved by PHMSA for the transport of LNG by rail throughout the nation<sup>10</sup>; and

**WHEREAS**, Special Permit DOT-SP 20534 expired on November 30, 2021. ETS applied for a renewal of the permit, which PHMSA is currently evaluating according to 49 CFR 107.113(a); and

**WHEREAS**, the growth in gas production through hydraulic fracturing and horizontal drilling, which the development of LNG transport and export infrastructure incentivizes, poses a direct and imminent threat to human health and the climate.<sup>11</sup> Over the past decade, oil and gas infrastructure has been the primary source of the rising global atmospheric levels of methane, a gas which has a warming effect 86 times greater than CO<sup>2</sup> over a twenty-year period and 36 times greater over a hundred-year period;<sup>12</sup> and

**WHEREAS**, methane, a potent greenhouse gas and ground-level ozone precursor, is intentionally vented or known to leak from every part of the natural gas supply chain;<sup>13</sup> and

**WHEREAS**, LNG's hazardous nature, flammability and potential for powerful explosion combined with the difficulty of predicting the movement of LNG when released from a container such as a truck or rail car, exposes emergency and first responders to danger that cannot be reliably prevented, risking the health and safety of these workers; and

**NOW, THEREFORE, BE IT RESOLVED** that:

1. Upper Moreland Township calls upon the Pipeline and Hazardous Materials Safety Administration to cancel and not renew Special Permit DOT-SP 20534 for the transportation of LNG in rail tank cars for travel between Wyalusing Township, PA and Gibbstown, NJ.

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Hazardous Materials Safety *prepared by* Cambridge Systematics, Inc. *with* MaineWay Services, LLC, Rutgers University, Transport Analytics, LLC. ScienceSmith LLC, March 20, 2019. P. ES-9.

<sup>9</sup> <https://www.phmsa.dot.gov/safe-transportation-energy-products/liquefied-natural-gas-transportation-rail>

<sup>10</sup> <https://www.federalregister.gov/documents/2020/07/24/2020-13604/hazardous-materials-liquefied-natural-gas-by-rail>

<sup>11</sup> Coalition for Responsible Regulation, et al. v. EPA, 684 F.3d 102 (D.C. Cir. 2012), citing Endangerment Finding at 66,518.

<sup>12</sup> Oil Change International, "Burning the Gas 'Bridge Fuel' Myth, Why Gas is Not Clean, Cheap, or Necessary", 2019, pp. 4-5. [http://priceofoil.org/content/uploads/2019/05/gasBridgeMyth\\_web-FINAL.pdf](http://priceofoil.org/content/uploads/2019/05/gasBridgeMyth_web-FINAL.pdf)

<sup>13</sup> *Ibid*, p. 6

2. Upper Moreland Township calls upon the Commonwealth of Pennsylvania to fulfill its constitutional duty and act affirmatively to protect the Commonwealth's public natural resources by taking all actions necessary to prevent the transportation of LNG through Pennsylvania by truck and/or by rail, and to conduct a public health and safety analysis, a quantitative risk assessment, and a comprehensive environmental review of the potential impacts to communities and the natural environment in Pennsylvania.
3. Upper Moreland Township calls upon the Army Corps of Engineers to perform an environmental impact statement under the National Environmental Policy Act.
4. An official copy of this resolution be filed with the U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration, 1200 New Jersey Avenue, SE, Washington, DC 20590
5. An official copy of this resolution be filed with the Administration of President Joseph Biden at the Council on Environmental Quality, The White House, 1600 Pennsylvania Ave NW, Washington, DC 20500.
6. An official copy of this resolution be filed with Governor Tom Wolf of Pennsylvania at Office of the Governor, 508 Main Capital Building Harrisburg, PA 17120.

**DULY PRESENTED AND ADOPTED** by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 7th day of March, 2022.

Attest:

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

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Matthew H. Candland, Secretary

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Kip McFatridge, President

**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION R-2022-14**

**A RESOLUTION BY THE UPPER MORELAND TOWNSHIP BOARD OF COMMISSIONERS ACCEPTING AND RATIFYING THE AMENDMENTS MADE TO THE UPPER MORELAND TOWNSHIP CIVIL SERVICE RULES BY THE UPPER MORELAND TOWNSHIP POLICE AND FIRE CIVIL SERVICE COMMISSION**

**WHEREAS**, Upper Moreland Township, is a duly organized First Class Township located in Montgomery County, Pennsylvania (the “Township”); and

**WHEREAS**, the Pennsylvania First Class Township Code (the “Code”) requires the Township to follow the civil service provisions of the Code which govern the creation of its Police and Fire Civil Services Commission (the “Civil Services Commission”), as well as the promulgation and amendment of its rules and regulations; and

**WHEREAS**, through prior resolutions, the Township has established civil service rules and regulations for the Police Department and the Department of Emergency Services (which department encompassed the Fire Department until the passage of Ordinance No. 1721 on November 8, 2021)(the “Civil Service Rules”); and

**WHEREAS**, the Civil Service Commission has reviewed and recommended updates to the Civil Service Rules through the passage of Civil Service Commission Resolution No. 2022-03, a true and correct copy of which is attached hereto as Exhibit A; and

**WHEREAS**, the First Class Township Code requires the Upper Moreland Township Board of Commissioners to accept and ratify the amendments to the Civil Service Rules contained in Civil Service Commission Resolution No. 2022-03.

**NOW, THEREFORE, BE IT RESOLVED**, that the Upper Moreland Township Board of Commissioners does hereby accept and ratify the amendments to the Civil Service Rules contained in Civil Service Commission Resolution No. 2022-03.

**DULY PRESENTED AND ADOPTED** by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 7th day of March, 2022.

ATTEST:

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

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Matthew H. Candland, Secretary

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Kip McFatridge, President

# EXHIBIT

# A

**Resolution Number 2022-03**

**RESOLUTION OF THE POLICE AND FIRE CIVIL SERVICE COMMISSION  
OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY,  
PENNSYLVANIA UPDATING THE UPPER MORELAND TOWNSHIP CIVIL  
SERVICE RULES**

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**BE IT RESOLVED** by the Police and Fire Civil Service Commission of Upper Moreland Township, County of Montgomery, Pennsylvania ("Commission"), pursuant to the First Class Township Code that:

**WHEREAS**, Upper Moreland Township has been duly organized and recognized as a First Class Township in Pennsylvania; and

**WHEREAS**, as a First Class Township, Upper Moreland Township is required to follow the civil service provisions of the First Class Township Code which govern the creation of its civil service commission, as well as the promulgation and amendment of its rules and regulations; and

**WHEREAS**, Section 630 of the First Class Township Code authorizes the Commission to prescribe and amend rules and regulations governing the appointment, promotion and removal of police officers and paid firefighter/EMTs within the Township's Police Department and Department of Emergency Services; and

**WHEREAS**, through prior resolutions, the Township has established civil service rules and regulations for the Police Department and the Department of Emergency Services (the "Civil Service Rules"); and

**WHEREAS**, the Commission is recommending an update of its Civil Service Rules;

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the Commission that the existing Township Civil Service Rules are hereby amended by replacing the second sentence in Chapter 5; Section 5.5, C. 2., with the following:

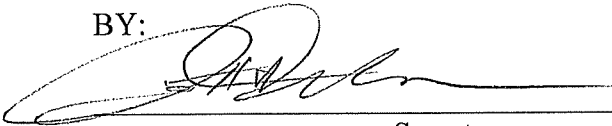
**If a list of eligible candidates for initial appointment or for promotion does not contain three (3) names, the Commission shall certify the names remaining on the eligibility list.**

**BE IT FURTHER RESOLVED** that this amendment shall take effect immediately upon approval by the Upper Moreland Township Board of Commissioners.

The undersigned hereby certifies that the foregoing is a true and correct copy of the Resolution duly adopted by the Commission on the 9th day of February, 2022.

**UPPER MORELAND TOWNSHIP  
CIVIL SERVICE COMMISSION**

BY:

A handwritten signature in black ink, appearing to be "J. A. [unclear]", is written over a horizontal line.

Secretary

