

UPPER MORELAND TOWNSHIP
Community Development Committee Meeting
June 13, 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

Public comments via email have been discontinued and must be stated in person at the meeting.

***Residents requiring special accommodations:
please call the Township during normal business hours at 215-659-3100 x1058 or x1057***

Community Development Committee Members: Commissioner and Committee Chair Kevin C. Spearing, Commissioner Kip McFatridge and Commissioner Anthony Prousi, Township Staff Committee Members: Paul E. Purtell, Director of Code Enforcement and David Elsier, Director of Public Works.

I. Moment of Silent Meditation

II. Pledge of Allegiance

III. Call to Order

IV. Announcements

V. Roll Call

VI. Presentation

VII. Approval of Minutes – May 9, 2022 (attachment)

VIII. Land Development/Subdivision

A. Two-lot minor subdivision for the property located at 3827 Betz Road (attachments).

IX. New Business:

- A. Request for a waiver of the Transportation Impact Fee for the property located at 2355 Douglas Lane (attachments).
- B. Request by Sunoco Food Mart for a waiver to allow no more than three (3) amusement devices within 300 feet of a residential area at the property located at 714 Easton Road (attachments).

X. Other:

- A. Request by JERC Partners XXXVIII, LLC and J.G. Petrucci Co. to use all 2,000 square foot space on the first floor for office space only instead of mixed use (office and retail) as approved by Resolution R-2017-09 for the property known as the Stations at Willow Grove (attachments).
- B. Five Hundred Block of Evans Circle – Storm Pipe
- C. Failure of septic system on Manor House Lane (attachment)

XI. Old Business:

- A. Responsible Contractor Draft Ordinance (RCO) Discussion (attachment)
- B. Township Building Renovation Update
- C. Zoning Ordinance Update (under review)

UPPER MORELAND TOWNSHIP
Community Development Committee Meeting
June 13, 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

Public comments via email have been discontinued and must be stated in person at the meeting.

***Residents requiring special accommodations:
please call the Township during normal business hours at 215-659-3100 x1058 or x1057***

- D. Wayfinding & Signage Update (attachments)
- E. Proposal for Flood Gate Installations at various locations within the Township (attachment)

XII. Acceptance and Approval of the following monthly reports (attachments):

- A. Code Enforcement Department Reports
- B. Public Works Department Report and Recycling Report
- C. Engineer's Report
- D. Landscape Architect's Report
- E. Traffic Engineer's Report
- F. Environmental Advisory Council {EAC}
- G. Upper Moreland Historical Commission

XIII. Visitor Comments

XIV. Redevelopment

XV. Commissioner Comments

XVI. Adjournment

**UPPER MORELAND TOWNSHIP
Community Development Committee
May 9, 2022 - Meeting Minutes**

Community Development Committee Members - Commissioner and Committee Chair Kevin C. Spearing, Commissioners Kip McFatridge, Anthony S. Prousi, Paul E. Purtell, Director of Code Enforcement, David Elsier, Director of Public Works

I. Moment of Silent Meditation

II. Pledge of Allegiance

III. Call to Order - The meeting was called to order by Committee Chair and Commissioner Kevin C. Spearing.

VI. Roll Call: Committee Chair and Commissioner Spearing, Commissioners McFatridge, Prousi, Mr. Elsier. Mr. Purtell facilitating in the absence of Matthew H. Candland, Township Manager. Also present: James Hersh, Township Engineer, Alex Baumler, Township Solicitor.

V. Presentations/Announcements:

A. Dan Cairns, a resident of 3935 Orangeman's Road, stated that his neighbor conducts a laser engraving business from the residence at 3925 Orangeman's Road and discussed environmental and life-quality concerns supported by information from the Department of Environmental Protection relating to the issues.

VI. Approval of Minutes – April 11, 2022:

- Commissioner Spearing amended page 1, Section V., A., first arrow to read, "...Kevin Roth, Pennypack Trust,..".
- Dr. Lynnette Saunders, Chair, Environmental Advisory Council, with input from Commissioner Spearing amended page 3, Section XII, F., fifth arrow to read, "...conflicts pertaining to single use plastic bags other than shopping bags in the proposed ordinance,..".
- The minutes were unanimously approved as amended.

VII. Land Development/Subdivision - Nothing to report.

VIII. New Business:

A. Request for a Waiver of Land Development at 2425 Blair Mill Road:
➤ Joseph Estock, Project Engineer, and Jason Criniti, applicant, discussed interpretation of the area, which is not for use as a parking lot and confirmed its use as a storage area.
• The Committee recommends the Board of Commissioners take action at the June 6, 2022 Regular Meeting.

B. Request by Walmart for a waiver of the number of storage containers, construction trailer and dumpsters for the remodel project, from August 15th through November 18th:
➤ Richard Alphonso, a representative from Walmart, discussed details on the setup of storage, a construction trailer and dumpsters, which includes secure fencing around the area.
• The Committee recommends the Board of Commissioners take action at the June 6, 2022 Regular Meeting.

C. Request by Walmart for a waiver of the number of storage trailers, from October 1st through December 31st:

**UPPER MORELAND TOWNSHIP
Community Development Committee
May 9, 2022 - Meeting Minutes**

- The Committee recommends the Board of Commissioners take action at the June 6, 2022 Regular Meeting.
- D. Request by Federal Realty for the use of the Township's Right-of-Way area for the placement of shrubs in the islands and an art piece for the plaza:
 - Mark Brennan of Federal Reality and Mike Roth of Bohler Engineering discussed the proposal for the stormwater easement area.
 - The Committee recommends the Board of Commissioners take action at the June 6, 2022 Regular Meeting.
- E. Request by 714 Easton Road to allow the use of no more than three (3) amusement devices at the property within 300 feet of a residential zone:
 - The applicant was absent and a discussion will continue at a future Community Development Committee Meeting.

IX. Old Business:

- A. Responsible Contractor Draft Ordinance (RCO) Discussion:
 - The Committee held a lengthy discussion about various challenges, which included concerns about discrimination, trainings, prevailing wages, opportunity for union and non-union workers, licenses, certifications, and a reduction in bids.
 - The Committee directed Mr. Baumler to draft a revised proposed ordinance and will continue a discussion at the June 13, 2022 Community Development Committee Meeting.
- B. Police Department Renovation Update:
 - Commissioner McFatridge explained that KCBA was asked to provide options to reduce the cost and square footage.
 - The Committee will continue a discussion at a future Community Development Committee Meeting.
- C. Zoning Ordinance Update:
 - Mr. Purtell relayed that work is ongoing with Montgomery County and there is a meeting next week to discuss the residential district.
 - Commissioner McFatridge stated that there is an urgent need to fill vacancies for Ward 2 and Ward 3 on the Advisory Planning Agency. Qualified candidates should submit their resumes to Matt Candal, Township Manager.
 - Commissioner Spearing inquired about the Township Code classification for Zoning applications on multi-family quads. Mr. Purtell replied that they are categorized as multiple family developments.
 - Commissioner Scull commented about overdevelopment in the Town Center areas and the Committee discussed the perimeters of the TC1 and TC2 districts.
- D. Wayfinding & Signage Update:
 - Mr. Purtell provided renderings of the redesigned gateway signs. Further information on the footings, utilities and confirmation of cost are forthcoming.
 - Commissioner Prousi commented that the signs need to use identical language, and suggested that the sign at York Road and Moreland Road does not need to be changed.

X. Other Items - Nothing to report.

**UPPER MORELAND TOWNSHIP
Community Development Committee
May 9, 2022 - Meeting Minutes**

XI. Acceptance and Approval of the following monthly reports for April 2022:

A. Code Enforcement Department Reports:

- Commissioner Spearing commented that it is the season for unkept lawn maintenance complaints and also inquired on the procedure for lawn sign littering. Mr. Purtell and Mr. Elsier confirmed that lawn signs posted in the right-of-way are pulled out and provided to the Police Department to be contacted with an initial warning.

B. Public Works Department Report and Recycling Report:

- Mr. Elsier reported that he is awaiting receipt of the milling contract with the verification form to the State, and a schedule is forthcoming.
- Commissioner McFatridge thanked the Public Works and the Parks and Recreation crews for clearing fallen trees, which were blocking the culvert on Pioneer Road.
- Commissioner Prousi inquired about the installation schedule of new utility poles, which were delivered to areas in his neighborhood. Commissioner Spearing explained that this issue has been ongoing and the response is slow. Residents should call PECO if poles are blocking sidewalks, curbs and fire hydrants.
- Commissioner Spearing inquired on the status of recycling costs. Mr. Elsier explained that costs fluctuate based on the Market's Index, and rebates from Muscara and Republic are expected to be received. Mr. Elsier will be providing a five-year projection for purchasing equipment, which will be discussed during the 2023 budget meetings with the Township Manager and Finance Director.
- Commissioner Spearing requested to coordinate a meeting with Representative Nancy Guenst's office and the coordinator at PennDOT regarding issues that include the ADA ramps throughout the Township and maintenance reporting.

C. Engineer's Report - Mr. Hersh reviewed the following:

- Acme Box project will be reviewed to facilitate an 18-month maintenance guarantee.
- Commissioner Spearing directed Mr. Hersh to follow up on the drainage at Fair Oaks Basin.

D. Landscape Architect's Report - Nothing further to report.

E. Traffic Engineer's Report - Anton Kuhner, McMahon Associates, briefly discussed projects and highlighted the following:

- The Township received a Department of Community and Economic Development Multi-modal grant award to design interchange improvements on the Route 611 Bridge over the Turnpike, as well as a PennDOT Multi-modal grant award for construction of ramp widening. Additional grants will be sought and there will be a meeting with local officials and Representative Madeline Dean to obtain further support.
- Commissioner Spearing commented about the timing of the traffic signal at Sycamore Avenue, Mill Road and Route 611.

F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, discussed the following:

- The Earth Day event was a success with higher attendance than the previous year.
- A public survey for a Township-wide plastic bag ban is continuing with QR codes being placed at several locations that include the Library and the Township building.
- Requesting Pat Stasio's preferences and the Parks and Recreation Department's assistance with placement of trees at the Dog Park.
- Collaborating with the Elementary School to plant a Willow Oak and post an educational sign for a future date in the Fall.
- Some members of the EAC will be attending the Woodlawn Park meeting on May 18, 2022.

**UPPER MORELAND TOWNSHIP
Community Development Committee
May 9, 2022 - Meeting Minutes**

- Suggested posting educational signs along the Cross-County Trail regarding the riparian buffers, streambank stabilization and wildlife habitat.
- Informing residents about "No Mow May", which is an initiative to encourage the growth of grass and wildflowers creating habitat and forage for early season pollinators, especially in urban areas.
- Commissioner Spearing commented that stores charge small fees for paper bags in lieu of providing plastic bags.

G. Upper Moreland Historical Commission - Sue Worth-LaManna, Chair, discussed the following:

- An ad hoc committee is working on updating the uppermorelandhistory.org site.
- Historical banner replacements are being performed by the Public Works Department.
- Researching a venue to hold the "Paint The Town" Fall event, which is being planned for September.
- Working on coordinating the historical house tour event.
- One vacancy remains for a real estate position on the Commission, as well as two Alternates. Resumes should be sent to Matt Candal, Township Manager.
- Commissioner Prousi commented that the Historical Association's inventory museum is located on the lower floor of the Township building with limited hours. Volunteers are being encouraged to join, which would help to open up more accessible hours for research. A discussion will continue at a future Community Development Committee Meeting.

XII. Redevelopment - Nothing to report.

XIII. Visitor Comments - Nothing to report.

XIV. Commissioner Comments - Nothing to report.

XVI. Adjournment - There being no further business to discuss, the meeting was adjourned at 10:00 p.m.

Respectfully submitted by Kathleen Kristire.

RECEIVED

*UPPER MORELAND TOWNSHIP
CODE ENFORCEMENT*

Upper Moreland Township
APPLICATION FOR APPROVAL OF PLAN

Submission date: 4/29/2022 Application number SD22-15

To the Board of Commissioners of Upper Moreland Township:

The undersigned hereby makes application for approval of a plan type as indicated below, under the provisions of the Code of Upper Moreland Township, Chapter 300, *Subdivision and Land Development*, and any supplements and amendments thereto.

Furthermore, the applicant hereby waives the requirement under Act 247, as amended, that the Subdivision and/or Land Development plan be acted upon within ninety (90) days from date of submission.



Signature of Applicant



Signature of Land Owner

Title of Plan Submitted: 3827 BETZ RD - MINOR SUBDIVISION

A. Plan Type:

<input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Minor Land Development
<input type="checkbox"/> Preliminary Major Subdivision	<input type="checkbox"/> Preliminary Major Land Development
<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Final Major Land Development
<input type="checkbox"/> Preliminary Major SD&LD	<input type="checkbox"/> Final Major SD&LD

B. Plan Identification

Plan Dated: 25 APRIL, 2022 Engineer: PAUL HEILMAN P.E.

Plan Proposes: Brief narrative of the proposed activity. Commercial/Industrial/Institutional applications to include building square footage and specific uses; Residential applications to include number of lots and amount of dwelling unit types:

Proposing to subdivide 0.5 acre lot, Parcel # 590001072003 located at 3827 Betz Road in Hatboro Pa, 19040 containing one (1) existing residential dwelling into two 0.25 acre lots and adding one (1) additional residential dwelling.

C. Property Identification:

Address/Location 3827 Betz Road in Hatboro Pa, 19040

(Continued on next page)

TPN: 590001072003 Block # 169 Unit # 109

D. Applicant Identification:

Applicant: Paul Heilman

Address: 3827 Betz Road in Hatboro Pa, 19040

Phone: 215 495-9127 Email (required): pcheilman6@gmail.com

Land Owner: Paul Heilman

Address: 3827 Betz Road in Hatboro Pa, 19040

Phone: 215 495-9127 Email (required): pcheilman6@gmail.com

Engineer: Paul Heilman

Address: 3827 Betz Road in Hatboro Pa, 19040

Phone: 215 495-9127 Email (required): pcheilman6@gmail.com

Attorney:

Address:

Phone: Email (required)

Office Use Only

Fees received from applicant:

Application fee:

Review Escrow:

Total:

Fees acknowledged and application accepted as complete:

Staff signature

Date

List of Waivers

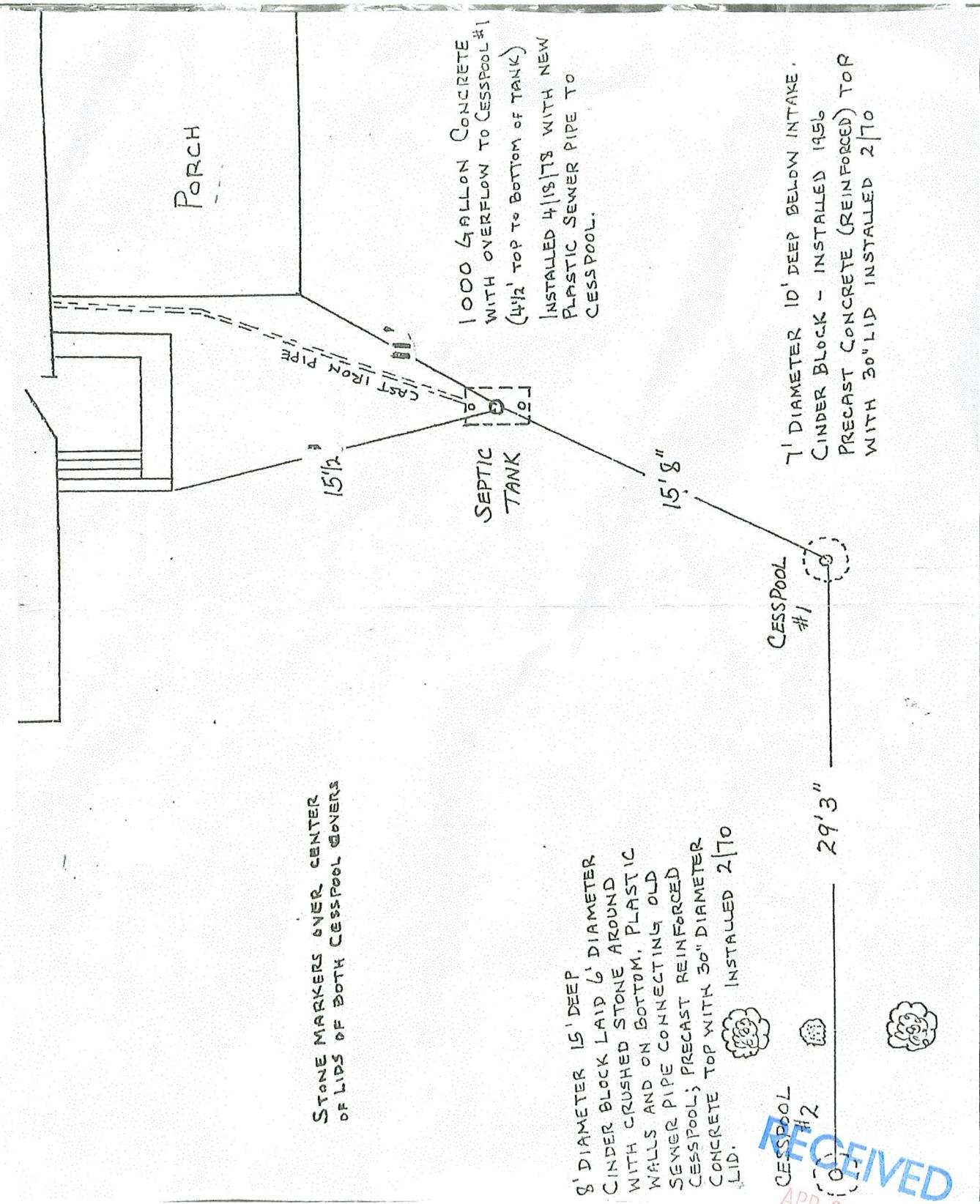
Betz Rd Minor Subdivision
 Paul Heilman
 3827 Betz Road
 Hatboro PA, 19040

8 June, 2022

Item	Code	Title	Description	Request	Decision
1	§350-43 A	Street Tree	The landscape architect identified that three street trees will be required for the combined road frontage of Lot 1 & Lot 2. One street tree needs to be removed for driveway access.	Waiver to allow one (1) existing ornamental apple tree to count as a street tree.	
2	§350-43 A	Street Tree	The landscape architect identified that three street trees will be required for the combined road frontage of Lot 1 & Lot 2. One street tree needs to be removed for driveway access. One additional tree will need to be planted. The property is developed with an ornamental flowering tree and landscape theme that would like to be maintained for future plantings.	Waiver to allow one (1) 3" diameter new ornamental flowering tree to count as a street tree in lieu of the approved street trees in section §350-47	
3	§300-44	Heritage Tree	A sugar maple tree, 36" in diameter existing on the lot is in poor condition per the landscape architect. Half of the split trunk that was rotted, an in poor shape, and protruding over the existing dwelling was removed for safety concerns. The landscape architect is not opposed e opposed to a waiver from Section 300-44.A.(1) for relief for the Applicant to provide a review and report by an Arborist.	Waiver from Section 300-44.A.(1) for relief for the Applicant to provide a review and report by an Arborist.	
4	§300-45 A	Destroyed Trees, non-street trees	The Construction will require four (4) non-street trees to be removed, of which the landscape architect suggested replacing per approved tree list or pay a fee in lieu of replacement. The property is developed with an ornamental fruit tree and landscape theme that would like to be maintained for future plantings.	Waiver to allow for planting of four (4) 2.5" diameter ornamental flowering trees in lieu of the four (4) required shade trees list in §300-47.	
5	§300-52 C (1)	Preliminary Plan	"Within 400 feet of any part of the land being subdivided, the plan shall show the location, names, width (both cartway and right-of-way), radii and surface conditions of existing roads and alleys and any proposed roads..." The nature of the project is a minor subdivision in an existing community with large number of structures, rights-of-way etc within 400'. The cost of an associated survey would be substantially more with minimal gain.	Waiver to allow the extents provided on the submitted certified survey as acceptable in lieu of the 400' requirement.	

Sheet 1 of 1

3827 Betz Rd - Existing Septic As-Built



RECEIVED
APR 29 2022

UPPER MORELAND
CODE ENFORCEMENT

IN AND BEFORE THE ZONING HEARING BOARD
OF UPPER MORELAND TOWNSHIP, PENNSYLVANIA

IN RE: Application of Paul Heilman

NO. 22-3

ORDER

AND NOW, this 10th day of February, 2022, upon consideration of the application of Paul Heilman, Applicant, for the property located at 3827 Betz Road, Hatboro, PA 19040, in which the Applicant sought the following:

A variance from Upper Moreland Township Code Chapter 350, Art. VI, Sec. 350-31 for a lot area of 10,627 square feet and 10,377 square feet instead of the minimum 14,000 square feet; and

A variance from Sec. 350-31 for a lot width of 74.55 feet instead of the minimum 80 feet. Applicant proposes to subdivide the existing parcel into two separate parcels for construction of a single-family dwelling.

The Board approves Applicant's request.

All material representations made by the Applicant on the record at the hearing shall be treated as conditions of the grant and be binding on the Applicant. Material representations include, but are not limited to, the area of the two proposed lots. During any subsequent land development/subdivision process, the Board of Commissioners may require or allow changes to these representations.

Applicant must apply for permits or otherwise proceed in accordance to zoning ordinance 350-239 within 9 months of the date of this Order. Otherwise, this grant of relief shall expire.

The property involved is located in the R-3 Zoning District.

BOARD SIGNATURES:

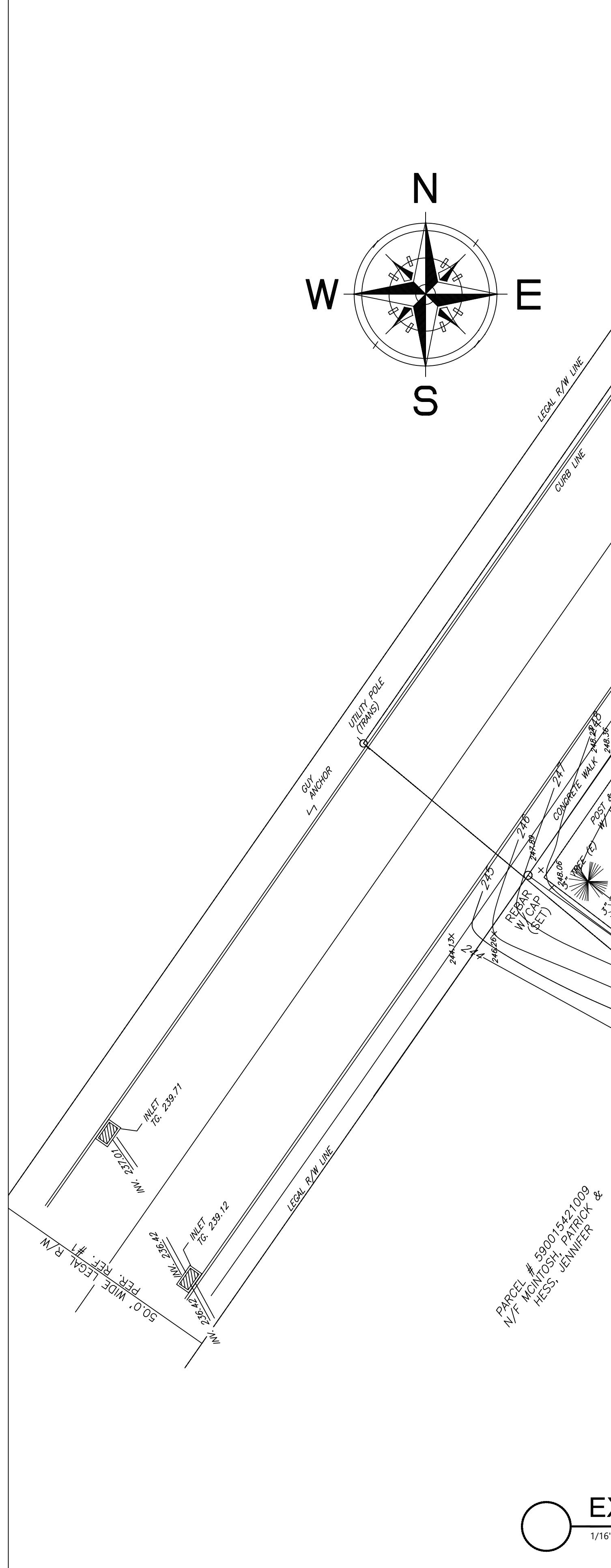
Dan Fannon
Dan Fannon, Chairman

Peter O'Halloran /S/ ESM
Peter O'Halloran, Vice-chairman

Frank Calter
Frank Calter, Member

Anthony Corbett
Anthony Corbett, Member

Louise D'Alessandro
Louise D'Alessandro, Member



EXISTING - LOT

1/16" = 1'-0"

0 8' 16' 32'

ZONING DATA - R-3 SINGLE FAMILY			
EXISTING		'R-3' REQUIRED	
DESCRIPTION	'R-3' REQUIRED		EXISTING
MIN. LOT AREA	14,000	S.F.	21,771.09 S.F.
MIN. LOT WIDTH @ B.S.L.	80	FEET	149.14 FEET
MIN. FRONT YARD	40	FEET	51.9 FEET
MIN. SIDE YARD	10 (30 AGG.)	FEET	24.4 / 90.2 FEET
MIN. REAR YARD	30	FEET	50.6 FEET
MAX. IMPERVIOUS SURFACE	40	%	18.0 %

IMPERVIOUS CALCULATIONS	
DESCRIPTION	EXISTING
HOUSE	1192 S.F.
ASPH. DRIVEWAY	397 S.F.
STONE DRIVEWAY	1131 S.F.
CRUSHED STONE	102 S.F.
SHED	160 S.F.
FRONT STEP	28 S.F.
PATIO STEPS	6 S.F.
CONC. STEPS	541 S.F.
PAVER PATIO	157 S.F.
STONE AREA	208 S.F.
TOTAL	3922 S.F.

PROJECT NARRATIVE:

THE PROPOSED PROJECT CONSISTS OF SUBDIVIDING THE EXISTING 0.500 ACRE PROPERTY AT 3827 BETZ ROAD, HATBORO, PA 19040, PARCEL #590001072003 WITH AN EXISTING DWELLING, PUBLIC WATER, AND ONSITE SEPTIC. THE PURPOSE OF THE SUBDIVISION IS TO SEPARATE THE PROPERTY INTO TWO APPROXIMATELY EQUAL LOTS; LOT 1 WITH THE EXISTING DWELLING (3827 BETZ RD) AND LOT 2 FOR THE PURPOSE OF ERECTING A NEW SINGLE FAMILY RESIDENTIAL FOUR BEDROOM DWELLING (ADDRESS TO BE DETERMINED).

THE NEW LOT REQUIRES A NEW DRIVEWAY APRON AT THE STREET, A NEW ASPHALT DRIVEWAY, NEW STONE STORAGE AREA, AND A NEW DWELLING AS SHOWN ON C-101 AND C-103. REMOVE FIVE (5) TREES ON THE SOUTH SIDE OF THE EXISTING DWELLING.

A PUBLIC WATER WILL SERVE LETTER HAS BEEN PROVIDED FOR THE NEW DWELLING. PUBLIC WATER LINE IS AVAILABLE IN THE STREET ON BETZ ROAD.

THE JOINT SEWER AUTHORITY HAS PROVIDED A WILL SERVE LETTER FOR BOTH THE NEW DWELLING AND THE EXISTING DWELLING WHICH IS AVAILABLE IN THE STREET AT LUKENS LANE. THE EXISTING DWELLING WILL BE TAKEN OFF OF ITS ONSITE SEPTIC SYSTEM. THE EXISTING HOLDING TANK WILL BE PROPERLY ABANDONED/BACKFILLED AND THE TWO EXISTING CESS POOLS WILL BE REPURPOSED FOR STORM WATER MANAGEMENT.

THE EXISTING OVERHEAD ELECTRICAL POWER AND COMMUNICATIONS WILL BE REROUTED UNDERGROUND TO THE NEW DWELLING. THE EXISTING DWELLING POWER AND COMMUNICATIONS WILL BE PROVIDED ROUTED UNDERGROUND TO THE BACK OF LOT 1 TO A NEW UTILITY POLE. THE LINES WILL BE Routed OVERHEAD FROM THE NEW POLE TO AN OVERHEAD TIE-IN TO THE POWER AND COMMUNICATIONS UTILITY LINES DIRECTLY ADJACENT TO THE SOUTH SIDE OF LOT 2.

THE TOTAL PROJECT AREA IS 21,771.09 S.F. (0.5 ACRES), THE SUBDIVISION REQUIRES TWO ZONING VARIANCES WHICH HAVE BEEN APPROVED.

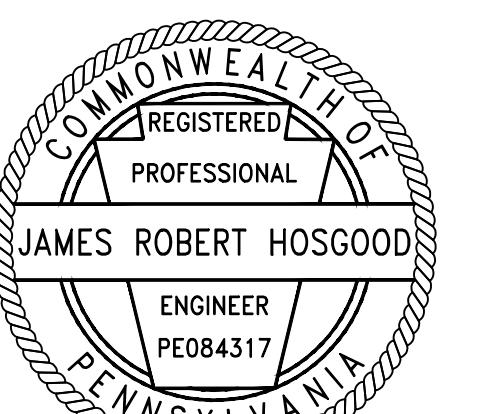
1. SECTION 350-31 LOT AREA: REQUIRED 14,000 S.F. (PROPOSED LOT 1 - 10,926 S.F. & LOT 2 - 10,850 S.F.)
2. SECTION 350-32 LOT WIDTH: REQUIRED 80 FT (PROPOSED 74.55 FT EACH)

THE LIMIT OF DISTURBANCE INCLUDES THE DRIVEWAY AREA, PARKING AREA, DWELLING, REAR PATIO AREA AND THE AREAS LOCAL TO DWELLING REQUIRING REGRADING. THE PROJECTED AREA OF DISTURBANCE IS 4,903 S.F.

BOUNDARY INFORMATION SHOWN WAS TAKEN FROM A PLAN PREPARED BY CAVANAUGHS SURVEYING SERVICES DATED MARCH 12, 2022.

VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITION SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.

HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE TOPCON TOP SURV GPS BASE STATION NETWORK.



P	ISSUE FOR PERMIT	220428
No.	Revision/Issue	Date

Name and Address
PAUL HEILMAN
3827 BETZ ROAD
HATBORO, PA 19040
(215) 495-9127

Project Name and Address
3827 BETZ RD - MINOR SUBDIVISION
3827 BETZ ROAD
HATBORO, PA 19040

Description
EXISTING LOT CIVIL PLAN

Project	Sheet
MINOR SUBDIVISION	
Date	4/28/2022
Scale	1/16" - 1' 0"

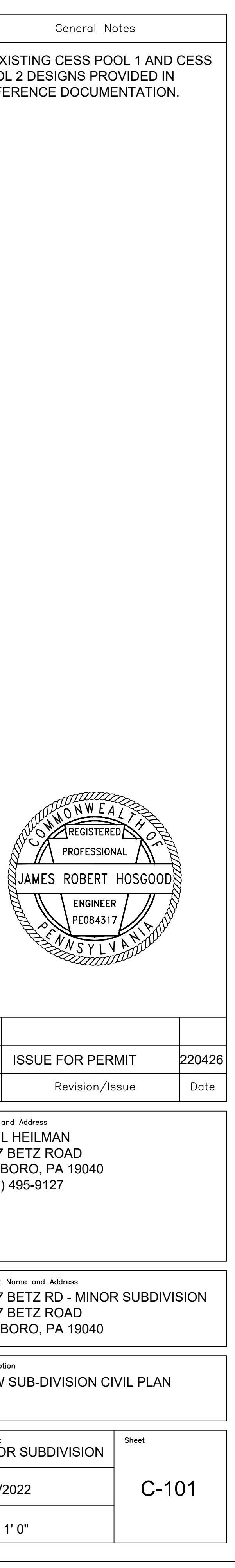
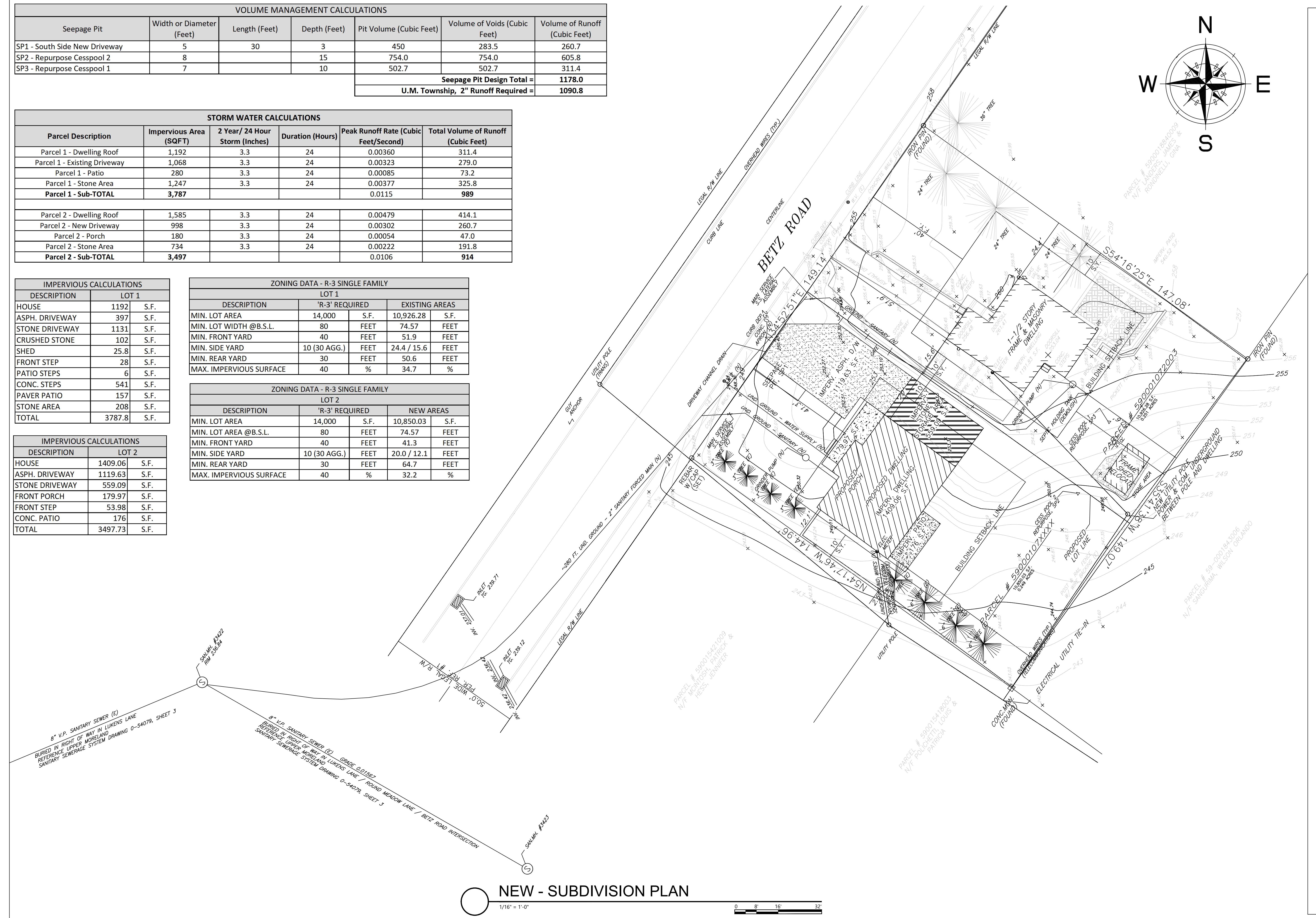
C-100

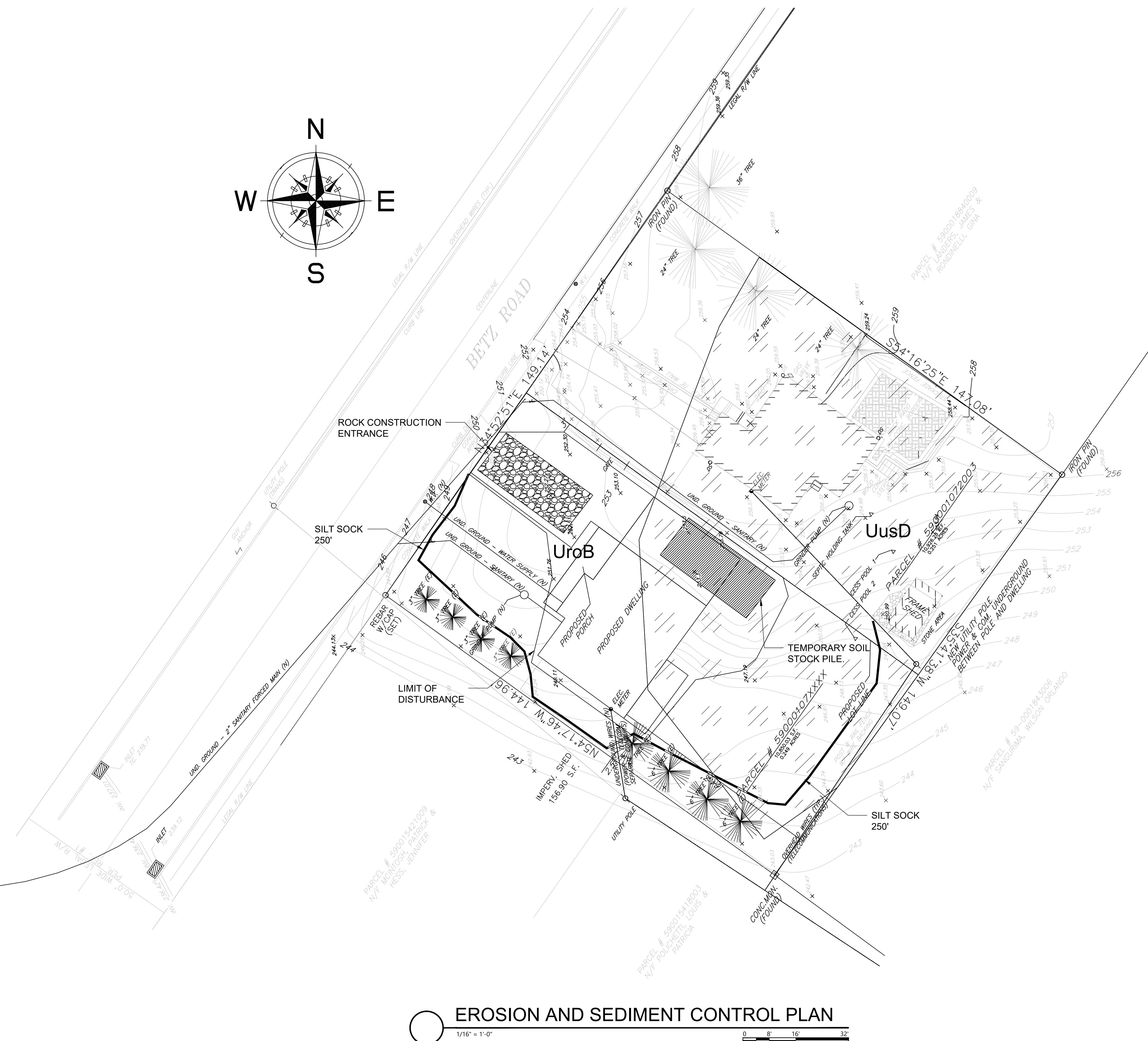
VOLUME MANAGEMENT CALCULATIONS						
Seepage Pit	Width or Diameter (Feet)	Length (Feet)	Depth (Feet)	Pit Volume (Cubic Feet)	Volume of Voids (Cubic Feet)	Volume of Runoff (Cubic Feet)
SP1 - South Side New Driveway	5	30	3	450	283.5	260.7
SP2 - Repurpose Cesspool 2	8		15	754.0	754.0	605.8
SP3 - Repurpose Cesspool 1	7		10	502.7	502.7	311.4
						Seepage Pit Design Total = 1178.0
						U.M. Township, 2" Runoff Required = 1090.8

STORM WATER CALCULATIONS					
Parcel Description	Impervious Area (SQFT)	2 Year/ 24 Hour Storm (Inches)	Duration (Hours)	Peak Runoff Rate (Cubic Feet/Second)	Total Volume of Runoff (Cubic Feet)
Parcel 1 - Dwelling Roof	1,192	3.3	24	0.00360	311.4
Parcel 1 - Existing Driveway	1,068	3.3	24	0.00323	279.0
Parcel 1 - Patio	280	3.3	24	0.00085	73.2
Parcel 1 - Stone Area	1,247	3.3	24	0.00377	325.8
Parcel 1 - Sub-TOTAL	3,787			0.0115	989
<hr/>					
Parcel 2 - Dwelling Roof	1,585	3.3	24	0.00479	414.1
Parcel 2 - New Driveway	998	3.3	24	0.00302	260.7
Parcel 2 - Porch	180	3.3	24	0.00054	47.0
Parcel 2 - Stone Area	734	3.3	24	0.00222	191.8
Parcel 2 - Sub-TOTAL	3,497			0.0106	914

IMPERVIOUS CALCULATIONS		
DESCRIPTION	LOT 1	
HOUSE	1192	S.F.
ASPH. DRIVEWAY	397	S.F.
STONE DRIVEWAY	1131	S.F.
CRUSHED STONE	102	S.F.
SHED	25.8	S.F.
FRONT STEP	28	S.F.
PATIO STEPS	6	S.F.
CONC. STEPS	541	S.F.
PAVER PATIO	157	S.F.
STONE AREA	208	S.F.
TOTAL	3787.8	S.F.

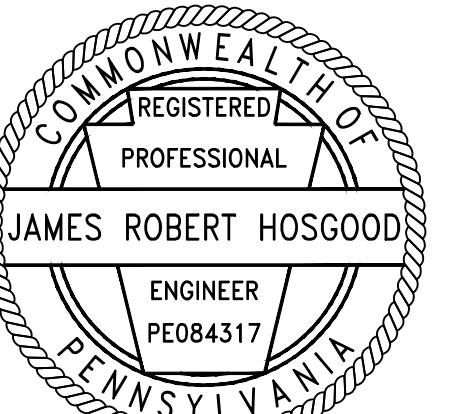
IMPERVIOUS CALCULATIONS		
DESCRIPTION	LOT 2	
HOUSE	1409.06	S.F.
ASPH. DRIVEWAY	1119.63	S.F.
STONE DRIVEWAY	559.09	S.F.
FRONT PORCH	179.97	S.F.
FRONT STEP	53.98	S.F.
CONC. PATIO	176	S.F.
TOTAL	3497.73	S.F.





General Notes

1. THE TEMPORARY STOCK PILE OF SOIL SHALL BE STABILIZED BY BEING COVERED WITH 6 MM PLASTIC SHEETING.



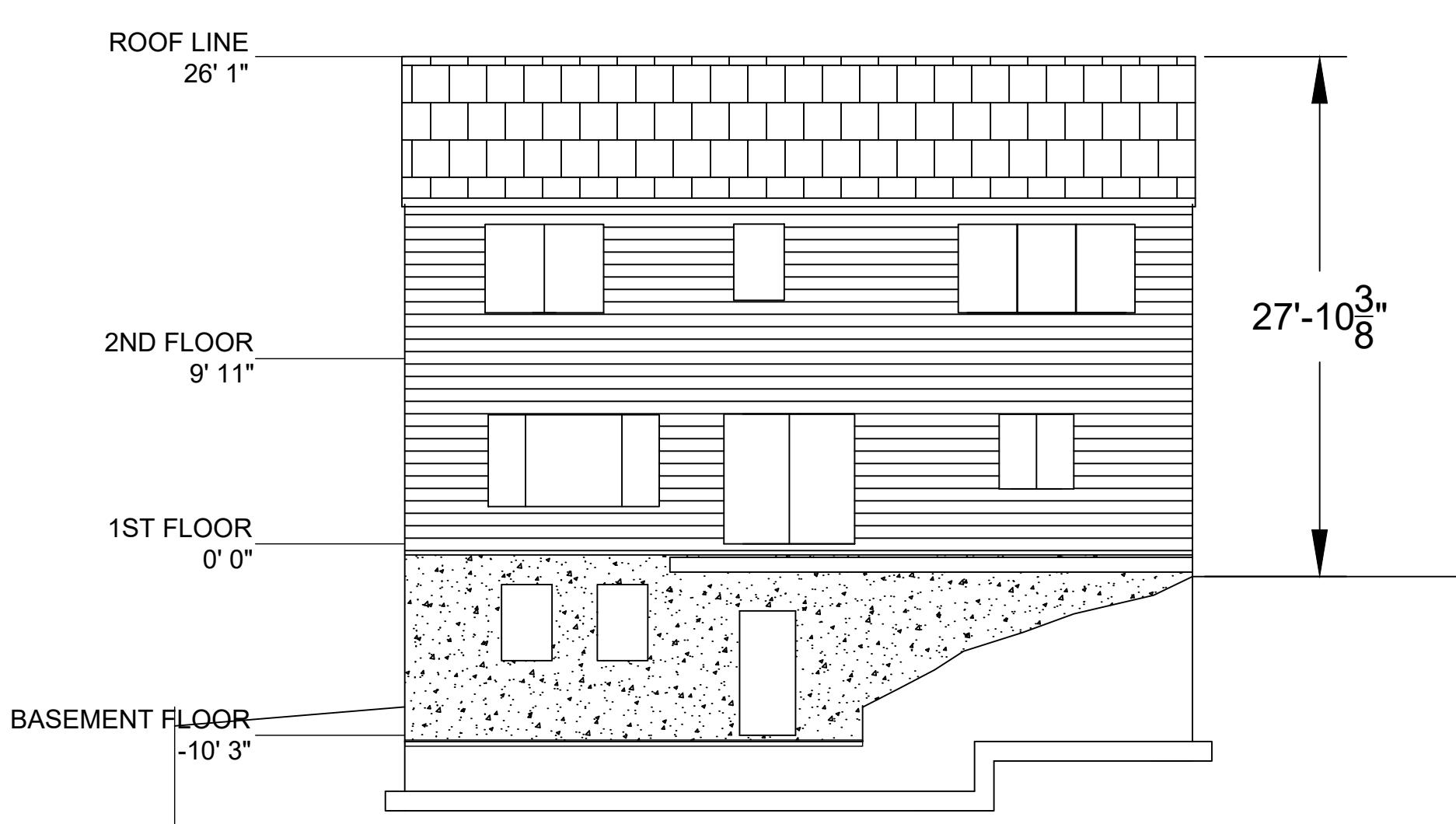
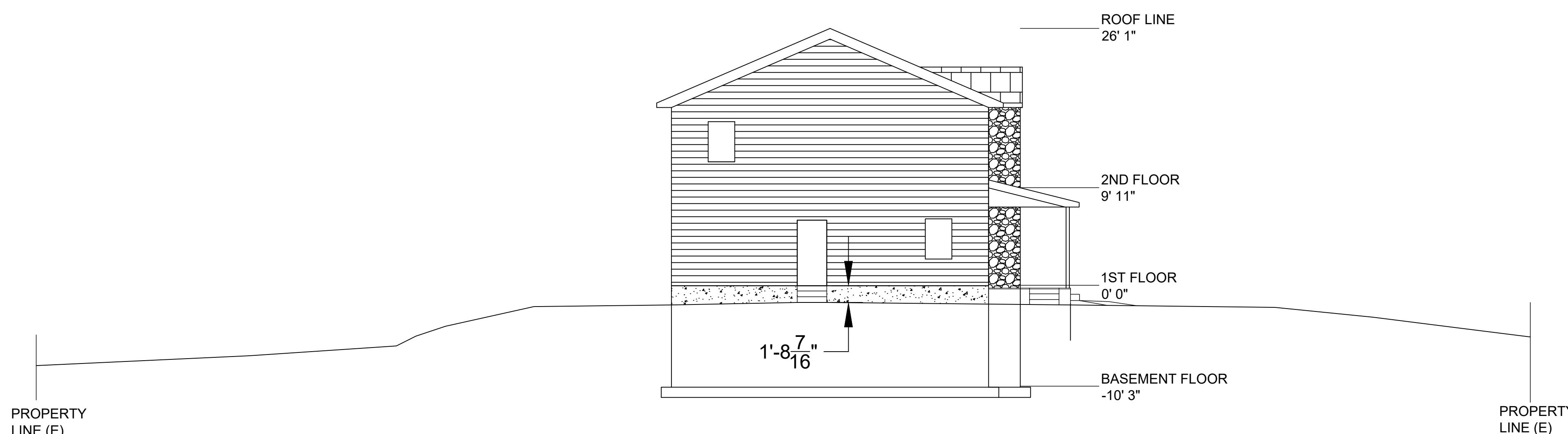
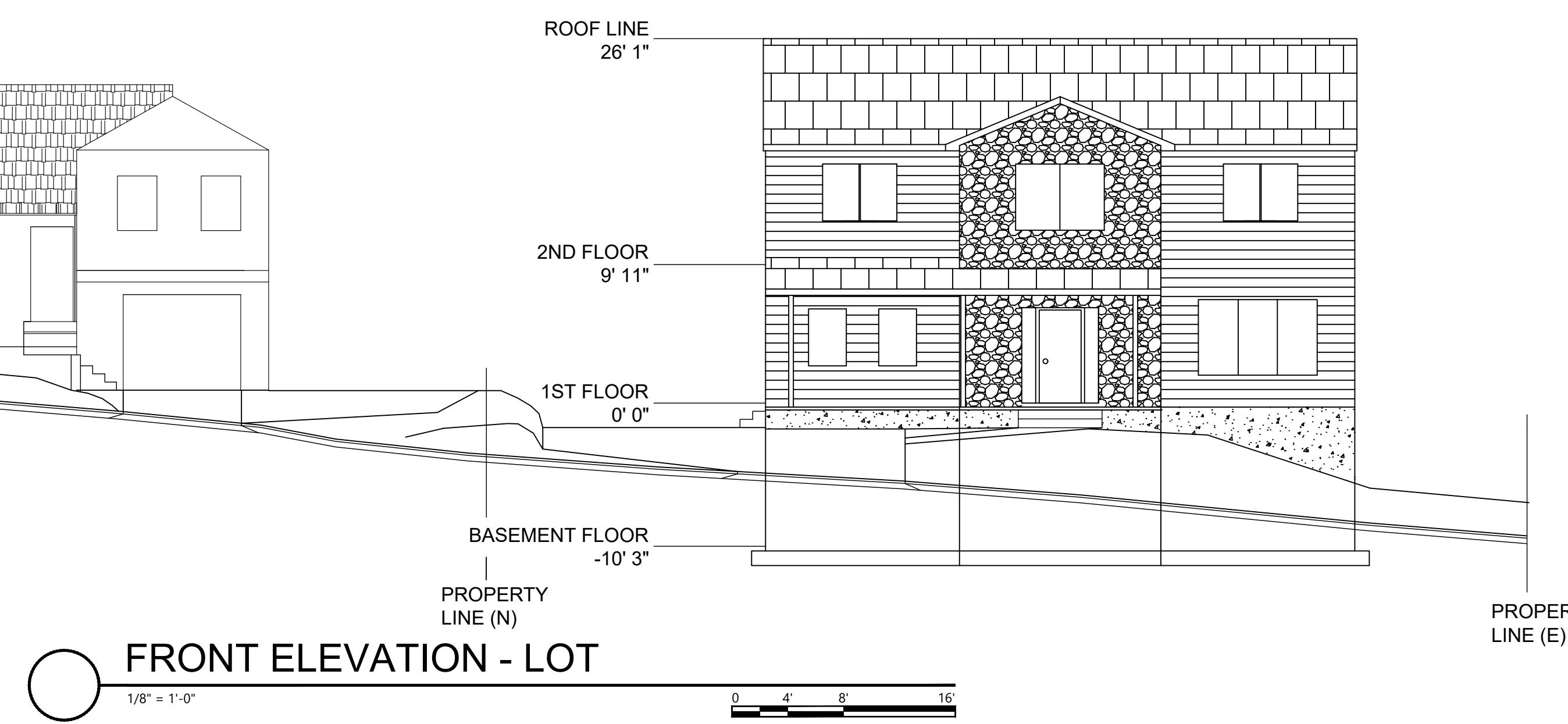
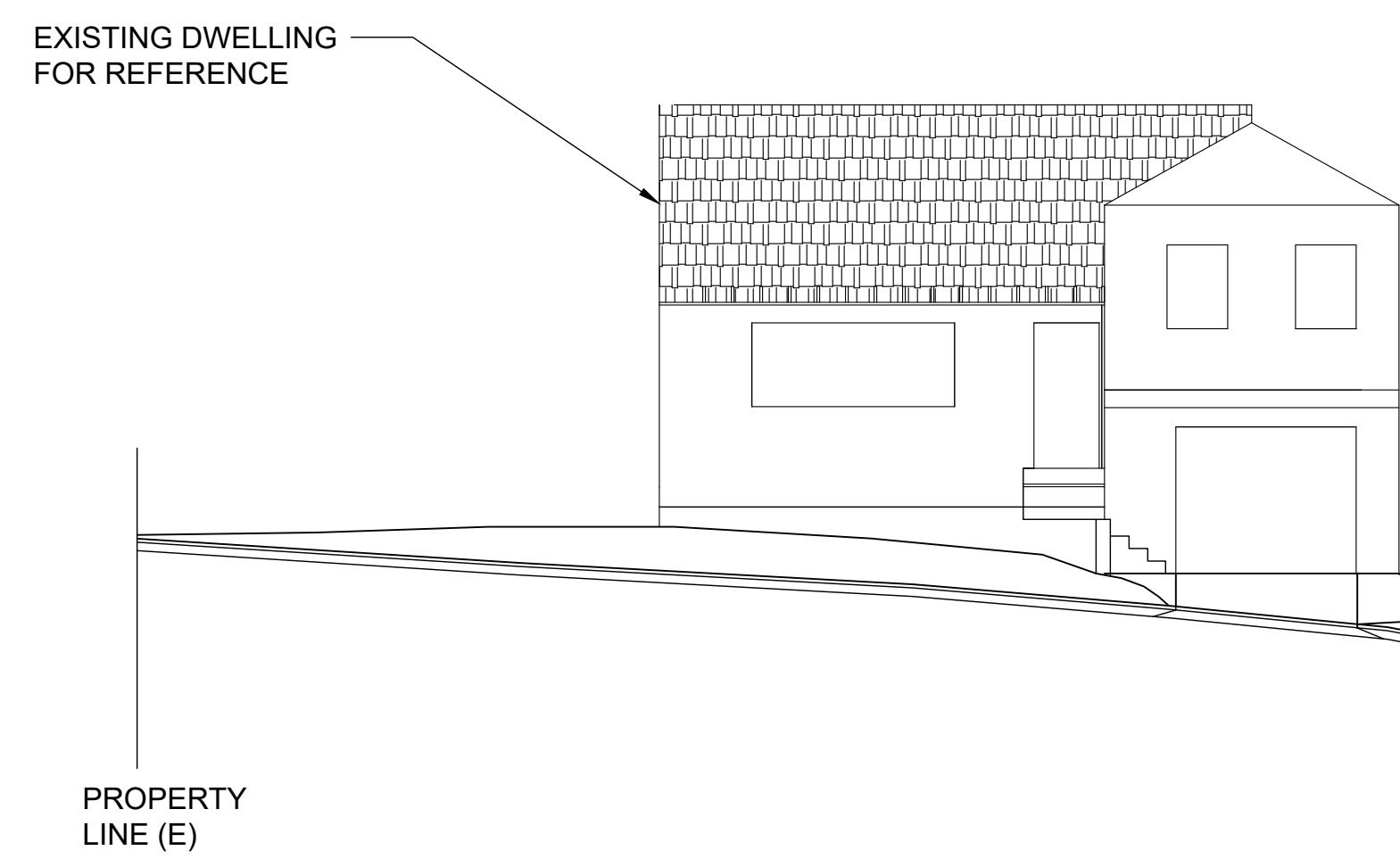
P	ISSUE FOR PERMIT	220428
No.	Revision/Issue	Date

Name and Address		
PAUL HEILMAN	3827 BETZ ROAD	HATBORO, PA 19040

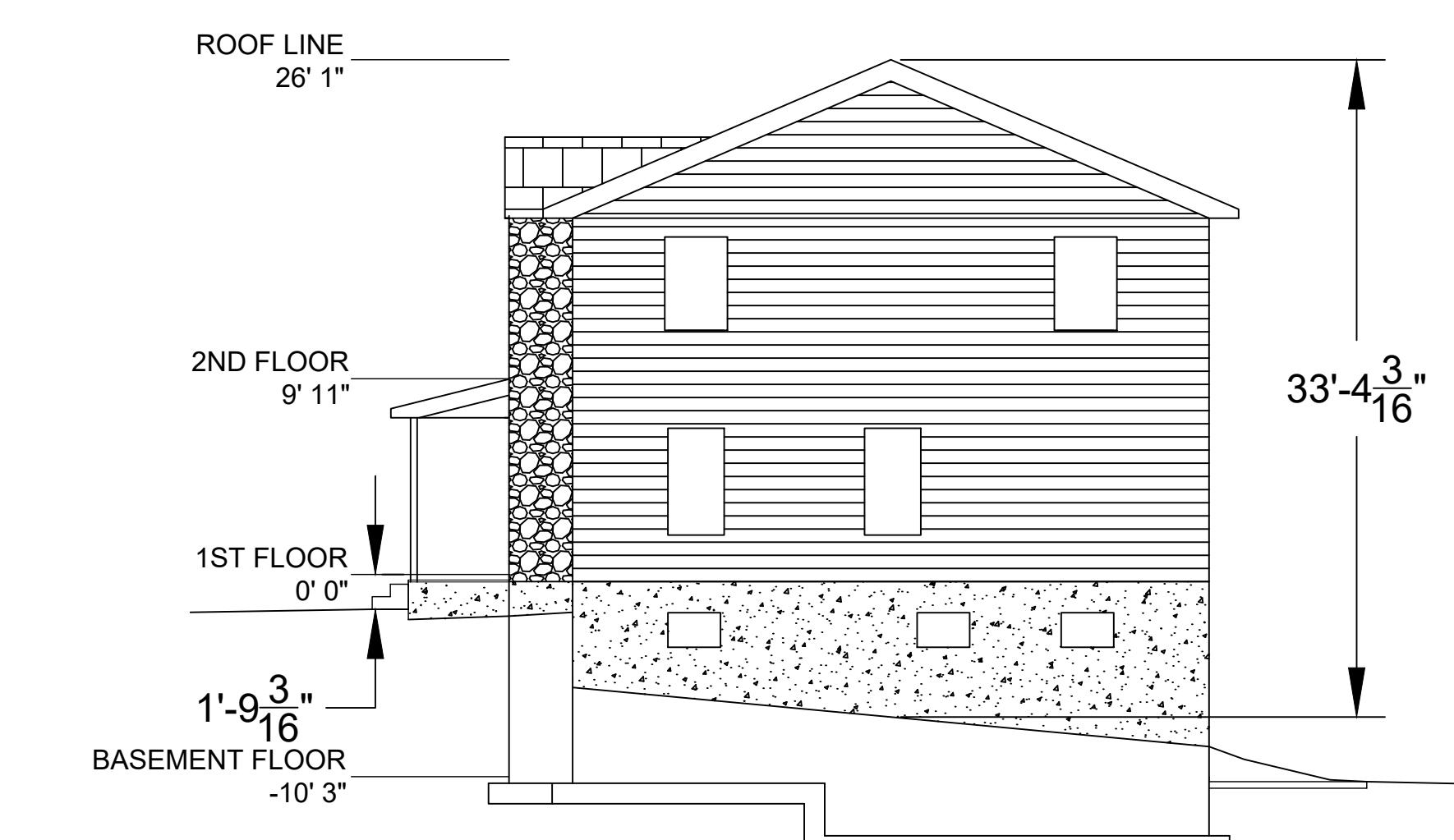
Project Name and Address		
BETZ RD - MINOR SUBDIVISION	3827 BETZ ROAD	HATBORO, PA 19040

Description		
EROSION AND SEDIMENT CONTROL PLAN		

Project	MINOR SUBDIVISION	Sheet
Date	4/28/2022	
Scale	1/16" - 1' 0"	C-102

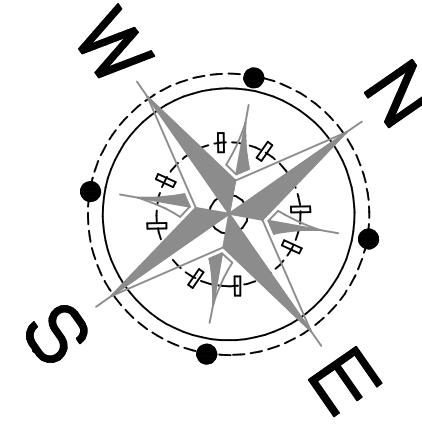


NEW DWELLING REAR ELEVATION

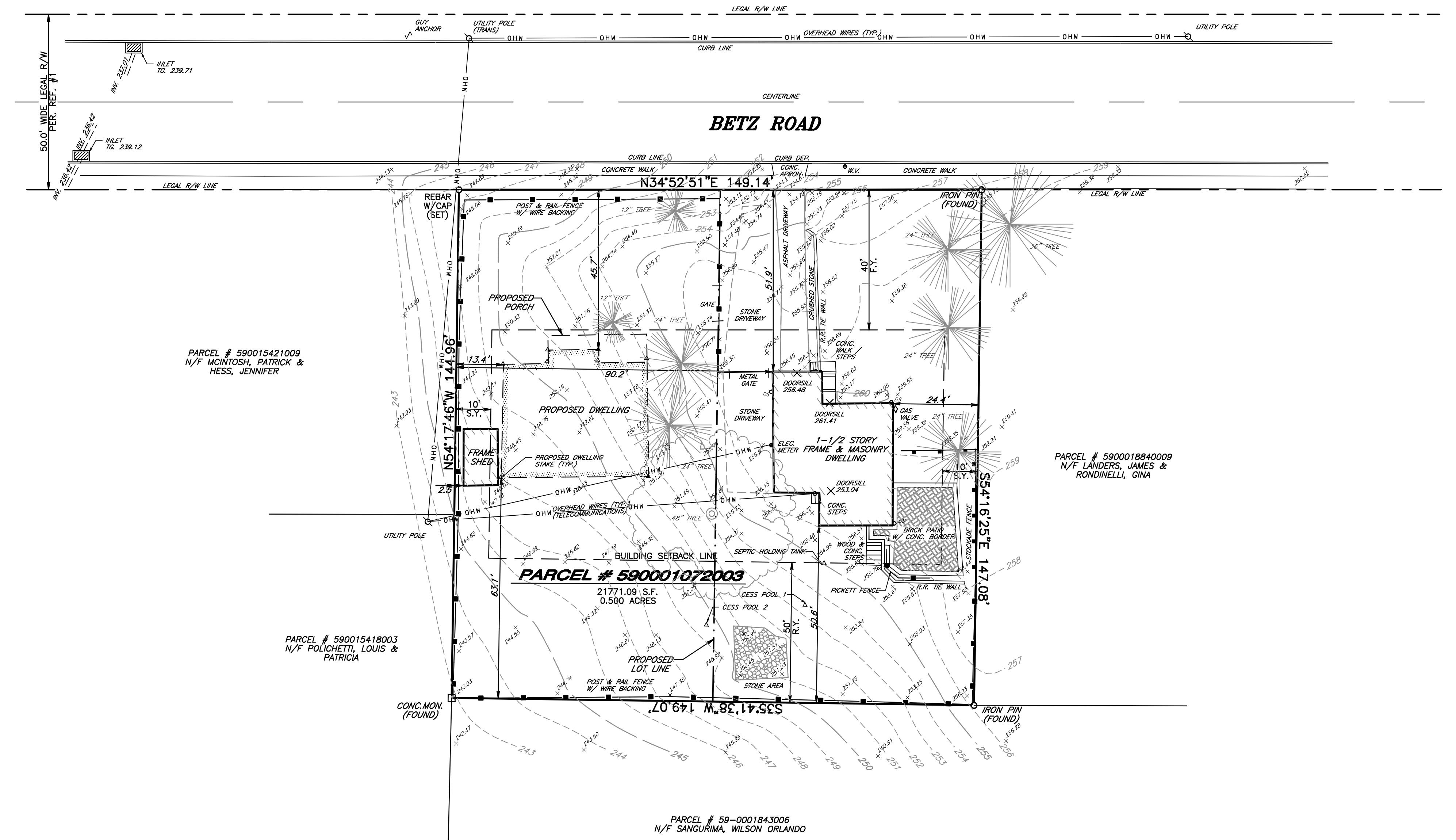


NEW DWELLING SOUTH SIDE ELEVATION

General Notes		
P	ISSUE FOR PERMIT	220428
No.	Revision/Issue	Date
Name and Address PAUL HEILMAN 3827 BETZ ROAD HATBORO, PA 19040 (215) 495-9127		
Project Name and Address 3827 BETZ RD - MINOR SUBDIVISION 3827 BETZ ROAD HATBORO, PA 19040		
Description ELEVATIONS		
Project MINOR SUBDIVISION	Sheet	C-103
Date 4/28/2022	Scale 1/8" - 1' 0"	



*SAN.MH.
RIM 236.84*



GENERAL NOTES:

BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON MARCH 12, 2022.

INATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND SURVEY OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES.

CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON DECEMBER 9, 2008, PENNSYLVANIA ACT 121.

VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.

VERTICAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.

BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. RELATION TO DEED MERIDIAN IS 05 DEGREES 30 MINUTES 20 SECONDS CLOCKWISE.

DIFFERENCES:

ED BOOK 5867, PAGE 577

ONING DATA:

3' SINGLE FAMILY DISTRICT
NG REQUIREMENTS PER REF. #3

DESCRIPTION	REQUIRED	EXISTING
LOT AREA	14,000 S.F.	21,771.09 S.F.
LOT WIDTH @ B.S.L.	80'	149.14'
FRONT YARD	40'	51.9'
SIDE YARD	10' (30' AGG.)	24.4' / 90.2'
REAR YARD	30'	50.6'
IMPERVIOUS SURFACE	40%	17.8%

IMPERVIOUS CALCULATIONS:

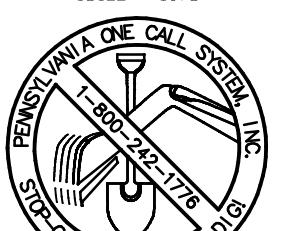
DESCRIPTION	EXISTING
HOUSE	1,192 S.F.
ASPH. DRIVEWAY	397 S.F.
STONE DRIVEWAY	1,131 S.F.
CRUSHED STONE	102 S.F.
SHEDS	54 S.F.
FRONT STEPS	28 S.F.
PATIO STEPS	6 S.F.
CONC. STEPS	541 S.F.
PAVER PATIO	157 S.F.
SHED	60 S.F.
STONE AREA	208 S.F.

876 S.F. TOTAL

A compass rose graphic with a red needle pointing towards the North. The compass rose is circular with numbers 0, 30, 60, 90, 120, 150, 180, 210, 240, 270, 300, and 330 marked around the perimeter. The needle is a red arrow pointing towards the 0 degree mark.

11 of 11

PENNSYLVANIA ONE CALL SYSTEM, INC.



BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-177
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH



June 1, 2022

File No. 22-05073

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

Reference: 3827 Betz Road
Minor Subdivision
TMP No. 59-00-01072-00-3 (Block 69, Unit 109)

Dear Paul:

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

I. Submission

- A. Subdivision and Land Development Plans, prepared for 3827 Betz Road, prepared by James Robert Hosgood, dated April 28, 2022, consisting of four (4) sheets.
- B. Existing Features Plan prepared by Cavanaugh Surveying Services, dated March 24, 2022.

II. General Information

The subject property is located at 3827 Betz Road within the Township's R3 – Single Family Zoning District and contains 21,771.09 square feet. The parcel currently contains a one- and one-half story dwelling. The Applicant, Paul Heilman, proposes to subdivide 10,850.03 square feet of land from TMP #59-00-01072-00-3 to form "Lot 2". This new lot is proposed to be used to construct a two-story 1409.06 square-foot dwelling. Additional improvements include an asphalt driveway, stone storage area, sidewalk, porch, patio, landscaping, etc.

III. Reference Documentation

- A. Upper Moreland Township Zoning Hearing Board Decision and Order No. 22-3, dated February 10, 2022.

On February 10, 2022, the Upper Moreland Township Zoning Hearing Board granted the Applicant, Paul Heilman, the following variances per ZHB No.22-3:

1. §350-31 – To permit a lot area of 10,627 SF and 10,377 SF, where minimum allowable is 14,000 SF.
2. §350-31 – To permit a lot width of 74.55 feet, where the minimum allowable is 80 feet.

The above-referenced variances were granted conditioned upon the following:

1. All material representations made by the Applicant and plans submitted by the Applicant on the record at the hearing shall be treated as conditions of the grant and be binding on the Applicant.
2. Material representations include, but are not limited to, the area of the two proposed lots.
3. During any subsequent land development/subdivisions process, the Board of Commissioners may require or allow changes to these representations.

Upon review of the plans, we have no comments with respect to the above-referenced conditions.

B. Upper Moreland - Hatboro Joint Sewer Authority Will Serve Letter File No. 22-02, dated February 16, 2022.

The Will Serve letter certifies that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional waste load from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Upper Moreland-Hatboro Joint Sewer Authority states that sewer capacity is available for the two (2) EDUs requested; however, the plans appear to propose grinder pumps at each dwelling, which would tie into a common force lateral in Betz Road and then connect to the UMHJSA gravity main near the corner of Lukens Lane & Betz Road. The plans shall be submitted to the UMHJSA for review & comment and any necessary agreements between lot owners and right-of-way agreements with the Township shall be established prior to recording of the plan. Lastly, the plan depicts a portion of the lateral for Lot 1 crossing over into Lot 2 prior to entering the Betz Road right-of-way. We recommend the Lot 1 lateral location be adjusted so as not to require an easement on Lot 2.

C. Aqua Will Serve Letter dated February 18, 2022, confirms that the property is served by Aqua and certifies that domestic and fire water service is available to the property.

IV. Review Comments

A. Zoning Ordinance

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

B. 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 Record Plan should list the waivers, applicable section numbers, and the date granted as applicable, including any conditions.
2. §300.15.B – The right-of-way half widths, and cartway half and full widths for Betz Road should be shown on the Record Plan.

3. §300-16.A – Required, available and proposed sight distances should be depicted for the proposed driveway entrances off of Betz Road in accordance with PA Code Chapter 441. Additionally, driveway paving widths, grades, and details should be shown on the plans. We defer review of the proposed driveway placement to McMahon Associates.
4. §300-16.A(2) – The proposed “Impervious Stone Storage Area” adjacent to the new dwelling appears to be an extension of the driveway and is required to be paved in accordance with the requirements of this section.
5. §300-19.A – The detail for the proposed concrete curb depression and apron should be shown on the plan.
6. §300-25 – We offer the following comments with respect to the Erosion & Sediment Control Plan:
 - a. A temporary topsoil stockpile should be provided on the plans. Additionally, silt sock should be provided around the stockpile
 - b. Tree protection fencing should be delineated on the E&S plans along with an associated detail.
 - c. Details for all erosion and sediment controls along with standard notes and a sequence of construction as required by the Montgomery County Conservation District shall be added to the plans.
 - d. A silt sock detail should be provided on the plans.
 - e. Construction fencing should be provided around the perimeter of the infiltration BMPs to protect them from soil compaction during construction.
7. §300-30 – Proposed monumentation shall be depicted on the plans on right-of-way lines at corners, angle points, beginning and end of curves, and at all property corners. Any proposed property markers shall be installed and certified by a Professional Land Surveyor licensed in Pennsylvania and a note stating this requirement should be added to the plan.
8. §300-32 - We defer to the Township's Fire Marshal for review and approval of the plans. Approval from the Fire Marshal is required prior to recording of the plan.
9. §300-33 – Legal descriptions for both lots, any required easements, and right-of-way dedication shall be submitted to our office for review and approval prior to recording of the plan.
10. §300-34.F – The Applicant is required to contribute a fee-in-lieu of open space dedication in accordance with this section. We calculate the fee based on one new dwelling unit, to be \$500.00.
11. §300-37.E – A note should be added to the plans stating that a copy of the erosion and sediment control plan and any required permits shall be available at the project site at all times.
12. §300-39 – We defer review of the plans with respect to the landscaping requirements of the Ordinance to McCloskey & Faber.
13. §300-52 – We offer the following comments with respect to the preliminary plan:

- a. The courses and distances of the proposed lot line should be shown on the plans.
- b. A key map relating the subdivision to at least three existing intersections of Township roads, at a scale not less than 800 feet to the inch, should be added to the plans.
- c. The existing underground public water connection for the existing dwelling should be shown on the plans.
- d. The existing features plan should be revised to remove the duplicate impervious asphalt driveway note.
- e. A note should be added to the plan stating that the post and rail fence is to be removed around the frontage of the proposed lot.

14. §300-53.C(4) – The final plans should have the signature blocks for the registered engineer, Township, and owner in accordance with this section of the Ordinance and as required by the Montgomery County Recorder of Deeds.

15. The file number for the ZHB Decision should be added to the Project Notes, Sheet 1. This shall include the extent of the variances granted and any conditions set forth by the Board granting the variances.

16. Notes shall be added to the plan referencing that the existing cesspool will be abandoned in accordance with Montogomery County Health Department guidelines.

17. The Applicant is responsible for all other required approvals, permits, etc. (i.e. MCPC, MCCD, PADEP, PennDOT, Municipal Authority, Fire Marshal, etc.) Copies of these permits or approvals shall be forwarded to the Township.

C. Stormwater Management Ordinance

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

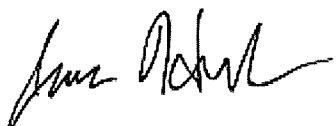
1. §287-13.B(2)(v) – A statement, signed by the applicant, should be added to the plans acknowledging that any revision to the approved drainage plan must be approved by the Township.
2. §287-13.B(2)(w) – A Stormwater Certification signature block should be added to the cover sheet.
3. §287-13.D – All stormwater management facilities should be described in detail on the plans. The location of the proposed seepage pit does not appear to be shown in plan view and a construction detail shall be added to the plan.
4. §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 for the seepage pit should be calculated and added to the plan.
5. §287-18.U(7) – The plan should contain notation that states the approval of the final plans is conditioned upon the applicant agreeing to be responsible for all repairs and maintenance of the stormwater management facility and permitting access to such facilities deemed critical to public welfare, for inspection at any reasonable time by the Township or its designee.

6. §287-22.A – A minimum soil depth of 24 inches shall be provided between the bottom of the proposed infiltration BMP and any limiting zone. The Applicant is required to perform infiltration testing at the depth and location of the proposed seepage pit to ensure that the underlying soils are conducive to infiltration and that limiting zones (shallow bedrock and/or high groundwater table) are no present.
7. §287-31 – The Record Plan should indicate the maintenance and ownership of the stormwater facilities will be the responsibility of the lot owner. Additionally, a Stormwater Maintenance Agreement will be prepared by the Township Solicitor and executed prior to the plans being recorded.

In order to 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. Additional review comments not referenced in this letter may be made upon review of the revised plan submission.

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/alm/sl

cc: Matthew Candland, Township Manager
Sean Kilkenny, Esq., Township Solicitor
Kim Flanders, RLA, McCloskey & Faber, PC
Chad Dixon, P.E., McMahon & Associates
Paul Heilman, Applicant
Erik Garton, P.E., Executive Vice President, Gilmore & Associates, Inc.



McCloskey & Faber, P.C.

Landscape Architecture • Land Planning • Graphic Design

May 18, 2022

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

Reference: First Landscape Plan Review for Minor Subdivision Plan, **3827 Betz Road**, Upper Moreland Township, Montgomery County, PA, M&F No. 215

Dear Mr. Purtell:

We are in receipt of a five-sheet plan Minor Subdivision Plan submission. Sheets C-100 to C-103 were prepared by James Robert Hosgood, PE and dated April 28, 2022. Sheet 1 of 1 (Existing Features) was prepared by Cavanaugh Surveying Services and is dated March 24, 2022. The submission was received by our office on April 29, 2022. Existing site conditions were observed on May 3, 2022.

The applicant proposes to subdivide a 0.5 acre property into two lots. An existing dwelling is intended to remain on one lot, and a new dwelling is proposed on the second lot. The site is located within the R-3 Residential District. It is our understanding that the Applicant received zoning relief relative to the minimum requirements for lot area and width, as well as side yard setback. Per Section 300-41 A., since the proposed subdivision involves two or less dwelling units, a separate landscape plan is not required.

We offer the following comments and recommendations:

- 1) "Street Tree" planting requirements apply (Section 300-43 A.).
 - a) A minimum of three (3) street trees (3" minimum caliper) are required along the Betz Road frontage. It is acceptable to count one existing 24" tree to remain in association with the existing dwelling toward one of the three required trees. The plan is to be revised to provide the placement and species for the remaining two required street trees. (Please reference Section 200-47.A. under Recommended Plant List for species.)
- 2) The requirements for "Preservation and Protection of Existing Trees" apply (Section 300-44).
 - a) The plan is to be revised accordingly to meet the minimum requirements of this section.
 - b) We recommend for clarity that Deciduous trees are depicted with a Deciduous tree symbol. Several Deciduous trees are shown with an Evergreen tree symbol.
- 3) The standards for "Replacing Trees Destroyed by Development" apply (Section 300-45).

McCloskey & Faber, P.C.

Mr. Paul Purtell
Director, Code Enforcement
3827 Betz Road Minor Subdivision
May 18, 2022
Page 2

- a) Sizes of existing trees should be verified to provide a more accurate count for minimum required replacement trees. Based on our site observations, we offer the following:
 - One tree listed as 48" was measured as a 36" tree. Based on the size, it meets the definition of a Heritage tree per SALDO. However, based on our observations of the exterior features, we conclude this tree is in very poor condition and therefore we do not believe the tree should be included in the calculations for replacement. Furthermore, we would not be opposed to a waiver from Section 300-44.A.(1) for relief for the Applicant to provide a review and report by an Arborist.
 - Two trees listed at 24" were measured as 22" trees.
 - One tree listed at 12" was measured as a 22" tree
 - One tree listed at 12" was measured as a 15" tree.
- b) The proposed improvements will require removal of several viable trees, 8" trunk diameter and greater and therefore replacement trees are required. The plan is to be revised accordingly to meet the minimum requirements of Section 300-45.
- c) Should it be determined that some of the replacement trees cannot be planted on site, the Township may wish to consider accepting a fee in lieu of required landscaping per Section 300-48. If this option is acceptable to the Township, the value of trees is to be calculated and offered to the Township.

The above Landscape Plan review is based on our review of the drawings submitted. 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,



Kimberli J. Flanders, R.L.A.
Assistant to Township Landscape Architect

cc: Matt Candland, Township Manager, Upper Moreland Township (email)
David Elsier – Upper Moreland Township (email)
Jim Hersh, P.E. – Township Engineer (email)
Sean Kilkenny, Esq, and Alex Baumler – Township Solicitor (email)
Paul Heilman, Applicant (email)



May 20, 2022

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

RE: **Traffic Review #1 – Subdivision Plans**
3827 Betz Road
Upper Moreland Township, Montgomery County, PA
McMahon Project No. 822493.11

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 subdivision to be located at 3827 Betz Road in Upper Moreland Township, Montgomery County, PA. Based on our review of the plans submitted for review, the proposed subdivision will consist of subdividing property #59-00-01072-00-3 into two lots (lot 1 and lot 2). The existing single-family home will remain on lot 1 while a single-family home is proposed to be constructed on lot 2. Access to lot 1 will continue to be provided via the existing driveway to Betz Road while access to lot 2 will be provided via a proposed driveway to Betz Road.

The following document was reviewed and/or referenced in preparation of our traffic review:

1. Subdivision Plans – 3827 Betz Road, prepared by Paul Heiman, P.E., dated April 28, 2022.

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

1. Sight distance measurements should be depicted on the plans for the driveways to lot 1 and lot 2 along Betz Road as required in **Section 295-15.C** of the **Subdivision and Land Development Ordinance**. Although the lot 1 driveway is existing, sight distance must be verified at this location.
2. 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 210 (Single-Family Detached Housing) provided in the Institute of Transportation Engineers publication, *Trip Generation, 11th Edition*, the proposed single-family home will generate one "new" trip during the weekday afternoon peak hour, resulting in a transportation impact fee of \$1,904.



3. A response letter must be provided with the resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted materials during the subdivision process.

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,

A handwritten signature in black ink, appearing to read "Chad Dixson".

Chad Dixson, AICP, PP
Senior Project Manager

BMJ/CED

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

I:\eng\UPPERMO1\822493 - 3827 Betz Road\Project Management\Submissions\2022-04-29 Subdivision Plans\Review\2022-05-20 Review Letter #1.docx

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
WWW.MONTCPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 2, 2022

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

Re: MCPC # 22-0139-001
Plan Name: Subdivision
(1 lot comprising 0.5 acres)
Situate: Betz Road and Byberry Road
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced minor subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 18, 2022. We forward this letter as a report of our review.

BACKGROUND

The applicant, Paul Heilman, is proposing to subdivide an existing 0.5-acre lot (Parcel No. 590001072003) into two approximately 0.25-acre lots with the intent to develop a single family detached dwelling, an asphalt driveway, and stone storage area. The proposed subdivision and land development would include the removal of five trees on the south side of the existing dwelling. The existing lot, Lot 1, contains an existing dwelling with two associated cesspools that are proposed to be repurposed for stormwater management. The proposal would connect the existing and proposed dwellings to the Upper Moreland-Hatboro Joint Sewer Authority.

The property is located in the R-3 Zoning District. The applicant has obtained zoning variances for the subdivision in order to create lots that would be narrower than the required 80-foot width (§ 250-32) and smaller than the required 14,000-square foot lot area (§ 250-31).

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040 – The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as "Suburban Residential Area" future land use category. Suburban Residential Areas are residential areas that often have extensive landscaping on individual properties. These areas will have a



variety of housing types, with single-family detached homes as the most prominent type. Residential development should match the character and type of housing found in the immediate neighborhood.

Upper Moreland 2040 Comprehensive Plan – The property is located in the Suburban Residential future land use area. The comprehensive plan states that this land use category is predominantly comprised of single-family homes, and is generally well-served by sidewalks.

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

STORMWATER MANAGEMENT

- A. Cesspool. The applicant is proposing to repurpose the existing cesspools to be used as seepage pits for managing stormwater. The repurposing of on-lot sewage to a stormwater management facility is highly unusual. We recommend submitting to the Montgomery County Health Department and Department of Environmental Protection (DEP) to review this proposal.
- B. Impervious Coverage. The applicant is proposing a subdivision with the intent to develop a residential dwelling that would substantially increase the impervious coverage of the property. In order to mitigate the increased impervious coverage, we recommend the applicant consider additional stormwater management controls for the existing and proposed lots. If the repurposing of the cesspool does not work, some kind of stormwater management system should be integrated into the plan.

VEGETATIVE SCREEN

The applicant is proposing a stone storage area that would be located three feet from the proposed property line adjacent to the existing dwelling. Stone storage areas can be used for storing boats or recreational vehicles. Therefore, the applicant may want to consider planting a vegetative screen to protect the neighboring property.

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 suburban residential development.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal

seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (22-0139-001) on any plans submitted for final recording.

Sincerely,



Claire Warner, Community Planner II
cwarner@montcopa.org – 610-278-3755

c: Paul Heilman, Applicant
Gerald Foley, Chair, Township Advisory Planning Agency
Matt Candland, Manager, Upper Moreland Township

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

Mr. Purtell

- Attachment A -

June 2, 2022

ATTACHMENTS A & B



Subdivision

MCPC#220139001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
P.O. Box 311 Norristown PA 19401-0311
(484) 951-7000 (724) 930-3341
Aerial photographs originated by Neumann
Aerial photography originated by Neumann

Mr. Purtell

- Attachment B -

June 2, 2022

To: Upper Moreland Township Board of Commissioners:

Date: May 22, 2022

Subject: Request for Transportation Impact Fee (TIF) Waiver

We are requesting to waive the TIF set forth in Act 209 and enacted in July 2017. The fee was assessed late and we could not believe it became a condition of occupancy for my new home recently built at 2355 Douglass Lane. We were shocked by the \$1904 bill we received on 5/1/22 dated 4/21/22 (TIF bill attached). The bill was received 3 days before our second temporary occupancy inspection held on Tuesday 5/4/22.

The following includes history of building our home and reasons we feel the TIF should be waived. Our builder, Prime Custom Builders, submitted permits on 3/25/21 (see application attachment) and received permit approvals on 6/25/21 (see email approval from Paul Purtell attachment); we and Prime Custom Builders were never informed of the TIF during this 3-month process. In the ordinance it clearly states multiple times the TIF is a requirement before building permit issuance:

- Section 2: Transportation Impact Fee is payable to the township at the time of building permit issuance for any new development
- Section 10B: The specific transportation impact fee for a new subdivision, land development, redevelopment, or change of land use within the transportation service area for road improvements shall be determined as of the date of preliminary subdivision or land development approval by.....
- Section 12a: Collection of Impact Fees: Impact fees pursuant to this ordinance shall be collected by the township prior to the issuance of any building permit

We were extremely dismayed and saddened when the TIF was used as a condition of our occupancy because:

- The TIF was never mentioned during the permit application process per our builder and we also were not notified.
- Initial meeting for temporary occupancy held on 3/17 found all house inspections met standards and only outside work for driveway basecoat and grading were required. My builder never encountered this situation where we were not granted temporary occupancy for remaining outside work. Again, on 3/17 the TIF was never mentioned as a requirement of temporary or final occupancy.
- We are long-term residents and have lived in the township for over 20 years (lived next door at 2335 Douglass Lane) plus had 2 business (Rita's Water Ice) in the township and have always been stellar citizens of the township paying taxes always on time.
- Even 2 out of our 3 sons moved out of Douglass Lane and yes moved to Upper Moreland township!
- We built this house on our property to down-size because we retired, and we had a budget and made many difficult decisions over the year to stay within that budget. If we had to pay the fee at the beginning of the process, we would have made accommodations like we did for many

other unexpected fees and price increases. But now the budget is depleted and the \$1904 is a burden.

- We do not think it's fair that the township is making their problem of not collecting the fee before the permit was issued; to now our problem as the taxpayer and home builder. This homeowner has been dreaming to finish the home building process since 6/25/21 when permits were approved and on 5/4/22 in the meeting with Paul we were crushed, there were tears.

We have also tried to do additional due diligence with the ordinance since the 5/4/22 meeting. I (Kate) went to the township building on Wednesday 5/5/22 to understand the ordinance and how to file a waiver. I requested the following documents that are referenced in the ordinance from the building permit department (Elda) and was told the documents were either not applicable or unavailable. These documents were not provided:

- Transportation Capital Improvements Plan
- Land Use Assumptions Report & Roadway Sufficiency Analysis

I wanted to understand what road projects were needed and determine if any projects are not commenced so I could potentially request a refund (section E4). But this information was not provided.

In addition, Douglass Lane is a private road that we live on. So Upper Moreland does not pay for any improvements/maintenance on this road, the neighbors on the block pay for this (not aware of any tax discount we get for maintaining our own road). During the construction process, we personally paid (see attached invoices) for the sewer and gas/electric connection digs through Douglass Lane and ensured the road was maintained. We have done our part to maintain our road in the Upper Moreland Township and feel this should be considered as an exemption of the TIF as well, since we have already paid money as part of a \$15,979 invoice (also attached) to re-pave Douglass Lane.

We very much appreciate your thoughtful consideration to waive the TIF in our situation and look forward to many more years in living in Upper Moreland Township. If this will be discussed at one of the next township meetings, we would appreciate it if you let us know which meeting date/time to attend.

Sincerely,

Kate Cox John Cox

Kate and John Cox

2355 Douglass Lane, Hatboro, PA. 19040

610-710-5552

Township of Upper Moreland

117 Park Avenue

WILLOW GROVE, MONTGOMERY COUNTY, PENNSYLVANIA 19090

Telephone (215) 659-3100 Ext. 1032/1033 / Fax (215) 659-8899



Paul E. Purtell
Director of Code Enforcement

Transportation Impact Fee

On July 10, 2017 Upper Moreland Township enacted a Transportation Impact Fee (Ordinance 1679) set forth in § 502-A of Act 209 of 1990, 53 P.S. § 10502-A.

There is hereby enacted an impact fee to be imposed upon new development, as defined in 53 P.S. § 10502-A, for the purpose of off-site public transportation capital improvements authorized by Act 209 of 1990 and described in the Transportation Capital Improvements Plan of Upper Moreland Township. Said Impact fee shall apply to all new development within the transportation service area defined in the Roadway Sufficiency Analysis and Transportation Capital Improvements Plan. The amount of the traffic impact fee shall be sum of \$1,904 per weekday afternoon peak-hour trip calculated in accordance with § 330-48.

Project address: 2355 Douglass Lane

Name: John + Katie Cox

Date: 4/21/22

Your project has been determined to create 1 new trip(s) per day.

The impact fee has been calculated as follows:

Number of new trip(s) 1 x \$1,904 = Traffic Impact Fee of \$ 1904

By: Paul E. Purtell
Upper Moreland Township

Please make check payable to Upper Moreland Township

Copy of form and check to Finance Department

4/22/22



Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090
215-659-3100
215-659-8899 (fax)
www.uppermoreland.org

Upper Moreland Township Electrical Permit Application

I. PROPERTY OWNER

Name John + Kate COX	Address 2335 Douglass Lane
Phone #	City, State, Zip Hatboro PA 19040

II. CONTRACTOR - HIC #PA100921

SAME AS OWNER

Name Prime Custom Builders, LLC	Office # 215-343-4900
Address 3505 Main St, Suite 307	Cell #
City, State, Zip Doylestown, PA 18901	Fax #

III. APPLICANT

SAME AS OWNER

SAME AS CONTRACTOR

Name	Relationship to owner
Address	Phone #
City, State, Zip	Fax #

IV. LOCATION

Address **Douglass Lane, Hatboro, PA 19040 (IMP#59-00-04687-015)**

V. INSPECTION AGENCY

<input type="checkbox"/> Bureau Veritas 1-877-392-9445	<input checked="" type="checkbox"/> Code Inspections 215-672-9400	<input type="checkbox"/> Commonwealth Elec 717-664-2347
<input type="checkbox"/> Middle Atlantic 215-322-2626	<input type="checkbox"/> Middle Department 215-244-1919	<input type="checkbox"/> Municipal Insp Corp 215-673-4434
<input type="checkbox"/> United Inspection 215-542-9977	<input type="checkbox"/> Other	

*****Please Note: 3rd party review required for all Electrical Permit Applications. Sending your plans directly to the 3rd party is recommended to speed up permit issuance. Above are a list of Electrical Underwriters Registered with UMT for additional information and their fees.**

V. PROPOSED WORK (**Electrical plans required; 2 sets*****)

Indicate proposed work remove existing tennis court, and construct new single family home
Total Estimated Cost: \$10,000

Applicant Signature: **Stephanie Hess, project manager** Date: **3/25/21**

PERMIT FEE (\$25 per \$1,000 of estimated cost, plus \$4.50 UCC surcharge fee)
Total Permit Fee: \$254.50

TOWNSHIP REVIEW

Permit #:	Reviewed By:	Approved By:
-----------	--------------	--------------

ELECTRICAL

Upper Moreland Township Building Permit Application

117 Park Avenue,
Willow Grove, PA 19090
Phone: 215-659-3100
Fax: 215-659-8899 (www.uppermoreland.org)

I. PROPERTY OWNER

Name John + kate COX	Address 2335 Douglass Lane
Phone #	City, State, Zip Hatboro PA 19040

II. CONTRACTOR HIC # **PA 106927**

SAME AS OWNER

Name Prime Custom Builders, LLC	Office # 215-343-4900
Address 350 S. Main St., Suite 307	Email: Stephanie@primecustombuilders.com
City, State, Zip DoylesTown, PA 18901	Fax #

III. APPLICANT

SAME AS OWNER

SAME AS CONTRACTOR

Name	Relationship to owner
Address	Phone #
City, State, Zip	Fax #

IV. LOCATION

Address **DOUGLASS LANE, HATBORO, PA 19040 (tmp.#59-00-041087-015)**

V. PROPOSED WORK

Applicant may be required to provide additional documentation including, but not limited to, 1 plot plan, 2 res.sets of Construction plans or 3 comm. sealed construction & specification plans.

Indicate proposed work **remove existing tennis court, and
construct new single family home**

Total Estimated Cost: \$400,000

Applicant Signature: Stephanie Hess, project manager Date: 3/25/21
*****Additional review fees by Twp. consultants may apply*****

PERMIT FEE (additional \$4.50 UCC surcharge applies) See current fee schedule

\$25 for the first \$500 of cost + \$25 for the next \$500 of cost + \$15 for each additional \$1000 of cost or fraction thereof.	Paving/Driveways and pools see fee schedule	X Other: \$4.50 UCC Surcharge
<input type="checkbox"/> Residential C/O: \$25	<input type="checkbox"/> Commercial C/O: \$75	Total Permit Fee: \$

TOWNSHIP REVIEW

Permit #	Zoning District:	Reviewed By:	Approved By:
----------	------------------	--------------	--------------



Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090
215-659-3100
215-659-8899 (fax)
www.uppermoreland.org

Upper Moreland Township Contractor's License Application

GENERAL INFORMATION:

FEE: \$75.00

Insurance certificates listing Upper Moreland Township, 117 Park Avenue, Willow Grove, PA 19090 as the certificate holder must accompany this application. Both workers' comp. and liability certificates may be faxed to 215-659-8899. Checks made out to: Upper Moreland Township (An additional fee will be added for all returned checks)

I. BUSINESS INFORMATION		Type of Business:
Firm name Prime Custom Builders, LLC		<input type="checkbox"/> Individual proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> LLC
Address 350 S. Main St, Suite 307		Has this business previously been licensed with Upper Moreland Township? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
City, State, Zip DoylesTown, PA 18901		Ph # 215-343-1900 Fax #

Address changed? Yes (Please circle) Cell #:

II. INSURANCE INFORMATION – **SEE NEXT PAGE**	
1. SUBMIT INSURANCE CERTIFICATE FROM AGENT	<input checked="" type="checkbox"/>
2. COMPLETE ATTACHED AFFIDAVID	

III. APPLICANT INFORMATION		
Name Prime Custom Builders, LLC	Partner name	
Home address 350 S. Main St, Suite 307	Home address	
City, State, Zip DoylesTown, PA 18901	City, State, Zip	
Ph # 215-343-1900 Fax # 	Ph #	Fax #

IV. TYPE OF CONTRACTOR		
home builder		

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief, I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance.

HIC Contractors
PA# 106927
(if applicable)

Applicant signature: Stephanie Hess
Title: project manager
Date: 3/25/21
E-Mail Address if applicable: stephanie@primecustombuilders.com

Upper Moreland Township Notarized Workers' Compensation Affidavit

I. APPLICANT INFORMATION

Name _____

II. INSURANCE INFORMATION

Is applicant a contractor within the meaning of the Pennsylvania Workers' Compensation Law?

YES, I have employees who are covered for Workers' Compensation Insurance.
 NO, I do not have employees and do not carry Workers' Compensation Insurance (go to III & IV)

If you answered YES above, choose one of the following:

I am qualified self-insurer for Workers' Compensation.
 I have included a certificate of insurance indicating my Workers' Compensation coverage.

III. EXEMPTION

**Complete this section ONLY if applicant is a contractor claiming
exemption from providing Workers' Compensation Insurance**

Applicant is a contractor with no employees.
(Contractor is prohibited by law from employing any individual to perform work pursuant to any building permit unless the contractor provides proof of Worker's Compensation insurance to the Township.)

IV. NOTARIZATION - Complete *only* if claiming exemption.

I, _____, the above-named applicant, do swear or affirm that the foregoing information is true and correct, and affix my signature hereto in the presence of a Notary Public.

Subscribed & sworn to me before this

_____ day of _____, 20_____

Signature of Notary Public

My Commission Expires: _____

Signature of Applicant

Sign only in presence of notary public



PRIME-4

OP ID: CG

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Reinard Agency Inc 349 Bustleton Pike Feasterville, PA 19053 Ray Reinard Jr., CIC	215-357-8600	CONTACT NAME: Vicki Houser
	PHONE (A/C, No, Ext): 215-357-8600	FAX (A/C, No): 215-357-8061
	E-MAIL ADDRESS: vhouser@reinardinsurance.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Cincinnati Insurance Company	NAIC #: 10677
	INSURER B: Eastern Alliance Insurance	10724
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	
INSURED Prime Builders North, LP 350 S. Main St., Ste 307 Doylestown, PA 18901		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE			ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
	COMMERCIAL GENERAL LIABILITY										
A	<input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:					EPP 0241501	04/01/2018	04/01/2021	EACH OCCURRENCE	\$	1,000,000
	DAMAGE TO RENTED PREMISES (EA occurrence)	\$	500,000								
	MED EXP (Any one person)	\$	10,000								
	PERSONAL & ADV INJURY	\$	1,000,000								
	GENERAL AGGREGATE	\$	2,000,000								
	PRODUCTS - COMP/OP AGG	\$	2,000,000								
	\$										
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY					EBA 0241501	04/01/2020	04/01/2021	COMBINED SINGLE LIMIT (EA accident)	\$	1,000,000
	BODILY INJURY (Per person)	\$									
	BODILY INJURY (Per accident)	\$									
	PROPERTY DAMAGE (Per accident)	\$									
		\$									
		\$									
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ If yes, describe under DESCRIPTION OF OPERATIONS below					EPP 0241501	04/01/2018	04/01/2021	EACH OCCURRENCE	\$	1,000,000
	AGGREGATE	\$	1,000,000								
		\$									
		\$									
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N/A		0000084575	04/01/2020	04/01/2021	<input checked="" type="checkbox"/> PER STATUTE E.L. EACH ACCIDENT	\$	500,000
	E.L. DISEASE - EA EMPLOYEE	\$	500,000								
	E.L. DISEASE - POLICY LIMIT	\$	500,000								
		\$									
		\$									
		\$									

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required.)

CERTIFICATE HOLDER

CANCELLATION

UP19090

**Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD.



Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090
215-659-3100
215-659-8899 (fax)
www.uppermoreland.org

Upper Moreland Township Grading Permit Application

I. PROPERTY OWNER

Name <u>John & Kate Cox</u>	Address <u>2335 Douglass Lane</u>
Phone #	City, State, Zip <u>Hatboro, PA 19040</u>

II. CONTRACTOR

Name <u>Prime Custom Builders, LLC</u>	<input type="checkbox"/> SAME AS OWNER
Address <u>350 S. Main St, Suite 307</u>	UM License #
City, State, Zip <u>Douglastown PA 18901</u>	Phone #
	Fax #

III. APPLICANT

Name	<input type="checkbox"/> SAME AS OWNER
Address	<input checked="" type="checkbox"/> SAME AS CONTRACTOR
City, State, Zip	Relationship to Owner
	Phone #
	Fax #

IV. LOCATION

Address <u>Douglass Lane, Hatboro, PA 19040 (TMP# 59-00-04087-015)</u>
--

V. PROPOSED WORK

Indicate purpose and proposed work <u>remove existing tennis court, & construct new single family home</u>	
<small>Applicant must submit an erosion control plan and a topographical plan prepared by a registered engineer showing original and proposed grades.</small>	TOTAL ESTIMATED COST:

VI. ADJACENT PROPERTIES

<small>Before commencing any excavation or fill, notice shall be sent to all adjacent property owners not less than 14 days before work is to begin. Copies of each letter shall be sent to the Upper Moreland Township Code Enforcement Office</small>	
---	--

Applicant Signature:

Stephanie Hart, project manager

Date: 3/25/21

Additional review fees by Township Consultants may be applied to applicant after issuance of permit.

VII. PERMIT FEE

<input type="checkbox"/> <50 yards ³ : \$20	<input type="checkbox"/> 50-250 yards ³ : \$20	<input type="checkbox"/> 250-500 yards ³ : \$30	<input type="checkbox"/> 500-1000 yards ³ : \$35
<input type="checkbox"/> 1000 yards ³ or more: \$55 for each 1000 yards ³ or fraction thereof			Permit Fee:

VIII. TOWNSHIP REVIEW

Zoning District:	Reviewed By:	Approved By:
------------------	--------------	--------------

I am not sure what this is in reference to;
please let me know & I will get a check
for whatever the fee is.



Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090
215-659-3100
215-659-8899 (fax)
www.uppermoreland.org

Upper Moreland Township HVAC & Exhaust Hood System Permit Application

I. PROPERTY OWNER

Name John + Kate COX	Address 2335 Douglass Lane
Phone #	City, State, Zip Hatboro PA 19040

II. CONTRACTOR HIC # PA104921 SAME AS OWNER

Name Prime Custom Builders, LLC	Office # 215-343-4900
Address 350 S. Main St., Suite 307	Cell #
City, State, Zip DoylesTown, PA 18901	Fax #

III. APPLICANT

SAME AS OWNER SAME AS CONTRACTOR

Name	Relationship to owner
Address	Phone #
City, State, Zip	Fax #

IV. LOCATION

Address **Douglass Lane, Hatboro, PA 19040 (TWP#59-00-041087-015)**

V. PROPOSED WORK (3 sealed plans/specs plans for exhaust hood system)

EXHAUST HOOD SYSTEM (comm. only)		HEATING AND/OR AIR CONDITIONING specs. required			
Type		# of Units	Type	Fuel	Size & Location
1			<input type="checkbox"/> Boiler	<input checked="" type="checkbox"/> Natural Gas	
2			<input checked="" type="checkbox"/> Furnace	<input type="checkbox"/> Propane	
			<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Fuel Oil	
			<input checked="" type="checkbox"/> Fireplace	<input type="checkbox"/> Other	
<input type="checkbox"/> Other:		<input type="checkbox"/> Other:			
<input type="checkbox"/> Extension of existing supply/return ducts only		<input type="checkbox"/> Extension of existing supply/return ducts only			
Estimated Cost: \$		Estimated Cost: \$			

Applicant Signature: Stephanie Herr, project manager Date: 3/25/21

PERMIT FEE (4.50 UCC surcharge added to permit fee)

Heating Fee	Air Conditioning/Exhaust Hood System Fee	Total Permit Fee
\$	\$	\$

TOWNSHIP REVIEW

Reviewed By:	Approved By:
--------------	--------------

H V A C



Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090
215-659-3100
215-659-8899 (fax)
www.uppermoreland.org

Upper Moreland Township Plumbing Permit Application

I. MASTER PLUMBER

Name	D. Martinelli Plumbing & Heating	Office #
Address		Cell #

II. FIXTURES

	Basement	1 st	2 nd	3 rd	4 th
Bath tubs					
Dishwashers		1			
Drinking fountains					
Floor drains / floor sinks					
Lavatories		2			
Grease trap / Interceptors					
Hose bibs		2			
Mop sinks					
Showers		1			
Sinks		3			
Urinals					
Water closets					
Washing machines		1			
Other:					
FIXTURES	TOTAL #	FEE SCHEDULE			FEE
New construction	10	\$50 for the first five; \$8 for each additional			\$ 90
New on existing drain line		\$20 for the first; \$10 for each additional			\$
Replacement		\$20 for the first; \$10 for each additional			\$

III. WATER DISTRIBUTION SYSTEM

	New Construction	Water Service	Alterations
Residential	<input checked="" type="checkbox"/> \$25	<input type="checkbox"/> \$25	<input type="checkbox"/> \$20
Commercial	<input type="checkbox"/> \$35	<input type="checkbox"/> \$35	<input type="checkbox"/> \$25

IV. MISCELLANEOUS

Garbage disposal (new)	<input checked="" type="checkbox"/> \$25	Sewer repair / replacement	<input type="checkbox"/> \$75
Garbage disposal (replacement)	<input type="checkbox"/> \$15	New sewer connection	<input checked="" type="checkbox"/> \$100
Hot water heater	<input checked="" type="checkbox"/> \$25	Other	<input type="checkbox"/> \$

V. LOCATION

Address Douglass Lane, Hatboro PA 19040

Applicant Signature: Stephanie Henry, project manager Date: 3/1/2021

PERMIT FEE (4.50 UCC surcharge added to permit fee)

Total estimated cost: <u>\$9,000</u>	Total permit fee: <u>\$ 209.50</u>
--------------------------------------	------------------------------------

TOWNSHIP REVIEW

Reviewed by:	Approved by:
--------------	--------------

PLUMBING

RE: New SFD Douglass Lane

Dougherty, Michele <MDougherty@uppermoreland.org>

Fri 6/25/2021 11:38 AM

To: Stephanie Hess <stephanie@primecustombuilders.com>; Purtell, Paul <PPurtell@uppermoreland.org>
Stephanie,

Below please find the information needed re: permits for Douglass Lane.

Contractors to be registered (need Contractors License app, COI w/UMT as the Certificate Holder and a check for \$75):

Trans Atlantic Construction

James Erb

Synergy Insulation

Fitzpatrick Drywall

Permit fees due:

Building Permit: (\$1404.50 permit fee - \$629.50 received) \$75.00

Any questions, please let me know and thanks for your help,

Michele Dougherty

Code Enforcement

(267) 607-1033

mdougherty@uppermoreland.org

From: Stephanie Hess <stephanie@primecustombuilders.com>

Sent: Friday, June 25, 2021 11:01 AM

To: Purtell, Paul <PPurtell@uppermoreland.org>

Cc: Eric Lindhult <gm@umhjsa.org>; Dougherty, Michele <MDougherty@uppermoreland.org>

Subject: RE: New SFD Douglass Lane

Sounds good, thank you Paul.

Stephanie

From: Purtell, Paul <PPurtell@uppermoreland.org>

Sent: Friday, June 25, 2021 10:32 AM

To: Stephanie Hess <stephanie@primecustombuilders.com>

Cc: Eric Lindhult <gm@umhjsa.org>; Dougherty, Michele <MDougherty@uppermoreland.org>

Subject: RE: New SFD Douglass Lane

Stephanie,

I just signed off on all of the permit apps.

There is a small adjustment in BP fee due and Michele will be in contact with that amount.

I will also ask Michele to schedule a quick pre-con meeting onsite for beginning of next week. I will ask the UMHJSA to come as well. Michele, please include Eric Lindhult on setting up meeting. Thanks

Paul

Paul Purtell
Upper Moreland Township
Director of Planning, Zoning & Inspections
117 Park Avenue
Willow Grove, Pa. 19090
267-607-1034

From: Purtell, Paul
Sent: Friday, June 25, 2021 8:35 AM
To: Stephanie Hess <stephanie@primecustombuilders.com>
Subject: RE: New SFD Douglass Lane

Good morning Stephanie. I will give you a call shortly.

Paul

Paul Purtell
Upper Moreland Township
Director of Planning, Zoning & Inspections
117 Park Avenue
Willow Grove, Pa. 19090
267-607-1034

From: Stephanie Hess <stephanie@primecustombuilders.com>
Sent: Wednesday, June 23, 2021 2:34 PM
To: Purtell, Paul <PPurtell@uppermoreland.org>
Subject: RE: New SFD Douglass Lane

Hi Paul, following up on this again.

Thank you,
Stephanie

RECEIVED JUL 09 2021

KBO Construction LLC
 1475 Hampton Ln
 Warminster, PA 18974 US
 Gerardjkehoe@gmail.com

✓ 28/73

INVOICE

BILL TO

Prime Custom Builders
 350 S. Main St. Suite 307
 Doylestown, PA 18901

INVOICE # 1006
 DATE 07/08/2021
 DUE DATE 08/07/2021
 TERMS Net 30

Douglass Lane (0X)

DESCRIPTION	QTY	RATE	AMOUNT
E&S Furnish and install approximately 630' of 18" silt fence at Douglass Lane.	1	2,596.00	2,596.00 ✓ 0913pcb
Services Excavate existing tennis court up to 6", haul spoils to 1537 Old Welsh Rd, Huntingdon Valley, Pa 19006	1	3,698.00	3,698.00 ✓ 1/2→0185pcb 1/2→0138pcb
Sewer lateral connection Furnish and install approximately 50' of 6" DR-18, core manhole, install inside drop. Furnish and install approximately 90' of 4" SDR 26 and 2ea clean outs. Furnish and install temporary(2") and final (4") paving with cutbacks.	0	15,979.80	Hermans, Douglass 0.00
Water-service Furnish and install approximately 85' of 1" type K copper, tie into curb stop installed by others.	0	4,995.16	0.00
Construction entrance Excavate and install construction entrance 50' X 20"	1	2,687.00	2,687.00 ✓ 0935pcb
Fence removal Remove 8' chainlink fence	1	1,750.00	1,750.00 ✓ 0138pcb
Sewer lateral connection Completed 50% of line item 3.	1	7,989.90	7,989.90 ✓ 0152pcb

BALANCE DUE

\$18,720.90

84

SHAFKOWITZ LAW GROUP, P.C.

(267) 422-3340
(215) 940-9209 (fax)

350 S. Main Street, Suite 308
Doylestown, Pennsylvania 18901

1602 Pennington Road
Ewing, New Jersey 08638

E-Mail: dms@shafkowitzlaw.com
Reply to Pennsylvania

Admitted in PA & NJ

May 26, 2022

Via Email: PPurtell@uppermoreland.org

Paul Purtell
Upper Moreland Township
Director of Planning, Zoning & Inspections
117 Park Avenue
Willow Grove, Pa. 19090

**Re: Application to the Board of Commissioners
714 Easton Rd, Willow Grove, PA**

Dear Mr. Purtell:

Please be advised that this office represents the Applicant, 714 Easton Real Estate LLC, with regard to the above captioned matter. Please accept this correspondence on behalf of the Applicant as its formal request for a waiver from Section 65-10 of the Township Code with regard to the operation of certain amusement games within 300 feet of a residential zoning district.

The Applicant is the owner and operator of a gas station/convenience store at the above captioned location and would like to seek permission to operate such games of chance within the convenience store in accordance with the Ordinance requirements. However, the Property at issue is within 300 feet of a residential district.

It is my understanding that floor plans for the convenience store are on file with the Township. If, however, additional sets are required, please advise. The Applicant is seeking permission for the installation of three (3) machines.

It is my understanding that this type of a request requires application before the Township's Board of Commissioners. Would you, therefore, be so kind as to schedule this request before the Board of Commissioners at their next available meeting.

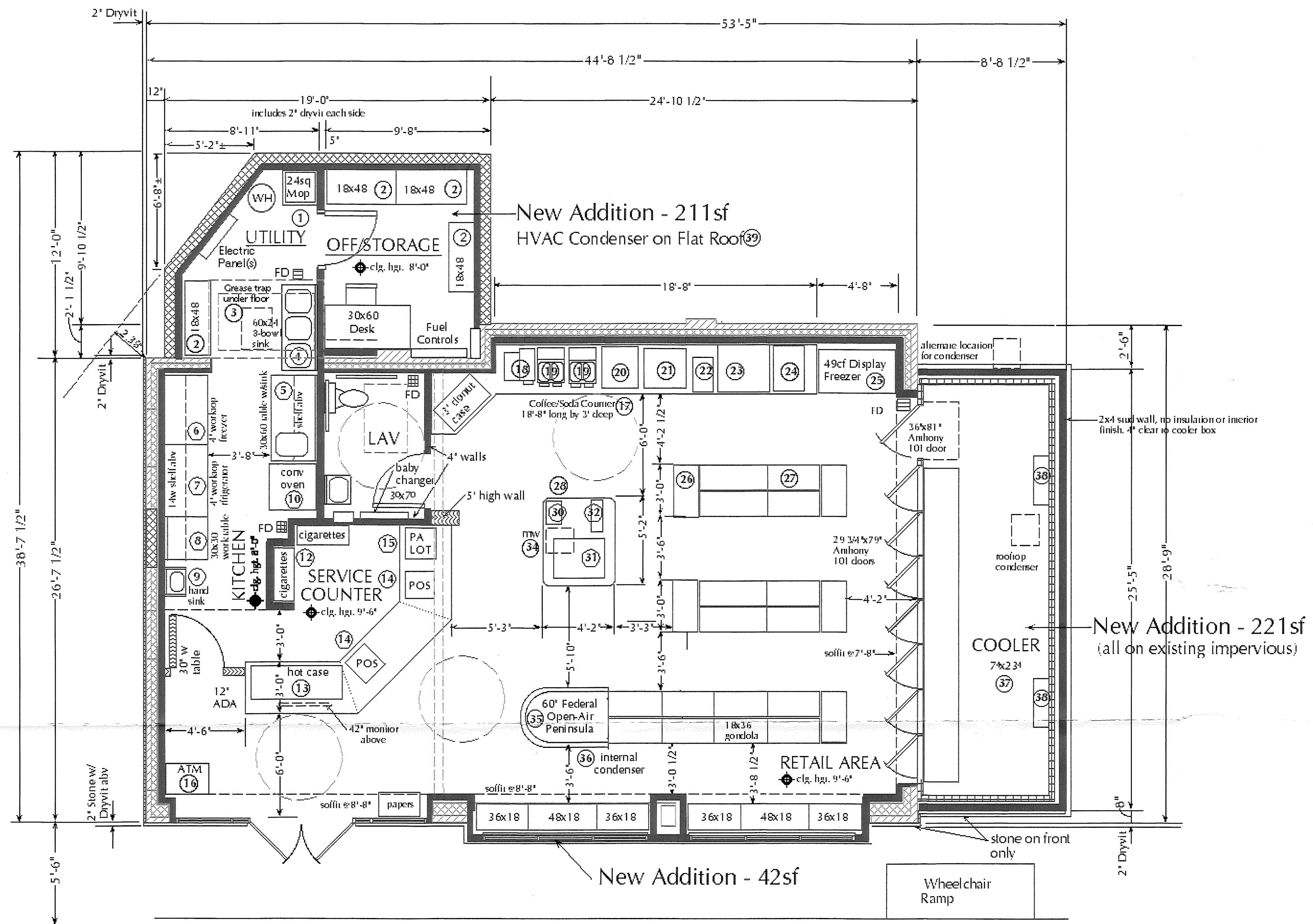
Thank you for your time and attention. Please contact my office should you require anything further to process this request.

Very truly yours,



David M. Shafkowitz

DMS/mka



No.	Description	Manufacturer/Model No.
1	Mop Receiptpr	Ra
2	Shelving-NSF	Determined by Owner
3	Under-floor Grease interceptor	Determined by Owner
4	Three-compartment sink	Regency 16 ga. SS
5	Work Table with prep sink	John Boos 16 ga. SS
6	Worktop Freezer	True 4'
7	Worktop Refrigerator	True 4'
8	Worktable 30' wide	John Boos
9	Hand sink with splash guards	Krowne Metal HS-5L
10	Convection Oven	Star CCHO-4, holds 4 half pans
11	Shelving-NSF	
12	Cigarette Displays - 12 row	
13	Hot food warmer	To be determined
14	Checkout counter w/POS	Verify material of Counter: NCR POS?
15	Lottery Machine	To be determined
16	No Ice Machine	Manitowoc IY0594N with B570 Bin
17	Ice Machine	Manitowoc with high legs, top discharge
18	Newspaper rack ny vendor	
19	ATM	Card Ronics NCR EasyPoint 62
20	Counter	NSF Compliant surfaces
21	Hot Water Tower	Bunn 2500.0010
22	Soft heat Lite Coffee Drawer	
23	Coffee Maker/Grinder	Bunn 335.0028 BrewVise Dual Soft Heat DBC Brewer with lower faucet
24	Soft heat sever	
25	Cappuccino	Curtis PCGT5
26	Soda Machine	Comelius Flavor Fusion 621057644
27	F'Real Frozen Beverage	Beverage Blender FRL34
28	F'Real Blending Bar	Blending Bar 11-CSGF-XI-FRRL
29	Slush machine	FBO Two Head Unit, for Ice/CO2 by vendor
30	Reach in display freezer	True, 54", 49 c.f.
31	Endcap unit, 36" wide by 18" deep	
32	Gondola Unit, 36" wide by 16'd	
33	Island Counter	Verify materials
34	Condiment rack By Owner	
35	Hot Dog Griller	Star 50 FC866
36	Refrigerated condiment unit	Sever CC-1/3NL 86140/5213001
37	Grab N Go End Cap	Federal EC5560-8-DRAIN
38	Grab N Go Remote Condenser	Federal
39	WalkIn Cooler	U.S. Cooler
40	Evaporator Unit	Verify two needed Bohn ADT104, air defrost
41	Remote air-cooled condenser	Bohn BHT030X6

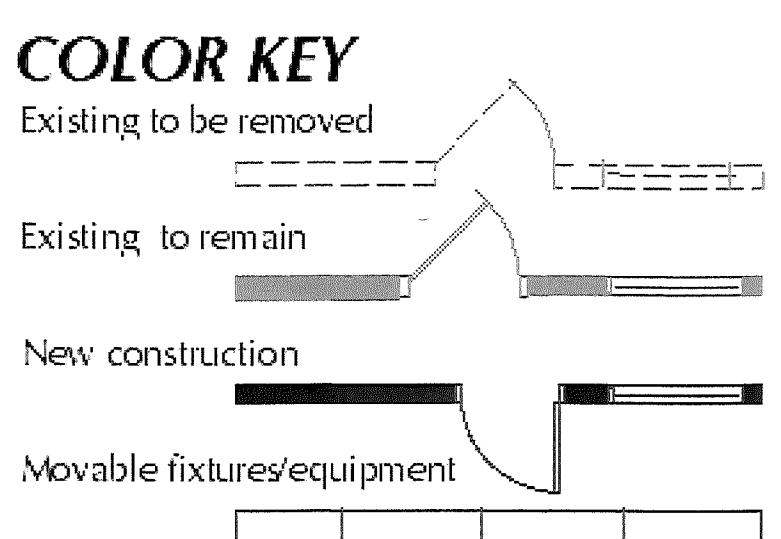
Note:
Model Nos., Sizes, and Utilities will be noted on expanded schedule and coordinated with the MEP engineer

1 FLOOR PLAN

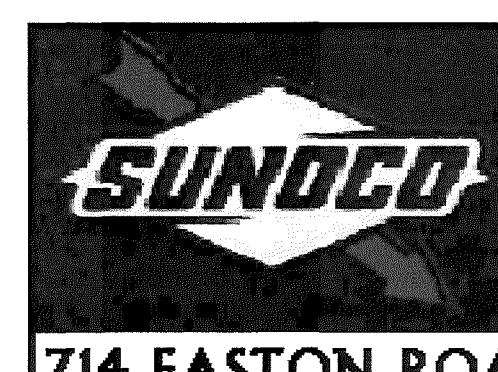
A.02 Scale 1/4" = 1'-0"

2 EQUIPMENT SCHEDULE

A.02 No Scale



UPPER MORELAND TOWNSHIP
ZONING HEARING BOARD
Public Hearing No. 02-11(3)
Document No. 11



FOOD MART

714 EASTON ROAD, WILLOW GROVE, PA 19090

Renovation of existing Sunoco Station with Two Service Bays into a Gas Only Sunoco Station with new APlusFood Market with new Sunoco pumps and canopy sign reusing existing pump locations and canopy.
Owners: Kamal Singh
David Singh

cooke brown
STRUCTURAL ENGINEERS

gg
MECHANICAL ENGINEERING

CookeBrownLLC
7E Skippack Pike Ste. 310
Bala Cynwyd, PA 19002
215.664.0105 Fax 654.0122
Guest Engineering
27 North Lincoln Ave
Newtown, PA 18940
215.860.8046

Firm AX002825 Indiv RA002828X



JOHN TEETS ARCHITECT
415 Horsham Road, Horsham, PA 19044-2068
Email: johnteetsarchitect@comcast.net
Website: www.johnteetsarchitect.com
Tel. (215)659-5500 Fax (215)674-9372

Code required/checked

FLOOR PLAN AND ELEVATION

Issued: September 27, 2016	Drwn: Ck JAT	ft
No. _____	Date _____	Revisions _____

©2016 by John Teets Architect, all rights reserved
A.2
SHEET 2 OF 2
74 EASTON ROAD

Chapter 65

AMUSEMENT DEVICES

§ 65-1. Purpose.	§ 65-7. Number of games.
§ 65-2. Definitions.	§ 65-8. Physical area and location requirements for amusement games.
§ 65-3. License required.	§ 65-9. Location of licensed premises.
§ 65-4. Application for amusement game license.	§ 65-10. Prohibited locations.
§ 65-5. Issuance of amusement game license; machine stickers; fee; display.	§ 65-11. Operation of amusement games.
§ 65-6. Transferability of license and machine stickers.	§ 65-12. License termination, suspension or revocation.
	§ 65-13. Violations and penalties.

[HISTORY: Adopted by the Board of Commissioners of Upper Moreland Township 5-3-1982 by Ord. No. 986; amended 6-7-1982 by Ord. No. 993; 10-4-1982 by Ord. No. 999; 9-6-1988 by Ord. No. 1165 (Title 11, Ch. 3, of the 1977 Code). Subsequent amendments noted where applicable.]

GENERAL REFERENCES

Fees — See Ch. 140, Art. X.

Zoning — See Ch. 350.

Food and drink establishments — See Ch. 160.

§ 65-1. Purpose.

The provisions of this chapter are designed to promote and protect the health, safety, morals and general welfare of the residents of the Township of Upper Moreland by regulating the installation and operation of amusement games within the Township.

§ 65-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

AMUSEMENT GAME — Any automatic, mechanical, electric or electronic machine or device used or designed to be operated as a game, or for entertainment or amusement, by the insertion of a coin, token, money or other article, or by the payment of money to have it activated. This definition shall not include the following:

- A. Jukebox.
- B. Rides.
- C. Bowling alleys.

- D. Merchandise machines.
- E. Photographic machines.
- F. Any game or device maintained within a residence for the sole use of the occupants thereof and their guests.

§ 65-3. License required.

No person, firm, association, corporation or other entity shall place, possess, keep, maintain, exhibit, use or operate, or permit to be placed, possessed, kept, maintained, exhibited, used or operated, any amusement game in or upon any building, premises, store or other public or quasi-public place in their possession or under their control within the Township of Upper Moreland without first obtaining a license therefor.

§ 65-4. Application for amusement game license.

- A. Application for an amusement game license shall be made to the Township Manager, or his authorized representative, on forms to be prescribed by him, which shall set forth, among other information deemed to be required and prescribed by the Manager, the following:
 - (1) The name and address of the applicant, if an individual, or if a partnership, association or other entity, the names, residence addresses and occupations of each member of the partnership, association or other entity, and if a corporation, the address of its registered office and principal place of business, the names and addresses of its officers and directors.
 - (2) Any prior criminal record of the applicant or of anyone associated with the applicant as a partner, associate, agent or employee, or as an officer or director of a corporation.
 - (3) The manufacturer, name, dimensions, serial number and general description, including a statement of ownership, of the amusement game.
 - (4) The address of the place where the amusement game is to be placed, possessed, kept, maintained, exhibited, used or operated.
 - (5) A floor plan of the building, premises, store or other public or quasi-public place shall be provided, showing the proposed placement of the amusement game on the applicant's premises, in form and detail designated by the Manager.
 - (6) Authorization for the Fire Marshal or other duly authorized Township official to inspect the building, premises, store or other public or quasi-public place for which the application is sought.
 - (7) Compliance with all Township zoning requirements.

- B. Upon receipt of a properly completed and filed application, the Township Manager shall transmit same to the appropriate Township officials, including, but not limited to, the Chief of Police, Building and Zoning Officer and Fire Marshal, as the Manager deems appropriate, in order to verify the accuracy of the information submitted on the application, compliance with all local ordinances, state and federal laws, and suitability of the applicant and the premises for an amusement game license.
- C. An applicant whose application for an amusement game license has been denied by the Township Manager shall have the right to have the denial reviewed by the Board of Commissioners upon filing a written notice of appeal within 30 days after notice of denial.

§ 65-5. Issuance of amusement game license; machine stickers; fee; display.

- A. Upon approval of an application and payment of the proper fee, the Township Manager shall issue a license to the applicant for the location and placement of an amusement game.
- B. The fee for each license for the first year and for each year thereafter for each amusement game upon applicant's premises shall be as set from time to time by resolution of the Board of Commissioners. Said license shall be issued for the calendar year commencing January 1 and expiring December 31. Said license shall be renewed each year on or before December 31 for the following year by the filing of a written renewal application accompanied by the license fee for each renewal. The license fee for any license issued for any calendar year after July 1 shall be 1/2 of the annual license fee.¹
- C. The fee fixed herein may be modified from time to time by the Board of Commissioners.
- D. The machine sticker shall be affixed to the amusement game and displayed in a manner approved by the Township Manager or his designee.

§ 65-6. Transferability of license and machine stickers.

- A. A license may be transferred to a purchaser of the business where the amusement game is located for the balance of the unexpired license term.
- B. No amusement game shall be operated within any licensed establishment without having a machine sticker affixed thereto, such machine sticker to be issued at the time of registration. Additional machine stickers may be purchased from the Township for a sum as set from time to time by resolution of the Board of Commissioners to facilitate the exchange of machines. The total number of machines at any given time shall not exceed the total number of machines for which a specific location is registered.²

1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

2. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

§ 65-7. Number of games.

The number of amusement games permitted in any one building, premises, store or other public or quasi-public place shall be limited to three unless a special exception has been granted by the Zoning Hearing Board in conformance with the provisions of the Upper Moreland Township Zoning Code.

§ 65-8. Physical area and location requirements for amusement games.

- A. There shall be not less than 30 square feet of usable floor space on the premises for each amusement game.
- B. The holder of the license may locate the amusement games on the premises as he wishes, subject to the approval of the Township Manager and Fire Marshal to ensure safe and adequate ingress and egress.

§ 65-9. Location of licensed premises.

An amusement game license may be issued for a building, premises, store or other public or quasi-public place located within the following zoning districts only:

- A. Commercial Core (CC) District.
- B. Commercial (C-1) District.
- C. Commercial (C-2) District.
- D. Shopping Center (SC) District.

§ 65-10. Prohibited locations.

No amusement game shall be licensed, placed, possessed, kept, maintained, exhibited, used or operated in any location, the entrance or exit to which is within 600 feet of any entrance to or exit from any school, park, playground or church or within 300 feet of any residential zoning district.

§ 65-11. Operation of amusement games.

- A. The owner of any amusement game within the Township of Upper Moreland shall comply with all provisions of law, ordinance, rule or regulation applicable thereto and relating to the conduct of the business in connection with which the game is used and maintenance of the premises where it is located.
- B. The owner of the game shall maintain good order on the premises at all times. The lack of good order on the premises shall include, but not be limited to, the following:

- (1) Excessive noise, fighting and rowdy behavior.
- (2) Possession or consumption of alcoholic beverages, except upon premises licensed for on-premises consumption thereof.
- (3) Gambling.
- (4) The use or possession of marijuana or any controlled substance, possession of which is prohibited by law.

C. Amusement games may be in operation between the hours of 10:00 a.m. and 12:00 midnight only, subject to the following:

- (1) Games shall not be operated by school-age children during school hours when schools are open.
- (2) Games shall not be operated after 10:00 p.m. on Sundays through Thursdays by any person under the age of 18 years when schools are open the following day.
- (3) Games shall at no time be operated after 10:00 p.m. by any person under the age of 16 years unless accompanied by and under the supervision of a parent or guardian.
- (4) The aforesaid time limitations on operation shall not apply to premises licensed for on-premises consumption of alcoholic beverages, provided persons under the legal drinking age are prohibited from operating amusement games on the premises at all times.

D. The owner or occupant of any premises where amusement games are located shall maintain adequate supervision of the premises at all times when the games are in operation. No amusement game shall be available for use or operation unless it is under the control of and supervision by one or more persons over the age of 18 years who shall ensure that it is operated in compliance with this chapter.

E. Any premises where amusement games are located shall maintain a minimum light level of not less than 10 footcandles.

F. The interior portion of the premises where the amusement games are located shall, except as hereinafter provided, be visible to the public from the exterior of the premises. This provision shall not apply to the premises with less than six amusement games or to premises licensed for on-premises consumption of alcoholic beverages.

G. Any premises where amusement games are located which school-age children patronize shall provide and maintain bicycle racks or other adequate provision for parking of bicycles.

§ 65-12. License termination, suspension or revocation.

A. Any license issued pursuant to the provisions of this chapter shall terminate upon any of the following occurrences:

- (1) Discontinuance of the license holder's business.
- (2) Removal of licensed amusement games from the business premises.
- (3) The violation of § 65-4 of this chapter.

B. All licenses issued pursuant to the provisions of this chapter are subject to suspension or revocation by the Township Manager upon any of the following conditions:

- (1) Willful misrepresentation made by the license holder or his agent in applying for the license.
- (2) Conviction of the license holder for any felony or misdemeanor involving force, violence, moral turpitude, or involving any violation of this chapter or other provisions of the Upper Moreland Township Code or other state or federal laws pertaining to business operation.
- (3) The existence of a nuisance to customers, other businesses or the general public stemming from the operation of amusement games or from loitering, loud or unreasonable noise by customers or other persons on or adjacent to the license holder's premises. The definition of "nuisance" for the purpose of this section shall include the violation of any provision of the Upper Moreland Township Code or Pennsylvania statutes.

C. Prior to any action suspending or revoking any license, the Township Manager shall give the license holder written notice of such action, affording an opportunity to the license holder to correct any such deficiencies forming the basis for the suspension or revocation.

§ 65-13. Violations and penalties.

A. Any person, firm, association, corporation or other entity who shall violate any of the provisions of § 65-11, Operation of amusement games, of this chapter shall be notified of such violation and given an opportunity to correct same within a reasonable period of time, as designated by the Township Manager.

B. Any person, firm, association, corporation or other entity who, after receiving notice as hereinbefore provided, continues to be in violation of any of the provisions of this chapter shall, upon summary conviction before a magisterial district judge, be sentenced to pay a fine of not less than \$50 nor more than \$600 and costs of prosecution for each violation or, in default of payment of such fine and costs, to undergo imprisonment for not more than 30 days for each violation.

From: James J. Garrity
Sent: Wednesday, June 08, 2022
To: Sykes, Vicky
Cc: Candland, Matthew; Purtell, Paul
Subject: 6/13/22 Community Development Committee Meeting

Vicky,

Following up on our telephone conversation this morning and my previous conversation with Matt, I would request to be on the agenda of the CDC this coming Monday to discuss the following:

Section 350-260(B)(1) of the Upper Moreland Township Zoning Ordinance **TWICE** references a requirement that a certain percentage of the first floor of mid rise or high rise apartment buildings on York, Easton, or Davisville must be devoted to “office **OR** retail uses”. When I obtained a conditional use for Petrucci to permit a mid-rise apartment building at the corner of York and Davisville, the written decision of the Commissioners inadvertently misquoted this requirement (which I had written, by the way) as no less than 2000 Square Feet of “office **AND** retail”. At the time, no one noticed the typo.

In any event, Petrucci has tried very hard to find retail users for this space for several years without a single expression of interest. Apparently, retailers view the parking situation for retail use in that location to be unacceptable. Desperate to fill the empty space, Petrucci proposed to the township that it would put its Pennsylvania office headquarters in the space so that it wouldn’t be vacant any longer. I am advised, however, that someone in Paul’s office saw the “**AND**” language in the conditional use decision and took the position that the remainder of the vacant space on the first floor of the Station building could not be used for the Petrucci offices because there would not then be any retail in the building, although there would be more than the required 2000 square feet of non-residential use. I brought all of these facts to Matt’s attention and he asked me to take the question to the CDC.

Since the “**AND**” language in the conditional use decision appears to be a typo; is contrary to your own ordinance; is contrary to what the Commissioners requested and contrary to what I wrote; has been impossible to achieve despite several years of trying to find retail tenants; and is keeping a very good corporate tenant out of the township and the building they own, I would respectfully request that the situation and this question be governed by the way your ordinance is written, with the word “**OR**”.

Thank you. Please let me know if you need anything further.

Jim

James J. Garrity, Esq.
Wisler Pearlstine, LLP
Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, PA 19422-2323
Telephone: (610) 825-8400
Facsimile: (610) 828-4887

jgarrity@wispearl.com
www.wislerpearlstine.com

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION NO. R-2017-09

A RESOLUTION SETTING FORTH THE DECISION OF THE
UPPER MORELAND TOWNSHIP BOARD OF
COMMISSIONERS ON THE CONDITIONAL USE
APPLICATION OF JERC PARTNERS XXXVIII, LLC, AND J.G.
PETRUCCI CO., INC. FOR PROPERTIES LOCATED AT
NORTH YORK ROAD AND DAVISVILLE ROAD

WHEREAS, the Board of Commissioners of Upper Moreland Township enacted Ordinance No. 1674 making technical amendments to the Zoning Ordinance as it pertains to the TC Town Center Zoning District and rezoning certain parcels, owned by the Applicants or for which the Applicants are the equitable owners, to TC-1 Town Center District in order to facilitate a proposed apartment complex, and

WHEREAS, the Board of Commissioners of Upper Moreland Township also enacted Ordinance No. 1675 on February 6, 2017, vacating a "paper street" on the land owned or equitably owned by the Applicants in order to facilitate the proposed plan for an apartment complex and mixed use, and

WHEREAS, the Board of Commissioners received a Conditional Use Application from JERC Partners XXXVIII, LLC and J.G. Petrucci, Co., Inc. ("Applicants") who filed an Application for Conditional Use Approval under the TC-1 Town Center Zoning District Zoning Ordinance in order to permit a transit oriented midrise apartment redevelopment with a parking structure including sufficient parking for the development itself as well as extra spaces designated to be available for the Willow Grove SEPTA Train Station across the street, averring that the proposed development complies with all applicable requirements of the Zoning

Ordinance and further complies with sections of the Zoning Ordinance involving development standards, design standards, streetscape and green area standards in order to qualify the development for certain bonus provisions under the TC-1 Zoning Ordinance, and

WHEREAS, pursuant to Resolution No. R-2017-02, the Board of Commissioners scheduled a hearing date on the Conditional Use Application of the Applicants and directed that public notice and posting in accordance with law give public notice of the proposed hearing, and

WHEREAS, pursuant to public notice and posting of affected properties, a hearing on the Conditional Use Application was held on March 6, 2017 before the start of a regular Board of Commissioners meeting, and

WHEREAS, the Board of Commissioners of Upper Moreland Township, pursuant to the Findings of Fact and Conclusions of Law stated herein, as well as the testimony and exhibits entered into evidence at the hearing, has determined to grant the conditional use to allow the Applicants to redevelop the site as a midrise transit oriented apartment complex with an associated structured parking garage, under certain conditions expressly stated herein, as well as the requirement that the Applicants pursue land development approval under the Township's Zoning and Subdivision and Land Development Ordinance ("SALDO"),

NOW THEREFORE, the Board of Commissioners of Upper Moreland Township hereby resolves to adopt the following Findings of Fact, Conclusions of Law, and Order granting the Conditional Use pursuant to the conditions stated herein:

I. FINDINGS OF FACT.

1. The subject premises consists of several parcels and several tax parcel numbers including the following:

a. 55 York Road, Montgomery County Tax Parcel No. 59-00-19801-00-3, currently owned by the Estate of George Goodman;

b. 65 N. York Road, Montgomery County Tax Parcel No. 59-00-19804-00-9, currently owned by Three Star Associates;

c. 73 N. York Road, Montgomery County Tax Parcel No. 59-00-19807-00-6, currently owned by Three Star Associates;

d. 75 N. York Road, Montgomery County Tax Parcel No. 59-00-19810-00-3, currently owned by Three Star Associates;

e. 81 N. York Road, Montgomery County Tax Parcel No. 59-00-19813-00-9, currently owned by Three Star Associates;

f. 91 N. York Road, Montgomery County Tax Parcel No. 59-00-19816-00-6, currently owned by Three Star Associates;

g. 215 Davisville Road, Montgomery County Tax Parcel No. 59-00-04516-00-6, currently owned by Three Star Associates;

h. 217 N. York Road, Montgomery County Tax Parcel No. 59-00-04519-00-3, currently owned by Three Star Associates;

i. 5 Woodlawn Avenue, Montgomery County Tax Parcel Nos. 59-00-19150-00-6 and 59-00-19153-00-3, currently owned by LaGrass Enterprises, LLC;

j. Woodlawn Avenue, Montgomery County Tax Parcel No. 59-00-19156-00-9, currently owned by LaGrass Enterprises, LLC;

k. 3 Woodlawn Avenue, Montgomery County Tax Parcel No. 59-00-04525-00-6, currently owned by Willow Grove Lodge 1101; and

l. 221 Davisville Road, Montgomery County Tax Parcel No. 59-00-04522-00-9, currently owned by Leonard A. & Bonnie Winegrad;

2. The Premises consists of 13 separate tax parcels, approximately 5.394 acres, and contains 12 existing buildings or related improvements which are scheduled to be removed. The

properties have frontage on York Road, and Davisville Road, and are directly across the street from the SEPTA Willow Grove Train Station on Davisville Road.

3. The Applicants' Conditional Use Application proposed a mixed use transit-oriented development of 241 one-bedroom, two-bedroom and studio apartment units, designated office and retail space on the first floor, landscaped courtyards with a pool, and a parking garage/structure containing approximately 411 parking spaces, with a certain number of those parking spaces reserved for access for passengers of the Willow Grove SEPTA Train Station Regional Rail System.

4. By letter amendment, the Applicants amended their Application to state that the correct number of apartment units proposed was 275 residential units, "all market rate, not subsidized in any way." N.T. 12

5. The Applicants introduced an exhibit packet which was marked A-1 and entered into evidence at the Conditional Use hearing, and upon which the Board of Commissioners relied in reaching its decision on the Conditional Use Application.

6. The Applicants also introduced into evidence a multi-page exhibit prepared by Minno & Wasko Architects and Planners which contains several exhibits including an Illustrative Perspective, a Concept Building Plan (one for each floor), Concept Theme Imagery for interior amenities, Concept Theme Imagery for courtyard amenities, and photograph examples of bench and refuse receptacles, streetlight, sidewalk and crosswalks, and a decorative crosswalk across a public street. The Board of Commissioners relied upon Exhibit A-2 and these "concept" documents in reaching its decision upon the Conditional Use Application.

7. The complex also includes "a fitness center, pool, two interior courtyards with benches and landscaping and other amenities, retail space, offices for buildings' management, 18-foot wide sidewalks, and some outdoor public gathering space and restaurant area." N.T. 12

8. Also marked and admitted into evidence were several review comments from the Township's professionals, and the Township Board of Commissioners relied upon these exhibits in reaching their Conditional Use decision.

9. Exhibit T-8, a letter from Gilmore & Associates, Inc. Engineering and Consulting Services, the Township's own engineer, dated January 18, 2017, stated that the firm had reviewed the proposed Conditional Use Plan for the Petrucci and JERC Partners Application and had comments on the proposed Application including the following:

a. That the Board of Commissioners should approve a rendering of proposed streetscape for the development, to ensure that it is in keeping with the intent of the Town Center District and further that "considering the limited space on-site [for stormwater management] and the redevelopment nature of the project, a creative stormwater design will be necessary and off-site improvements may be required to 'offset' the on-site impervious [coverage]. It should be noted that some waivers from strict compliance with the requirements and provisions of the current Upper Moreland Township Stormwater Ordinance will likely be necessary in order to develop the site as depicted on the Conditional Use Plan. We recommend that the Applicants review the constraints of the stormwater design with the Board during the conditional use phase to ensure the Board is supportive of the alternative approach prior to the submission of land development plans."

b. Since the Board was not given evidence of stormwater management plans for the site during the conditional use hearing, stormwater management must be submitted and approved during the land development process.

10. The Township's Traffic Engineers, McMahon Transportation Engineers & Planners, also issued a letter reviewing the project on February 28, 2017 which was marked as Exhibit T-9 and entered into evidence at the hearing. This exhibit noted that the Applicants have

proposed to create a new site access road which intersects both York Road and Davisville Road and provides direct access to the proposed structured parking garage to be utilized with the development, and McMahon Transportation Engineers & Planners noted that the Applicants propose to make improvements to York Road by providing a minimum 12-foot wide curbed ingress lane and a minimum 12-foot wide curbed egress lane and to restrict York Road and the site access road on York Road to right-in/right-out movements only; to provide a stop control along the site access road as it approaches York Road; and to provide ADA (Americans with Disabilities Act) compliant ramps and crossings for the sidewalk system crossing the site access road and a depressed curb given for the site driveway adjacent to the Enterprise Car Dealership. Other improvements proposed by the developer include a minimum 12-foot curbed ingress lane and a minimum 12-foot wide curbed egress lane on Davisville Road to provide full access to the site along with restriping on Davisville Road to provide a center-lane-for-left-turns, and installing ADA compliant ramps and crossings for the sidewalk system. The Davisville Road intersection with the access road is planned to allow left and right turns in and out of the access road.

11. The Board finds that intersectional improvements will be necessary to the signalized intersection of York Road and Easton Road/Memorial Park Drive, consisting principally of timing the signals and also to the signalized intersection of York Road and Davisville Road with extended highway improvements including widening to York Road to provide a northbound right turn lane, with installing ADA compliant ramps and crossings for the sidewalk system, as detailed in Exhibit T-9, and also that any improvements to York and Davisville Roads must consider turning radii appropriate to the traffic in the design.

12. The McMahon Transportation Engineers & Planners review letter also recommended that the Applicants' sidewalk, curb, and road improvements include installing a

missing pedestrian crossing of York Road on the north side of the SEPTA railroad tracks for access from the proposed development side of the street to the other side of York Road for annex to the Montgomery County access on the other side of the street, together with pedestrian signalization suitable for Americans with Disabilities Act purposes.

13. The McMahon Transportation Engineers & Planners review letter, labeled T-9, also calculated the Township Transportation Impact Fee at \$109,000.00, for the interim impact fee of \$1,000 for each new vehicular trip generated during the weekday afternoon peak hour, calculating the site trips at 161 trips entering and exiting during the weekday afternoon peak hour and providing a credit for 52 existing site trips, for a total of 109 net "new" trips generated by the redeveloped site.

14. AECOM, the Township's redevelopment consultant, and specifically Marion Hull, the Redevelopment Coordinator, also reviewed the Conditional Use Application and issued a review letter dated January 31, 2017 which was entered into evidence as Exhibit T-9. In pertinent part, the AECOM review letter stated that "The project is generally consistent with the Town Center (TC) Zoning and the goals and objectives of the 2012 Upper Moreland Revitalization Plan," and also that "The application appears to meet all requirements for conditional uses under the proposed zoning amendments, so the Redevelopment Coordinator recommends approval of the conditional use application."

15. Marian Hull, Township Redevelopment Coordinator, also commented, "It is the opinion of the Redevelopment Coordinator that a mid-rise apartment building with structured parking would be an asset to the Town Center and has the potential to add foot traffic to the area to support existing businesses and encourage new ones. Apartments are a transit-oriented use that could also build transit ridership in the area."

16. Before the hearing, the Township's Advisory Planning Agency (APA) met on January 19, 2017 and reviewed the Conditional Use Application. After a discussion with the Applicants and the Applicants' attorney, the Advisory Planning Agency recommended approval of the Conditional Use Application unanimously.

17. Township landscape architects, McCloskey & Faber, P.C., also issued a review letter of the Conditional Use Application and this letter, dated January 17, 2017, was entered into evidence at the hearing, and considered by the Commissioners in reaching the decision on the Conditional Use Application. In pertinent part, McCloskey & Faber, P.C. stated "We have no objection to the proposed Conditional Use," but did recommend that the Applicants provide more information with regard to their streetscape and green area proposals and further noted a concern that with the proposed building height no higher than 65 feet, rooftop mechanical equipment and other appurtenances above this height may impact views from nearby (uphill) residential properties, and recommended that "the relationship of the roof elevation and views thereof are reviewed and special treatment provided in order to provide pleasing sight lines."

18. The Board of Commissioners carefully reviewed the proposed Minno & Wasko Illustrative Perspective, noting that the Applicants' proposed design incorporates streetscape and architectural elements; wide (18 feet) sidewalks to encourage outdoor and pedestrian uses; has concealed the view of the parking garage; has proposed substantial traffic, streetscape and sidewalk improvements; and has proposed additional parking for patrons of the SEPTA Regional Rail Train Station across the street to enhance its development as a "Transit Oriented" plan.

19. The Board of Commissioners specifically took note that the Applicants propose 411 parking spaces in the structured parking garage and will reserve 20 of the spaces on the first floor for customers of the SEPTA Regional Rail Train across the street.

20. Applicants' witnesses testified that the parking garage would have an access to each floor of the apartment building, both for the convenience of the residents who are expected to park on the floor closest to their units, and to ensure that spaces would be available on the first floor for SEPTA Regional Rail customers.

21. In response to questions and comments from Upper Moreland Commissioner Joseph Lavalle, Chair of the Community Development Committee, the Applicants agreed to enhance the streetscape around the project with brick inlays on the sidewalk, rather than stamped concrete.

22. In response to questions from the audience members, the Applicants' witnesses testified that they did not expect the apartment redevelopment project to draw a lot of children, indicating that their target audience were "empty nesters" and "millennials." The Applicants' engineer testified that, in his expert opinion, that "these will be professionals and that they would not have a large number of school aged children." N.T. 20.

23. An issue arose regarding a mid-block pedestrian crosswalk from the parking garage to the SEPTA Regional Rail Station, and the Applicants agreed to install such a crosswalk, if the Pennsylvania Department of Transportation agreed to it.

24. The Commissioners and the community members who spoke evidenced a concern that the design keep a lively streetscape, make provisions for historic markers where appropriate, and praised the design element over the corner of the apartment complex for its attractiveness and pedestrian scale.

25. The Applicants' witnesses testified the four story building would not exceed 65 feet, that the entire property was now zoned TC-1 and that it had 950 feet of frontage on major roads. (N.T. 23, 36).

26. The Applicants acknowledged that a Conditional Use approval would not encompass approval of any particular stormwater management design, or signage for the complex unless that signage were strictly in accordance with the Zoning Ordinance, or, the ability to have rooftop appurtenances without addressing the concerns raised by the APA and McCloskey & Faber. The Applicants also acknowledged that sewage capacity for the development must be directed to the Upper Moreland Hatboro Joint Sewer Authority, and that the issue of deliveries and pedestrians being picked up or dropped off in front of the apartment complex must be addressed during the land development process.

27. Several members of the audience spoke up regarding the proposal and asked questions, and expressed concerns regarding traffic.

28. Jonathan DeJong, a long time member of the Township's Advisory Planning Agency, and a professional of regional planning at Temple University, indicated that he supported the project.

29. The Township's lighting consultant indicated that he had not received enough information regarding lighting for the complex to render a recommendation; accordingly, lighting also remains an issue for the land development process.

30. The Board of Commissioners finds that if the concerns raised by the Township's professionals and the Board at the hearing can be satisfactorily addressed, that the proposed redevelopment is consistent with the Township's goals for the TC-1 District and in the public interest.

II. CONCLUSIONS OF LAW

1. Under Section 913.2 of the Pennsylvania Municipalities Planning Code (MPC), the governing body, the Upper Moreland Board of Commissioners, has jurisdiction to hear an Application for Conditional Use where the Zoning Ordinance has stated Conditional Use is to be

granted or denied by the governing body pursuant to express standards and criteria. MPC Section 913.2(a).

2. Under the Upper Moreland Zoning Ordinance, as amended by Ordinance 1674, the Upper Moreland Zoning Ordinance provides that apartments, including mid-rise and high-rise apartments are permitted by conditional use in the TC Zoning District under Section 350-260B.

3. In addition, under Section 350-265, "Bonus Provisions for Conditional Uses," buildings located in the TC District and served by structured or underground parking are entitled to certain design bonuses by conditional use approval.

4. Under Section 350-266, in considering a Conditional Use Application, the Board of Commissioners is required to "consider the suitability of the property for the use desired, [and] assure itself that the proposal is consistent with the spirit, purpose, and intent of the Zoning Ordinance, Subdivision and Land Development Ordinance, the Comprehensive Plan, and any other relative plans adopted by the Board of Commissioners such as the 2007 Upper Moreland Township Comprehensive Parks and Recreations Plan, the 2003 Willow Grove Redevelopment Area Plan, and the 2003 Willow Grove Revitalization Plan as amended." Upper Moreland Township Zoning Ordinance Section 350-266A. The Board has so found.

5. The Board is also required to make other determinations including, but not limited to considering "the probable effects upon highway traffic and pedestrian movements, and assure adequate access and circulation arrangements in order to protect major roads from undue congestion and hazard." Section 350-266E.

6. Section 350-267 of the Zoning Ordinance requires the Board to consider "design standards" in approving a Conditional Use Application, and to prohibit "windowless walls, if visible from a right-of-way or vehicular or pedestrian circulation area," and to encourage the use

of "streetscaping and green areas to enhance the Town Center District." Section 350-267C and G.

7. The Zoning Ordinance specifically provides that design bonus provisions are applicable "provided that Applicant submits a traffic study with its Conditional Use Application and proposes adequate and appropriate traffic improvements and modifications to streets impacted by new traffic generated by the development."

8. The Zoning Ordinance allows for an increase of 20 feet for a total maximum building height of 65 feet in the TC-1 Town Center Zoning District provided that the building has defining characteristics "such as a clock tower, turret, or other feature deemed similar in nature by the governing body," and is "visible from two streets and located at a prominent corner such as Easton and York Roads." Section 350-265B and C.

9. The same section allows, by Conditional Use Approval, for a design to be exempt from step back requirements contained in Section 350-262A.(7) "provided that the substituted design elements are approved by the Board of Commissioners by Conditional Use in keeping with the intent of the Town Center District."

10. The same section requires that the Board find that the proposed Application include "design oriented to public streets," "building orientation and entrances oriented to a pedestrian scale and local amenities including the Willow Grove Train Station," as well as "frequent doorways and entrances to encourage a pedestrian scaled environment," and attention to be paid to the roofs, building character and facade articulation.

11. The Applicants demonstrated standing to bring the Conditional Use Application by showing it was the owner or equitable owner of all of the properties involved in the redevelopment. No one objected to the Applicants' standing.

12. No one requested party status at the hearing.

13. The Board specifically finds that the Application was advertised in accordance with law and posted as required to provide notice of the upcoming public hearing.

14. Once an Applicant for Conditional Use has met its burden of proving that the requirements of the Zoning Ordinance have been met, the Application for Conditional Use must be granted unless objectors present sufficient evidence that the proposed use has a detrimental effect on the public health, safety and welfare. *In Re Thompson*, 896 A.2d 659 (Pa. Cmwlth. 2005).

15. Moreover, an anticipated increase in traffic from a proposed use is not a sufficient reason to deny a Conditional Use. To deny a Conditional Use, "There must be a high probability that the proposed use will generate traffic patterns not normally generated by [the proposed] type of use and that this abnormal traffic will pose a substantial threat to the health and safety of the community." *Joseph v. North Whitehall Twp*, 16 A.3d 1209 (Pa. Cmwlth. 2011) citing *Orthodox Minyan of Elkins Park v. Cheltenham Zoning Hearing Board*, 552 A.2d 772, 774 (Pa. Cmwlth. 1989).

16. The Applicants' willingness to comply with the recommendations of the Township's consultants, including, but not limited to, roadway improvements, pedestrian connectivity, design elements, streetscape elements, decorative enhancements to the streetscapes, and to pay the interim traffic impact fee were all factors that influenced the Board of Commissioners' decision on the Conditional Use Application.

III. ORDER

And now, this 3rd Day of April, 2017, based on the Findings of Fact and Conclusions of Law stated herein, as well as the testimony and exhibits entered into evidence at the hearing, the Board of Commissioners of Upper Moreland Township hereby grants the Conditional Use Application of JERC Partners XXXVIII, LLC and J.G. Petrucci Co., Inc. to construct a mid-rise

apartment and mixed use development on 13 parcels with frontage on York Road, Davisville Road and Woodlawn Avenue in accordance with the testimony and exhibits at the hearing, and specifically to construct one four-story mid-rise apartment building with a height not exceeding 65 feet, containing 275 apartments including one-bedroom, two-bedroom and studio apartment units, **no less than 2,000 square feet of designated office and retail space on the first floor**, landscaped courtyards and pools, as well as a structured parking garage containing no fewer than 411 parking spaces, including no fewer than 20 parking spaces available for use by SEPTA Regional Rail passengers for the Willow Grove Train Station, based on the following conditions:

1. The Applicants are required to file for, and receive, land development approval in accordance with the Upper Moreland Township Zoning and Subdivision and Land Development Ordinance. The Plan ultimately submitted for subdivision and land development review shall be substantially in accordance with Exhibit A-2 entered into evidence at the Conditional Use hearing consisting of a multi-page exhibit prepared by Minno & Wasko Architects and Planners, depicting the pedestrian friendly streetscape environment, architectural characteristics such as canopies, stoops and other pedestrian-friendly streetscapes in a pleasing configuration of the apartment buildings, garage and courtyard and pool, and providing amenities as depicted in the exhibits;

2. The Applicants shall make adequate provision for stormwater management as approved by the Township Engineer during the land development review process including, if approved by the Board of Commissioners, offsite stormwater improvements in lieu of strict compliance with the Township's Stormwater Management Ordinance;

3. The Applicants will construct the improvements detailed in the letter of January 19, 2017 of McMahon Transportation Engineers & Planners, including without limitation, dedicated new right turn lanes along York Road and Davisville Road, pedestrian and traffic

signal improvements, and the payment of a transportation impact fee calculated, in accordance with the information presently available, at \$109,000.00;

4. In addition to the foregoing traffic improvements, the Applicants shall install a new pedestrian crossing on the northern leg of the signalized intersection of York Road (State Route 611) and Davisville Road in order to provide connectivity from the SEPTA Regional Rail Station on the northwest corner of the intersection to the existing commercial properties and Montgomery County Courthouse Annex on the northwest corner of the intersection;

5. Provided PennDOT approval is obtained, the Applicant will install a crosswalk on Davisville Road from the new parking garage to the SEPTA Regional Rail Station.

6. The Applicants shall install sidewalks no less than a minimum of 18 feet wide with a minimum six foot width planting strip and streetscape enhancements as proposed in the exhibits and testimony at the Conditional Use hearing, including the use of brick inlay in the sidewalk, and decorative street lighting to continue the streetscape improvements of the WAWA development west of Memorial Drive;

7. The Applicants shall provide no fewer than 20 parking spaces on the first floor of the garage accessible to passengers of the Regional Rail line and Willow Grove Train Station;

8. Nothing in this decision of the Board of Commissioners on the Conditional Use Application shall be construed as either an express or implied waiver of any provision of any applicable ordinance of Upper Moreland Township, and in particular the Upper Moreland Township's Zoning or Subdivision and Land Development Ordinance;

9. During the land development process, and to the satisfaction of the Board of Commissioners, the Applicants shall demonstrate the location, screening, and other mitigation factors for the proposed redevelopment have been designed so as to buffer neighboring residential properties from unattractive viewscapes, sounds, fumes, or disturbance;

10. This Conditional Use Decision does not guarantee land development approval of any plan for 275 apartments or 411 parking spaces in a structured parking garage unless fully engineered subdivision and land development plans for the properties demonstrate compliance with all applicable zoning and subdivision regulations of Upper Moreland Township, as well as any statute or regulation of any county, state or federal government agency having jurisdiction over the development;

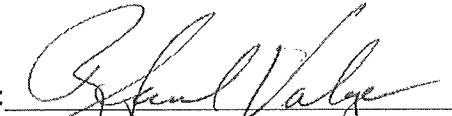
11. During the land development process, Applicant shall demonstrate that the Board of Commissioners' concerns regarding police, fire and emergency safety for the residents of the proposed complex can be satisfactorily addressed.

ATTEST:



David A. Dodies, Secretary

BOARD OF COMMISSIONERS
UPPER MORELAND TOWNSHIP

By: 

R. Samuel Valenza, President

From: Scull, Nicholas
Sent: Friday, June 3, 2022
To: McFatridge, Kip; Spearing, Kevin; Prousi, Anthony
Cc: Candland, Matthew; Harry A. George
Subject: Fw: meeting

Gentlemen,

I'm forwarding this email so you will have Mr. Georges information. It seems when they built the last 4 houses on Manor lane in the 50's, he and his neighbors weren't connected to the sewer line on the street below, Inman Terrace. He has spoken with the sewer authority, the County Health Department, and contractors. These houses all have failing septic systems.

He is appealing to the Commissioners for help. I have invited him to the June 13 CDC Meeting. Please add him to that agenda.

Thanks,
Nick Scull

From: Harry A. George
Sent: Tuesday, May 31, 2022
To: Scull, Nicholas
Subject: meeting

Hello Mr. Scull

my name is Harry George and I live at 510 Manor House Lane.
I have some questions regarding my home and others houses on Manor House.
May I schedule a meeting or phone call with you?

Thank You

**UPPER MORELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2022-_____

AN ORDINANCE OF UPPER MORELAND TOWNSHIP, CHESTER COUNTY PENNSYLVANIA, AMENDING PART II: GENERAL LEGISLATION OF THE TOWNSHIP CODE OF ORDINANCES CHAPTER 119 "CONTRACTORS" TO ADD A NEW ARTICLE III ENTITLED "RESPONSIBLE CONTRACTOR REQUIREMENTS"; PROVIDING A SEVERABILITY CLAUSE AND A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Upper Moreland Township Board of Commissioners ("Commissioners") has determined that it is in the best interests of the health, safety, and welfare of the residents of the Upper Moreland Township ("Township") to ensure that structures and properties located in the Township are constructed in a safe manner; and

WHEREAS, the Commissioners find that such provisions shall serve the best interest of the citizens of the Township, by requiring that all bidders for public projects shall possess the highest qualifications necessary to perform public contracts; and

WHEREAS, the Commissioners desires to adopt certain provisions to ensure that contractors and subcontractors that perform work valued at over TOW HUNDRED THOUSAND DOLLARS (\$200,000) on any public facility or public works project meet certain minimum requirements to insure that they have the capacity, the expertise, the personnel, and other qualifications and resources necessary to successfully perform public contracts in a timely, reliable and cost-effective manner; and

WHEREAS, Section 56802, 53 P.S. §56802, of the Pennsylvania First Class Township Code authorizes the Commissioners to enact Ordinances and to award public contracts to the lowest "responsible" bidder, and that the Township deems "responsible" bidders to possess all of the qualifications, expertise, personnel and resources set forth under these regulations.

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 I. Adoption of Chapter 119: "Contractors"; Article III: "Responsible Contractor Requirements".

The Township hereby adopts and establishes under Part II, General Legislation, Chapter 119 "Contractors" a new Article III titled "Responsible Contractor Requirements", that shall state as follows:

Article III. Responsible Contractor Requirements.

Section 119-18: Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

Apprenticeship program- a training system or program, registered with federal and/or state government agencies, that produces highly skilled workers in a variety of fields by ensuring quality training with on-the-job training and practical instruction for industry.

Contract- an agreement, whether oral or written, and whether contained in one or more documents, between a contractor and Upper Moreland Township for the performance of work, including all labor, services and materials to be furnished and performed thereunder.

Contractor- any individual or person who undertakes or offers to perform construction, demolition, remodeling, rehabilitation, paving and any other improvement of construction or demolition work in and for Upper Moreland Township, whether as a general contractor, subcontractor, specialty contractor or otherwise.

Firm- any general contractor, prime or other lead contractor applying for public works contracts.

Person- any individual, partnership, limited partnership, association, corporation, trust or any other legally recognizable entity.

Subcontractor- any individual or person who undertakes a specific part of the work to be performed by the principal contractor or subcontract for the construction, demolition, remodeling, rehabilitation, paving and any other improvement of construction or demolition work in and for Upper Moreland Township.

Section 119-19: Purpose.

A. Upper Moreland Township recognizes that there is a need to ensure that all work on public construction and maintenance contracts is performed by responsible, qualified firms that maintain the capacity, expertise, personnel and other qualifications and resources necessary to successfully perform public contracts in a timely, reliable and cost-effective manner.

B. To effectuate the purpose of selecting responsible contractors for public contracts and to protect Upper Moreland Township investments in such contracts, prospective contractors and subcontractors should be required to meet pre-established, clearly defined, minimum standards relating to contractor responsibility, including requirements and criteria concerning: technical qualifications; competency; expertise; adequacy of resources, including equipment, financial and personnel, and satisfactory records regarding past project performance, safety, law compliance and business integrity.

C. Further, due to the critical impact that skilled construction craft labor has on public works projects, and due to the limited availability of skilled construction craft labor and imminent craft labor skill shortages, it is necessary to require contractors and subcontractors to participate in established, formal apprenticeship training programs as a condition of bidding, for the purpose of both promoting successful project delivery and ensuring future workforce development. Upper

Moreland Township also recognizes that it is beneficial to the local community to ensure that firms receiving public contracts provide adequate wages and benefits to their employees and utilize fair business, employment and training practices that have a positive impact on local communities affected by such contracts.

D. Therefore, Upper Moreland Township requires compliance with the provisions of this Article by business entities seeking to provide services to the Township as specified herein. The requirements of this section are intended to supplement, not replace, existing contractor qualifications and performance standards or criteria currently required by law, public policy or contracting documents. However, in the event that any of the provisions of this section conflict with any law, public policy or contracting documents of Upper Moreland Township this section shall prevail.

Section 119-20: Responsible Contractor Requirements.

A. All contractors and subcontractors of any tier that perform work valued at over Two Hundred Thousand Dollars (\$200,000.00) on any public facility or public works project, including construction, alteration, renovation, repair, service (excluding trash hauling) or maintenance work, shall meet the requirements of this section.

B. All firms engaged in contracts covered by this section shall be qualified, responsible contractors or subcontractors that have sufficient capabilities in all respects to successfully perform contracts on which they are engaged, including the necessary experience, equipment, technical skills and qualifications and organizational, financial and personnel resources. Firms bidding on public contracts shall also be required to have a satisfactory past performance record and a satisfactory record of law compliance, integrity and business ethics.

C. If, after three attempts by the Township to award a contract to a responsible bidder, as defined in this chapter, no bidder is determined to meet the requirements of this chapter, this chapter shall not apply to subsequent attempts to bid the project.

Section 119-21: Contractor Responsibility Certifications.

A. As a condition of performing work on a public work's contract subject to this section, a general contractor, construction manager or other lead or prime contractor seeking award of a contract shall submit a Contractor Responsibility Certification at the time it submits its bid for a contract.

B. The Contractor Responsibility Certification shall be completed on a form provided by Upper Moreland Township and shall be in the form as attached to this Chapter.

C. In the Contractor Responsibility Certification the construction manager, general contractor, or other lead or prime contractor (hereinafter the "Firm") shall confirm the following facts regarding its past performance and work history and its current qualifications and performance capabilities:

- (1) The Firm has all valid, effective licenses, registrations or certificates required by federal, state, county or local law, including but not limited to, licenses, registrations or certificates required to: (a) do business in the designated local; and (b) perform the contract work it seeks to perform. These shall include, but are not limited to, licenses, registrations or certificates for any type of trade work or specialty work which the Firm proposes to self-perform.
- (2) The Firm meets the bonding requirements for the contract, as required by applicable law or contract specifications and any insurance requirements, as required by applicable law or contract specifications, including general liability insurance, workers compensation insurance and unemployment insurance requirements.
- (3) The Firm has not been debarred by any federal, state or local government agency or authority in the past three (3) years.
- (4) The Firm has not defaulted on any project in the past three (3) years.
- (5) The Firm has not had any type of business, contracting or trade license, registration, or other certification suspended or revoked in the past three (3) years.
- (6) The Firm has not been cited for a willful violation of federal or state safety laws in the past three (3) years.
- (7) The Firm and its owners have not been convicted of any crime relating to the contracting business by a final decision of a court or government agency in the past ten years.
- (8) The Firm has not within the past three years been found in violation of any law applicable to its contracting business, including but not limited to, licensing laws, tax laws, prompt payment laws, wage and hour laws, prevailing wage laws, environmental laws or others, where the result of such violation was the payment of a fine, back pay damages or any other type of penalty in the amount of \$1,000 or more.
- (9) The Firm will pay all craft employees that it employs on the project the current wage rates and benefits as required under applicable federal, state, or local wage laws.
- (10) The Firm participates in a Class A Apprenticeship Program for each separate trade or classification in which it employs craft employees and shall continue to participate in such program or programs for the duration of the project.
 - (a) For purposes of this section a Class A Apprenticeship Program is an apprenticeship program that is currently registered with and approved by the U.S. Department of Labor or a state apprenticeship agency and has graduated

apprentices to journeyperson status for a least three (3) of the past five (5) years; and

(b) If a Firm is identified as the lowest responsible bidder or otherwise selected as the prospective awardee or as a subcontractor of an awardee, it shall provide appropriate documentation, as determined by Upper Moreland Township, to verify it meets the requirements of this section for each trade or classification of craft workers it will employee on the project. This verification shall be provided prior to performance of work by the Firm.

(11) The Firm has all other technical qualifications and resources, including equipment, personnel, and financial resources, to perform the referenced contract, or will obtain same through the use of qualified, responsible subcontractors.

(12) The Firm will maintain all qualifications, resources and capabilities referenced in this certification throughout the duration of the project.

(13) The Firm shall notify the Township within seven (7) days of any material changes to all matters attested to in this certification.

(14) The Firm understands that the Contractor Responsibility Certification required by this section shall be executed by a person who has sufficient knowledge to address all matters in the certification and shall include an attestation stating, under the penalty of perjury, that the information submitted is true, complete and accurate.

D. Execution of the Contractor Responsibility Certification required by this section shall not establish a presumption of contractor responsibility and Upper Moreland Township require any additional information it deems necessary to evaluate a Firm's status as a responsible contractor, including technical qualifications, financial capacity or other resources and performance capabilities. The Township require that such information be included in a separate Statement of Qualifications and Experience or as an attachment to the Contractor Responsibility Certification.

E. The submitting form shall stipulate in the Contractor Responsibility Certification that, if it receives a Notice of Intent to Award Contract, it will provide a Subcontractor list and required subcontractor information as specified in Section 259-7.

F. If the submitting Firm has ever operated under another name, or controls or is controlled by another company or business entity, or if in the past five (5) years the submitting Firm controlled or was controlled by another company or business entity, whether as a party company, subsidiary or in any other business relation, it shall attach a separate statement to its Contractor Responsibility Certification that explains in detail the nature of any such relationship. Additional information may be required from the other entity if the relationship in question could potentially impact contract performance.

G. If a Firm fails to provide a Contractor Responsibility Certification required by this section, it shall be disqualified from bidding. No action of any nature shall lie against Upper Moreland Township because of its refusal to accept a bid for failing to provide information required by this section.

H. Upper Moreland Township require that Contractor Responsibility Certifications and other information required by this act be submitted electronically.

I. Upper Moreland Township charge firms who submit bids or proposals a reasonable fee to defray costs of processing and evaluating Contractor Responsibility Certifications and related information and documents. The amount may be determined and changed via Resolution by Commissioners.

Section 119-22: Notice of Intent to Award Contract.

A. After it has received bids for a project, the Township shall issue a Notice of Intent to Award Contract to the Firm offering the lowest responsive bid.

B. Such Notice shall be issued immediately or as soon as practicable after bids are submitted and shall stipulate that the contract award will be conditioned on the issuance of a written Contractor Responsibility Determination, as required by Section 119-24 of this section and any other conditions determined appropriate by Upper Moreland Township.

Section 119-23: Subcontractor Lists, Subcontractor Responsibility Certifications.

A. Within seven (7) days of receiving a Notice of Intent to Award Contract, a prospective awardee shall submit to the Township Subcontractor List containing the names of all subcontractors it will use for the refenced project, their address and a description of the work to be performed by each subcontractor on the project. The prospective awardee shall also submit Contractor Responsibility Certifications and certifications of Class A Apprenticeship Programs for each proposed subcontractor, as required by this Chapter, all of which shall be signed by the proposed subcontractor and shall contain the same information and representations set forth in the Contractor Responsibility Certifications.

B. A firm shall not be permitted to use any subcontractor unless the subcontractor meets the requirements of this Chapter as determined by Upper Moreland Township.

C. A firm shall not be permitted to use any subcontractor on procurement contracts subject to this section, which is not on the Subcontractor List, unless it obtains prior written approval from Upper Moreland Township.

D. All certifications and other information for each subcontractor shall be made available to the public as specified in this Chapter.

Section 119-24: Subcontractor Responsibility Review Requirements.

A. A construction manager, general contractor, or other lead or prime contractor shall not be permitted to use a subcontractor on any work performed for Upper Moreland Township unless it has identified the subcontractor on its Subcontractor List and provided a Subcontractor Responsibility Certification in accordance with the requirements of Section 119-23.

B. A subcontractor listed on a Firm's Subcontractor List shall not be substituted unless written authorization is obtained from Upper Moreland Township and a Subcontractor Responsibility Certification is provided for the substitute subcontractor.

C. In the event that Upper Moreland Township determines that a prospective subcontractor listed by the apparent low bidder does not meet the responsibility standards of this section, it may, after informing the prospective awardee, exercise one of the following options:

1. Permit the awardee to substitute a qualified, responsible, subcontractor in accordance with the requirement of this section;
2. Require the awardee to self-perform the work in question if the Firm has the required experience, licenses and other qualifications to perform the work in question; or
3. Disqualify the prospective awardee.

D. In the event that a subcontractor is disqualified under this section, the general contractor, construction manager or other lead or prime contractor shall not be permitted to make any type of contractual claim against Upper Moreland Township on the basis of a subcontractor disqualification.

Section 119-25: Contractor Responsibility Review.

A. After a Notice of Intent to Award Contract has been issued, Upper Moreland Township shall undertake a review process for a period of at least twenty (20) days to determine whether the prospective awardee is a qualified, responsible contractor in accordance with the requirements of this section and other applicable laws and regulations and has the resources and capabilities to successfully perform the contract.

B. As part of this review process, Upper Moreland Township shall ensure that the Contractor Responsibility Certification, the Subcontractor List and the Subcontractor Responsibility Certification(s) as required by this section, have been submitted, properly executed and made available to the public.

C. Upper Moreland Township may conduct any additional inquiries to verify that the prospective awardee and its subcontractors have the technical qualifications and performance capabilities necessary to successfully perform the contract and that the Firm(s) have a sufficient

record of law compliance and business integrity to justify the award of a public contract. In conducting such inquiries, Upper Moreland Township may seek relevant information from the Firm, its prior clients or customers, its subcontractors or any other relevant source.

Section 119-26: Public Review Process.

A. The Contractor Responsibility Certification for a Firm identified in a Notice of Intent to Award Contract, Subcontractor Lists, and Subcontractor Responsibility Certifications shall be made immediately available to the public for inspection through a publicly accessible website or other comparable means.

B. During the Public Review Period, any person or organization may protest a contractor or subcontractor for failing to meet applicable requirements of this section or any other relevant grounds by submitting letter with supporting evidence to Upper Moreland Township.

C. If Upper Moreland Township determines that a Contractor or Subcontractor Responsibility Certification contains false or misleading material information that was provided knowingly or with reckless disregard for the truth or omits material information knowingly or with reckless disregard of the truth, the Firm for which the certification was submitted shall be prohibited from performing work for Upper Moreland Township for a period of three (3) years and shall be subject to any other penalties and sanctions, including contract termination, available to Upper Moreland Township under law. A contract terminated under these circumstances shall further entitle Upper Moreland Township to withhold payment of any monies due to the Firm as damages.

D. A procurement contract subject to this section shall not be executed until all requirements of this section have been fulfilled and until Contractor and Subcontractor Responsibility Certifications and Subcontractor Lists have been made available for public inspection for at least ten (10) days following submission of such information.

Section 119-27: Issuance of the Contractor Responsibility Determination.

A. If, at the conclusion of its internal review, Upper Moreland Township determines that all responsibility certifications have been properly completed and executed and if it concludes that the qualifications, background and responsibility of the prospective awardee and the Firms on its Subcontractor List are satisfactory, it shall issue a written Contractor Responsibility Determination verifying that the prospective awardee and subcontractors are qualified, responsible contractors. In the event a Firm is determined to be non-responsible, Upper Moreland Township shall advise the Firm of its finding in writing and proceed to conduct a responsibility review of the next lowest, responsive bidder or, if necessary, re-bid the project. Prior to the awarding of a contract the Upper Moreland Township follow the procedures as set by § 56801 and 56802 of the First Class Township Code.

B. The Contractor Responsibility Determination shall be issued no later than thirty (30) days from the date the Notice of Intent to Award Contract is issued, unless extended in writing by

the Commissioners. The Contractor Responsibility Determination may be revoked or revised in the event Upper Moreland Township obtains relevant information warranting any such revocation or revision.

Section 119-28: Emergencies.

Should the Commissioners determine, in accordance with the provisions of Section 119-21, that emergency circumstances exist that render the requirements and procedures set forth in this section unduly burdensome, then in that event the Township may award a procurement contract without application of the terms of this section.

SECTION II: 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, Upper Moreland Township 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 III: 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 5: EFFECTIVE DATE.

This Ordinance and the amendments contained herein shall be effective immediately.

ORDAINED AND ENACTED by the Upper Moreland Township Board of Commissioners on this _____ day of _____, 2022.

ATTEST:

**UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS**

Matthew H. Candland

Clifton McFatridge, President

CONTRACTOR RESPONSIBILITY CERTIFICATION FORM

For simplicity, all contractors and subcontractors are designated as contractors herein below:

Contractor Name: _____ Date: _____

Contractor Address: _____

Contact Name: _____

Phone No.: _____ Fax No.: _____

Email Address: _____

Project Name: _____

Contractor certified by answering each of the questions below:

CHECK ONE FOR EACH QUESTION	YES	NO
(1) The Firm has all valid, effective licenses, registrations or certificates required by federal, state, county or local law, including by not limited to, licenses, registrations or certificates required to: (a) do business in the designated local; and (b) perform the contract work it seeks to perform. These shall include, but are not limited to, licenses, registrations or certificates for any type of trade work or specialty work which the Firm proposes to self-perform.		
(2) The Firm meets the bonding requirements for the contract, as required by applicable law or contract specifications and any insurance requirements, as required by applicable law or contract specifications, including general liability insurance, workers compensation insurance and unemployment insurance requirements.		
(3) The Firm has not been debarred by any federal, state or local government agency or authority in the past three (3) years.		
(4) The Firm has not defaulted on any project in the past three (3) years.		
(5) The Firm has not had any type of business, contracting or trade license, registration, or other certification suspended or revoked in the past three (3) years.		
(6) The Firm has not been cited for a willful violation of federal or state safety laws in the past three (3) years.		
(7) The Firm and its owners have not been convicted of any crime relating to the contracting business by a final decision of a court or government agency in the past ten years		
(8) The Firm has not within the past three years been found in violation of any law applicable to its contracting business, including but not limited to, licensing laws, tax laws, prompt payment laws, wage and hour laws, prevailing wage laws, environmental laws or others, where the result of such violation was the payment of a fine, back pay damages or any other type of penalty in the amount of \$1,000 or more.		

CHECK ONE FOR EACH QUESTION	YES	NO
(9) The Firm will pay all craft employees that it employs on the project the current wage rates and benefits as required under applicable federal, state, or local wage laws.		
(10) The Firm participates in a Class A Apprenticeship Program for each separate trade or classification in which it employs craft employees and shall continue to participate in such program or programs for the duration of the project.		
(11)The Firm has all other technical qualifications and resources, including equipment, personnel, and financial resources, to perform the referenced contract, or will obtain same through the use of qualified, responsible subcontractors.		
(12)The Firm will maintain all qualifications, resources and capabilities referenced in this certification throughout the duration of the project.		
(13)The Firm shall notify Upper Moreland Township within seven (7) days of any material changes to all matters attested to in this certification.		
(14)The Firm understands that the Contractor Responsibility Certification required by this section shall be executed by a person who has sufficient knowledge to address all matters in the certification and shall include an attestation stating, under the penalty of perjury, that the information submitted is true, complete and accurate.		

NOTE: As required by the Ordinance, if the bidder receives a Notice of Intent to Award Contract, the bidder shall provide Upper Moreland Township with a final subcontractor list and subcontractor information (including subcontractor certifications), if not previously provided.

VERIFICATION

I certify that the information contained in the Contractor Responsibility Certification is true and correct. I further understand that false statements made in this Certification may be subject to the penalties under the law related to unsworn falsification to authorities, including but not limited to, the penalties set forth in 18 Pa.C.S.. § 4904.

ATTACH ADDITIONAL SHEETS IF NECESSARY

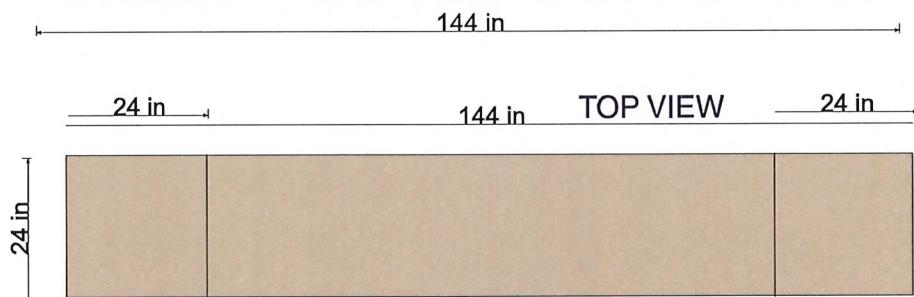
Signature of Contractor's Authorized Representative: _____

Title: _____

Date: _____



Intersection Easton Rd (611)
and Maryland Rd
Willow Grove



48" h x 144" w x 24" Deep Monument
Cultured Veneer Stone "Susquehanna"
Concrete Caps
Cinderblock Construction
36" Concrete Footer
Conduit for Electric

3" Deep Trim-less Channel Letters, 5.5" high and 9.5" High "Welcome to Willow Grove"
3/4" Step-cut & inset white acrylic faces with 1/4" exposed lit edge
White Halo (Rear) Illumination
3/16" Clear Poly-backs with Riv-Nuts & 1/4" x 6" Aluminum Threaded Rods
White LED Illumination
Mounted to Backer Panel, Hooked to Electric On Site
Remote Power Supply(s)
Pre-wired Power Supply Can(s)
3' Letter Leads Recommended in Ground Landscape Lighting

OPTION 1A
ILLUMINATED
DUAL LIT CHANNEL LETTERS
\$40,600 per



Landscaping and Landscape Lighting by others

COSTARS Vendor #546385

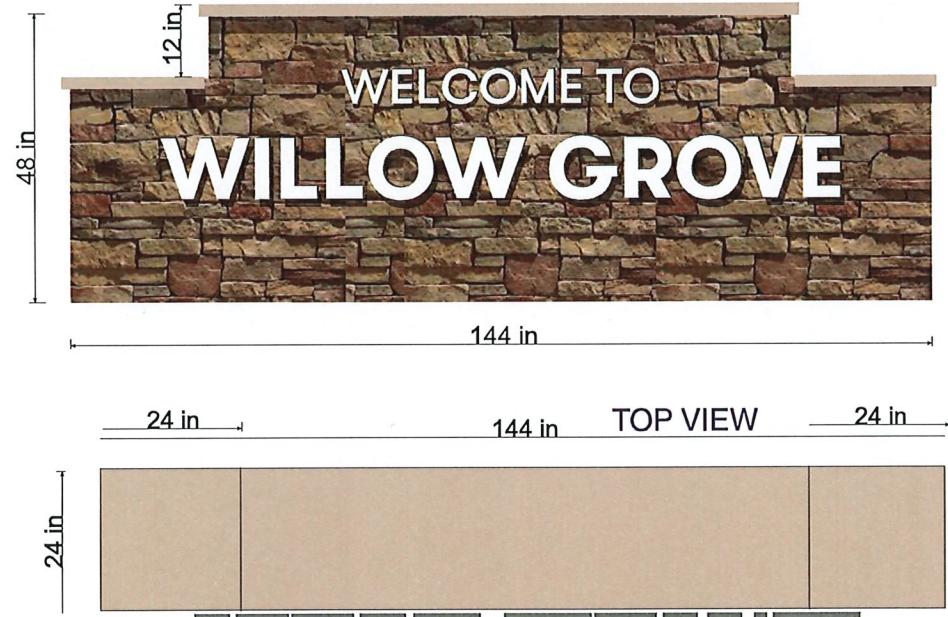
In order for us to begin production, you must e-mail back your approval to proceed. With this approval you will assume responsibility for correctness and any additional expense for subsequent changes that may arise. In addition, prices do not include tax. A 50% deposit is required at time of order with balance due upon completion. Prices are in effect for 30 days.

Please note that VISA, MasterCard, & Discover credit card payments will be subject to a 4% processing fee and American Express will be subject to a 7% processing fee.

All designs, concepts and content such as text & artwork including but not limited to the structure, selection, coordination, expression, and arrangement is owned by Treasure Sign and no part of the contents may be copied, reproduced, transmitted or distributed in any way nor may they be presented to other parties to be considered for reproduction without Treasure Sign's prior written consent. Any violations of this will result in a \$2,000 fine as justified under code.



Intersection Easton Rd (611)
and Maryland Rd
Willow Grove



48" h x 144" w x 24" Deep Monument
Cultured Veneer Stone "Susquehanna"
Concrete Caps
Cinderblock Construction
36" Concrete Footer

Non-Illuminated White Formed Plastic Dimensional Letters
6" High and 10" High Letters x 1" Deep
Stud Mounted to Monument

Recommend in Ground Landscape Lighting

OPTION 1B
NON -ILLUMINATED
FORMED PLASTIC LETTERS
\$26,475 per



Landscaping and Landscape Lighting by others

COSTARS Vendor #546385

In order for us to begin production, you must e-mail back your approval to proceed. With this approval you will assume responsibility for correctness and any additional expense for subsequent changes that may arise. In addition, prices do not include tax. A 50% deposit is required at time of order with balance due upon completion. Prices are in effect for 30 days.

Please note that VISA, MasterCard, & Discover credit card payments will be subject to a 4% processing fee and American Express will be subject to a 7% processing fee.

All designs, concepts and content such as text & artwork including but not limited to the structure, selection, coordination, expression, and arrangement is owned by Treasure Sign and no part of the contents may be copied, reproduced, transmitted or distributed in any way nor may they be presented to other parties to be considered for reproduction without Treasure Sign's prior written consent.

Any violations of this will result in a \$2,000 fine as justified under code.



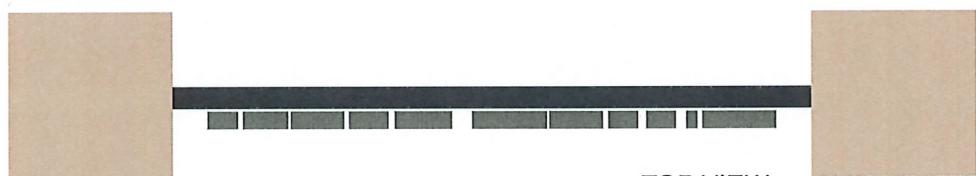
Intersection Easton Rd (611)
and Maryland Rd
Willow Grove



WELCOME TO
WILLOW GROVE

Ground

FACE VIEW



TOP VIEW

30" x 30" x 48" Stone Columns with Cultured Veneer Stone "Susquehanna"
Concrete Caps
Cinderblock Construction
36" Deep Concrete Footers

40" x 120" x 4" Deep Aluminum Panel, Painted
Mounted to Columns

3" Deep Trim-less Channel Letters, 5.5" high and 9.5" High "Welcome to Willow Grove"

3/4" Step-cut & inset white acrylic faces with 1/4" exposed lit edge

White Halo (Rear) Illumination

3/16" Clear Poly-backs with Riv-Nuts & 1/4" x 6" Aluminum Threaded Rods

White LED Illumination

Mounted to Backer Panel, Hooked to Electric On Site

Remote Power Supply(s)

Pre-wired Power Supply Can(s)

3' Letter Leads

OPTION 2A
ILLUMINATED
DUAL LIT CHANNEL LETTERS
\$31,500 per



Landscaping by others

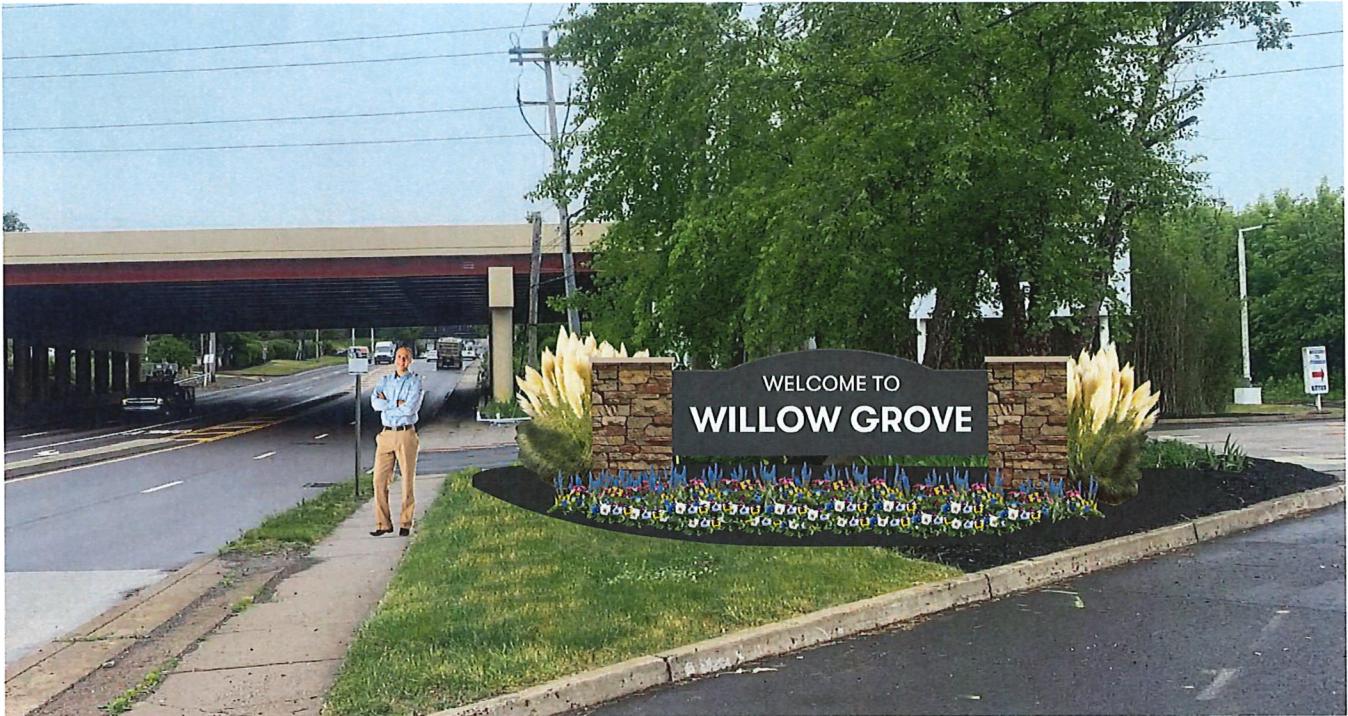
COSTARS Vendor #546385

In order for us to begin production, you must e-mail back your approval to proceed. With this approval you will assume responsibility for correctness and any additional expense for subsequent changes that may arise. In addition, prices do not include tax. A 50% deposit is required at time of order with balance due upon completion. Prices are in effect for 30 days.

Please note that VISA, MasterCard, & Discover credit card payments will be subject to a 4% processing fee and American Express will be subject to a 7% processing fee.

All designs, concepts and content such as text & artwork including but not limited to the structure, selection, coordination, expression, and arrangement is owned by Treasure Sign and no part of the contents may be copied, reproduced, transmitted or distributed in any way nor may they be presented to other parties to be considered for reproduction without Treasure Sign's prior written consent.

Any violations of this will result in a \$2,000 fine as justified under code.



Intersection Easton Rd (611)
and Maryland Rd
Willow Grove



FACE VIEW



TOP VIEW

30" x 30" x 48" Stone Columns with Cultured Veneer Stone "Susquehanna"

Concrete Caps

Cinderblock Construction

36" Deep Concrete Footers

40" x 120" x 4" Deep Aluminum Panel, Painted

Graphics Routed Out of Face

Backed with Push Thru White Acrylic

White LED Illumination

Mounted to Columns

OPTION 2B

ILLUMINATED

ROUTED FACES WITH PUSH THRU ACRYLIC

\$23,175 per



Landscaping by others

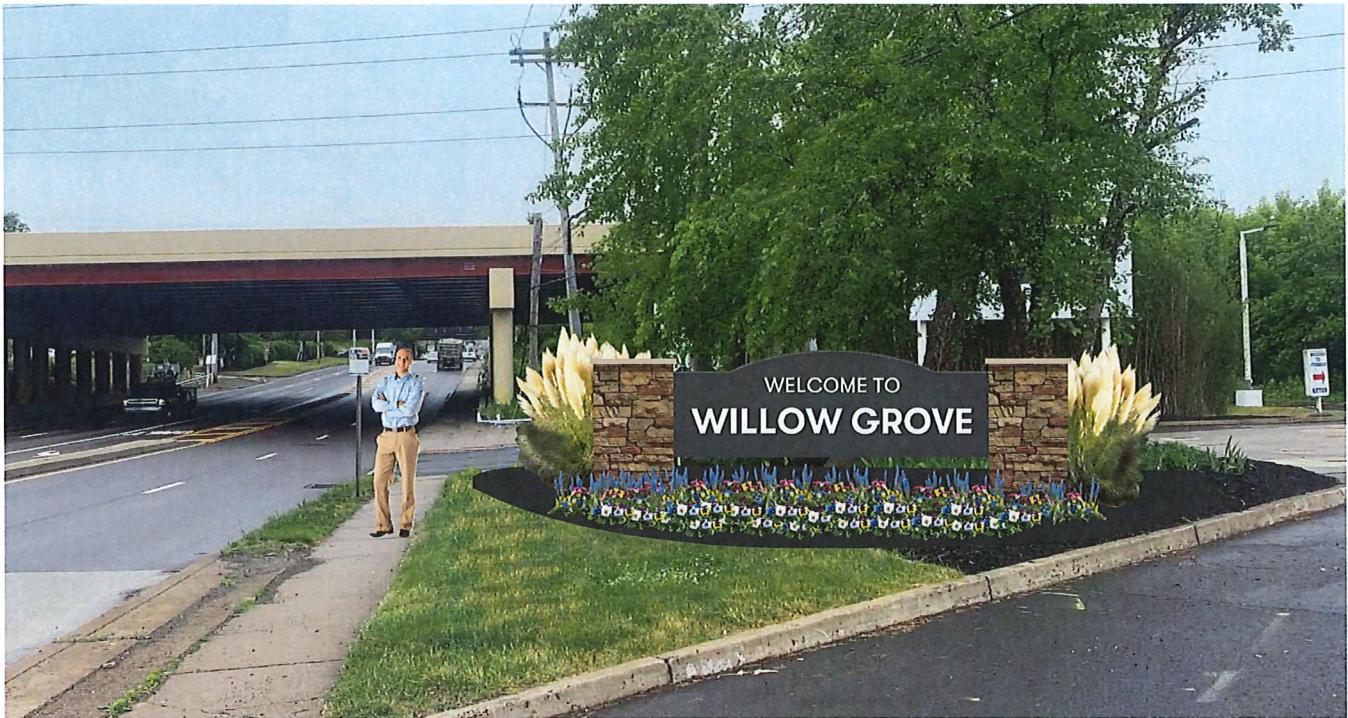
COSTARS Vendor #546385

In order for us to begin production, you must e-mail back your approval to proceed. With this approval you will assume responsibility for correctness and any additional expense for subsequent changes that may arise. In addition, prices do not include tax. A 50% deposit is required at time of order with balance due upon completion. Prices are in effect for 30 days.

Please note that VISA, MasterCard, & Discover credit card payments will be subject to a 4% processing fee and American Express will be subject to a 7% processing fee.

All designs, concepts and content such as text & artwork including but not limited to the structure, selection, coordination, expression, and arrangement is owned by Treasure Sign and no part of the contents may be copied, reproduced, transmitted or distributed in any way nor may they be presented to other parties to be considered for reproduction without Treasure Sign's prior written consent.

Any violations of this will result in a \$2,000 fine as justified under code.



Intersection Easton Rd (611)
and Maryland Rd
Willow Grove



FACE VIEW



TOP VIEW

30" x 30" x 48" Stone Columns with Cultured Veneer Stone "Susquehanna"

Concrete Caps

Cinderblock Construction

36" Deep Concrete Footers

Non-Illuminated White Formed Plastic Dimensional Letters

6" High and 10" High Letters x 1" Deep

Stud Mounted to Monument

Recommend in Ground Landscape Lighting

OPTION 2C
NON -ILLUMINATED
FORMED PLASTIC LETTERS
\$20,400 per



Landscaping by others

COSTARS Vendor #546385

In order for us to begin production, you must e-mail back your approval to proceed. With this approval you will assume responsibility for correctness and any additional expense for subsequent changes that may arise. In addition, prices do not include tax. A 50% deposit is required at time of order with balance due upon completion. Prices are in effect for 30 days.

Please note that VISA, MasterCard, & Discover credit card payments will be subject to a 4% processing fee and American Express will be subject to a 7% processing fee.

All designs, concepts and content such as text & artwork including but not limited to the structure, selection, coordination, expression, and arrangement is owned by Treasure Sign and no part of the contents may be copied, reproduced, transmitted or distributed in any way nor may they be presented to other parties to be considered for reproduction without Treasure Sign's prior written consent.

Any violations of this will result in a \$2,000 fine as justified under code.



June 6, 2022

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

RE: **Proposal for Engineering Services**
Floodgates Highway Occupancy Permit
Upper Moreland Township, Montgomery County, PA
McMahon Project No. 822536.2P

Dear Mr. Candland:

McMahon, A Bowman Company is pleased to submit this proposal to provide engineering services related to the installation of floodgates at various locations within the Township. It is our understanding that the floodgates will be installed along state roadways within the existing right-of-way and a Highway Occupancy Permit (HOP) from PennDOT will be necessary. The following locations have been identified by the Township:

1. Byberry Rd SR2009 @ Pioneer Road
2. Byberry Rd SR2009 @ Frontier Road
3. S. York Road SR 0263 before Jaguar at Willow Grove dealer
4. S. York Rd SR 0263 across from Jaguar at Willow Grove dealer
5. N. Warminster Road SR 2040 @ Lavinia Place
6. N. Mill Rd before the In & Out Food Market parking lot
7. S. York Road SR 0263 @ Bonnet Lane
8. S. York Road SR 0263 after Armour Road

Please note that this proposal is the product of McMahon Associates, Inc. and it has been prepared exclusively in scope and fee for review and authorization only by Upper Moreland Township. Further distribution of this proposal or any portion of its contents to any other firm, person, or entity is not authorized without the written consent of McMahon Associates, Inc.

SCOPE OF SERVICES

The services to be performed pursuant to this agreement are strictly limited to those expressly set forth herein. No additional services will be provided unless requested and agreed to in writing.

It is our understanding that PennDOT will require a Highway Occupancy Permit (HOP) Application for the installation of the floodgates. No roadway geometric changes are anticipated at the aforementioned locations. McMahon will prepare the following plans and documentation for PennDOT approval:

Base Mapping and Right-of-Way Determination

Mapping will be obtained at the specified locations in support of flood gate improvements.

McMahon will utilize existing aerial mapping and perform GPS verification on the sites listed above. The Right-of-Way lines will be reconstructed by our surveyor utilizing PennDOT, County and local Township public records and resources.

AutoCAD Civil 3D 2018 will be used to prepare the survey. All drawing files will be in an AutoCAD Format (DWG) with a base point of 0,0,0 and a North Rotation of 0 degrees.

Highway Occupancy Permit (HOP) Process

The specific work to be completed for this task will include preparing Highway Occupancy Permit plans and supporting documentation for PennDOT District 6-0 for review and approval for the project locations. It is assumed that one HOP submission package will be prepared for all eight project locations.

The HOP plans for the proposed floodgate locations will be prepared in accordance with Pennsylvania Code, Title 67, Transportation, Chapter 441, "Access to and Occupancy of Highways by Driveways and Local Roads"; Publication 282, Highway Occupancy Permit Operations Manual; and Publication 13M, Highway Design Manual, Part 2.

Highway Occupancy Permit Plans

- Floodgate location plans.
- Cover and General Notes Sheets
- Floodgate Detail Sheet
- Maintenance and Protection of Traffic (MPT) plans, including a sequence of construction, PennDOT standard PATA figures from Publication 213 and MPT notes.

Utility Coordination

McMahon will initiate contacts with the Pennsylvania One Call System in accordance with Act 287 and obtain the listing of utility companies with facilities in the project area. We will also request that the facilities forward copies of their current plans showing the location of underground and surface utilities. If necessary, as requested by involved utilities, we will forward copies of our base plans to the utilities for their mark-up showing the location of their existing facilities. These facilities will be plotted onto our base plans in AutoCAD format. McMahon will review the locations and identify any potential conflicts with the Township, prior to proceeding.

Applications and Forms

McMahon will assist the Applicant in submitting the Highway Occupancy Permit (HOP) Application through the PennDOT ePermitting website. The application fee will typically be assessed by the Department; however, fees are typically waived for a municipal applicant.

SCHEDULE

We will proceed upon receipt of your signed authorization of this proposal. We anticipate completing the initial submission to PennDOT within 4 weeks of authorization of this proposal.

FEE

Based on the scope of services described above, our fee for the above tasks is as follows:

Mapping and Right-of-Way Determination	\$ 8,100
HOP Preparation and Submission	\$ 9,500
TOTAL	\$17,600

The fees above are exclusive of reimbursable and out-of-pocket expenses including ATR rental, reproduction, overnight mail packages, plotting, graphics, personal automobile usage, tolls, permit fees and other incidental expenses, to which a 10% mark-up will be applied in accordance with our *Standard Provisions for Professional Services*.

TERMINATION

This agreement may be terminated by the authorized representative effective immediately on receipt of written notice. Payment will be due for services rendered through the date written notice is received.

BINDING STATUS

The client and McMahon Associates, Inc. bind themselves, their partners, successors, assigns, heirs, and/or legal representatives to the other party to the Agreement, and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of the proposal. If this Agreement is between McMahon Associates, Inc., and a Limited Liability Corporation, i.e., LLC, or other business, than that addressed in this Proposal, another "binding" business, or personal business must be assigned, and indicated below, to guarantee the payment for the services rendered, herein. In addition, we would require the name and Owner of the subject project property. If the provided information cannot be verified by McMahon Associates, Inc., work will not commence on your project until verification is satisfied.

TERMS AND CONDITIONS

The conditions of this agreement call for the signed execution of this contract with the understanding that **invoices for services will be submitted monthly and are payable within 30 days of issuance**. All invoices not paid within 30 days are subject to a 1.5% monthly interest charge, and all projects with overdue balances exceeding 60 days will be subject to a stoppage of work. Any changes in the specific work program described above will result in an adjustment of the conditions and fees. This agreement (and Exhibits, if any) hereto sets forth the entire understanding between the parties with respect to the subject matter hereof, supersedes any and all prior understandings, whether written or oral with respect to the subject matter hereof and may not be altered, modified, changed, amended or waived in any manner, except in a

Mr. Matthew Candland, Township Manager
June 6, 2022
Page 4

writing signed by all of the parties hereto. The fee quoted is valid for a period of 90 days from the date of this proposal. If the terms of this contract, as contained herein, and in the attached *Standard Provisions for Professional Services* are agreeable to you, please execute both copies of the agreement in the space provided and return one signed copy to our office.

If you should have any questions, or require further information, please feel free to contact me. We appreciate the opportunity to submit a proposal on this project and look forward to working with you on this important engagement.

Sincerely,



Anton Kuhner, P.E.
Senior Project Manager

AKK/smd
Attachments

Accepted for Upper Moreland Township:

By: _____
(Signature of Authorized Representative)

(Printed Name of Authorized Representative)

Title: _____

Date: _____

I:\eng\UPPERMO1\822536 - Floodgates HOP\Project_Management\Proposals\2022-06-06 Design Proposal_Floodgates.docx

MCMAHON ASSOCIATES, INC.
STANDARD PROVISIONS FOR PROFESSIONAL SERVICES
UPPER MORELAND TOWNSHIP
2018

SERVICES

McMahon Associates, Inc. reserves the right to make adjustments for individuals within these classifications as may be desirable in its opinion by reason of promotion, demotion, or change in wage rates. Such adjustments will be limited to the manner in which charges are computed and billed and will not, unless so stated in writing, affect other terms of an agreement, such as estimated total cost. The following rates will apply to actual time devoted by McMahon Associates, Inc. staff to this project computed to the nearest one-half hour.

<u>PERSONNEL</u>	<u>HOURLY RATES</u>
Senior Project Manager	\$175
Project Manager/Survey Chief	\$155
Senior Project Engineer	\$135
Project Engineer	\$120
Staff Engineer	\$100
Technician/Word Processor/Survey Tech	\$75

TERMS

1. *Invoices* – Invoices will be provided on a monthly basis and will be based upon percentage of completion or actual hours, plus expenses. Payment is due to McMahon Associates, Inc. within 30 days of the invoice date. Unpaid balances beyond 30 days are subject to interest at the rate of 1.5% per month. This is an annual percentage rate of 18%.
2. *Rates* – Principal and Associate time will be billed at a rate of \$195 per hour, when involvement is requested by the client, or project needs dictate. The above billing rates are for invoices payable by the municipality.
3. *Confidentiality* – Technical and pricing information in this proposal is the confidential and proprietary property of McMahon Associates, Inc. and is not to be disclosed or made available to third parties without the written consent of McMahon Associates, Inc.
4. *Commitments* – Fee and schedule commitments will be subject to renegotiation for delays caused by the client's failure to provide specified facilities or information, or any other unpredictable occurrences.
5. *Expenses* – Automatic Traffic Recorder equipment usage will be billed at \$25.00 per 24-hour count. Incidental expenses are reimbursable at cost. These include subconsultants, reproduction, postage, graphics, reimbursement of automobile usage at the IRS-approved rate, parking and tolls. Expenses which by company policy are not billed as reimbursable expenses to clients and therefore, will not be billed as part of this contract include the following: air travel, rental car, lodging, meals, and long distance phone charges between McMahon Associates offices. If it becomes necessary during the course of this project to travel elsewhere, those travel costs will be treated as reimbursable expenses. These expenses will be reflected in the monthly invoices.
6. *Attorney's Fees* – In connection with any litigation arising from the terms of this agreement, the prevailing party shall be entitled to all costs including reasonable attorney's fees at both the trial and appellate levels.
7. *Ownership and Use of Documents* – All original drawings and information are to remain the property of McMahon Associates Inc. The client will be provided with copies of final drawings and/or reports for information and reference purposes.
8. *Insurance* – McMahon Associates, Inc. will maintain at its own expense Workman's Compensation Insurance, Comprehensive General Liability Insurance and Professional Liability Insurance and, upon request, will furnish the client a certificate to verify same.
9. *Termination* – This agreement may be terminated by the authorized representative effective immediately on receipt of written notice. Payment will be due for services rendered through the date written notice is received.
10. *Binding Status* – The client and McMahon Associates, Inc. bind themselves, their partners, successors, assigns, heirs, and/or legal representatives to the other party to this Agreement, and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Contract.



PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	4	1	\$0.00	\$24.50
Bulk Pick Up	28	28	\$0.00	\$567.00
Trailer	2	1	\$0.00	\$95.00
Plumbing	17	19	\$74,151.00	\$1,480.50
Garage Sale	3	3	\$0.00	\$30.00
Public Works	6	10	\$77,400.00	\$321.00
Building	64	58	\$1,617,357.83	\$28,353.50
Commercial Zoning Use	9	5	\$0.00	\$375.00
Fire	60	28	\$3,629.50	\$1,809.50
Miscellaneous	2	3	\$0.00	\$300.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	3	3	\$5,000.00	\$245.00
Well	0	0	\$0.00	\$0.00
Electrical	18	12	\$80,621.50	\$2,179.00
Mechanical	15	11	\$95,508.00	\$1,399.50
Totals:	231	182	\$1,953,667.83	\$37,179.50

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	1	0	\$75.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	3	2	\$375.00
General Contractor	5	1	\$450.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$75.00
Totals:	10	3	\$975.00

Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	0	0	\$0.00

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	6	0	\$0.00
Sign Contractor	0	0	\$0.00



General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$0.00
Totals:	7	0	\$0.00

Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	0	0	\$0.00

PERMIT INSPECTIONS

Total Inspections:	137
--------------------	-----

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	1	13	\$700.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	0	\$0.00
Totals:	1	13	\$700.00

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	0	\$0.00
Public Hearing	3	\$1,200.00
Totals:	3	\$1,200.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	0
Misc	6
Exterior Maintenance	2
High Grass	21
Work Without Permit	4
Totals:	33

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	\$0.00
Totals:	0	\$0.00



Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2022-05-01 to 2022-05-31 23:59:59

Date Printed: 06/02/2022

OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	\$0.00
Totals:	0	\$0.00

Total Revenue Collected: \$40,054.50



PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	4	2	\$6,500.00	\$49.00
Bulk Pick Up	40	40	\$0.00	\$760.00
Trailer	3	3	\$0.00	\$160.00
Plumbing	22	21	\$463,985.00	\$1,885.00
Garage Sale	2	2	\$0.00	\$20.00
Public Works	4	4	\$6,800.00	\$669.00
Building	93	79	\$13,565,006.56	\$205,657.00
Commercial Zoning Use	8	1	\$0.00	\$75.00
Fire	66	39	\$438,230.00	\$11,042.00
Miscellaneous	0	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	4	0	\$0.00	\$0.00
Well	0	0	\$0.00	\$0.00
Electrical	26	20	\$1,569,985.00	\$39,690.00
Mechanical	19	16	\$1,226,985.56	\$16,632.00
Totals:	291	227	\$17,277,492.12	\$276,639.00

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	1	\$75.00
Demolition Contractor	1	0	\$75.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	3	4	\$475.00
General Contractor	5	5	\$750.00
Sign Contractor	1	0	\$75.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	2	\$225.00
Totals:	11	12	\$1,675.00

Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	0	0	\$0.00

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	1	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	8	0	\$0.00
Sign Contractor	0	0	\$0.00



General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	2	0	\$0.00
Totals:	11	0	\$0.00

Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	0	0	\$0.00

PERMIT INSPECTIONS

Total Inspections:	104
--------------------	-----

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	0	20	\$1,000.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	0	\$0.00
Totals:	0	20	\$1,000.00

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	0	\$0.00
Public Hearing	4	\$1,600.00
Totals:	4	\$1,600.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	1
Misc	3
Exterior Maintenance	5
High Grass	23
Work Without Permit	5
Totals:	37

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	\$0.00
Totals:	0	\$0.00



Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2021-05-01 to 2021-05-31 23:59:59

Date Printed: 06/02/2022

OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	\$0.00
Totals:	0	\$0.00

Total Revenue Collected: \$280,914.00

To: Public Works Committee

From: David Elsier, Director of Public Works

Date May 2022

Re: **UMPW DEPARTMENTAL REPORT**



PUBLIC WORKS DIRECTOR'S NOTES

- Oversaw all day-to-day operations of the Public Works Department
- Repaired potholes throughout the Township.
- Reported street lights that are not working.
- Contacted Penn Dot about pothole concerns on all state roads within the Township.
- Reported traffic and street lights that needed attention.
- Responded to e-mails and phone calls from residents with questions or problems.
- Completed various reports and schedules to help with operations of the Public Works Department.
- Began work on foundations for floodgates
- Recertification course for MS4 storm water inspector
- Interviewed 2 candidates for the open labor position
- Met with project manager from Federation Housing to discuss Pedestrian Sign location

- **Vehicle Maintenance** - Township mechanics maintained all Township vehicles and equipment.
- **Storm Water Maintenance** - Township staff continues to inspect and repair all storm water inlets.

SANITATION DIVISION May 2022

During the month of May 2022, our Sanitation Division picked up 574 tons of compacted trash.

Since the last report period we had 18 bulk pick-ups. For the same period in 2021 we collected 26 bulk items

We collected 157 tons of yard waste since the last report period. For the same period in 2021, we collected 206 tons of yard waste.

We collected 18 electronic items (E-cycling) since the last report period. For the same period in 2021, we collected 26 electronic items.



Public Works Department
May 2022

Summary of materials handled by Sanitation Division
(in tons)

Single Stream	185
Curbside Yard Waste	157
Total Recycling Tonnage	342
Trash Tonnage	574
Tipping Fee Cost Avoidance	\$19,255
Cost of Single Stream	\$(3331)*
Percent of Waste Recycled	37%

***Rebate received for May**

<u>Materials</u>	<u>Single Stream</u>	<u>Yard Wate</u>	<u>Trash</u>	<u>% Recycled</u>
2022	185	157	574	37%
2021	182	206	564	41%

	2022	2021
Bulk Metal Items	18	26
E-Cycling Items	11	15



PROJECT	WORK PERFORMED LAST PERIOD (May 9 th to June 13 th)	WORK TO BE PERFORMED THIS PERIOD (June 13 th to July 18 th)
GENERAL TOWNSHIP PROJECTS		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none">• No work provided this period	<ul style="list-style-type: none">• Monitor project status and perform work as necessary.
2. Misc. Consulting Services	<ul style="list-style-type: none">• Staff meeting and coordination re: 1740 County Line Road.	<ul style="list-style-type: none">• Monitor project status and perform work as necessary.
3. Fair Oaks Basin	<ul style="list-style-type: none">• Site visit to observe basin function.• Coordination with Pat Stasio on dome riser caps for cleanouts and trash rack for 4" outlet pipe.	<ul style="list-style-type: none">• Monitor project status and perform work as necessary.• Project is in 18-month maintenance period which is set to end on June 1, 2023.
4. Mason's Mill Park	<ul style="list-style-type: none">• No work performed this period.	<ul style="list-style-type: none">• Project is in 18-month maintenance period.
5. Library ADA Improvements	<ul style="list-style-type: none">• No work performed this period.	<ul style="list-style-type: none">• Monitor project status and perform work as necessary.
6. Woodlawn School Demolition	<ul style="list-style-type: none">• Construction Observation	<ul style="list-style-type: none">• Monitor project and perform work as necessary.
PRIVATE DEVELOPMENT PROJECTS		
1. Fairhill Commons	<ul style="list-style-type: none">• Construction observation	<ul style="list-style-type: none">• Monitor project status and perform work as needed
2. 2700 Turnpike Dr. (Acme Box)	<ul style="list-style-type: none">• Construction observation.	<ul style="list-style-type: none">• Monitor project status and perform work as needed.
3. Jaguar Land Rover Dealership	<ul style="list-style-type: none">• No work performed this period.	<ul style="list-style-type: none">• Monitor project status and perform work as needed.
4. 28 N. York Road	<ul style="list-style-type: none">• No work completed this period.	<ul style="list-style-type: none">• Monitor project status and perform work as needed.

PROJECT	WORK PERFORMED LAST PERIOD (May 9 th to June 13 th)	WORK TO BE PERFORMED THIS PERIOD (June 13 th to July 18 th)
5. Federation Housing (432-512 Davisville Road)	<ul style="list-style-type: none"> Construction observation 	<ul style="list-style-type: none"> Monitor project status and perform work as needed.
6. 2255 Wyandotte Road	<ul style="list-style-type: none"> No work performed this period. 	<ul style="list-style-type: none"> Monitor project and perform work as needed.
7. 10-170 Park Ave (Federal Realty - Grocery Store & Marshals LD Waiver)	<ul style="list-style-type: none"> Construction observation 	<ul style="list-style-type: none"> Monitor project and perform work as needed.
8. Aqua Parking Lot Expansion (Computer Ave)	<ul style="list-style-type: none"> Punch list prior to escrow release and 18-month maintenance period. 	<ul style="list-style-type: none"> Move project to 18-month maintenance period upon completion of punch list items and coordination with M&F.
9. Federal Realty – Retail Pad Building (10-170 Park Avenue)	<ul style="list-style-type: none"> Check set plan review. 	<ul style="list-style-type: none"> Monitor project and perform work as needed.
10. 4205 Maryland Road Appts	<ul style="list-style-type: none"> No work performed this period 	<ul style="list-style-type: none"> Coordinate project closeout and end of maintenance period.
11. Lightbridge Academy	<ul style="list-style-type: none"> No work performed this period 	<ul style="list-style-type: none"> Coordinate project closeout and end of maintenance period.
12. 2955 Terwood Road	<ul style="list-style-type: none"> Review land development submission 	<ul style="list-style-type: none"> Project going to ZHB for variance related to floodplain.
13. 3827 Betz Road	<ul style="list-style-type: none"> Review subdivision plan 	<ul style="list-style-type: none"> Project on 6/13 CDC Agenda.



McCloskey & Faber, P.C.

Landscape Architecture • Land Planning • Graphic Design

Date: **June 06, 2022** (prior report dated 5/3/2022)

Subject: **Township Landscape Architect's Monthly Status Report**

Project: **Upper Moreland Township, Montgomery County, PA**
M&F Project No. 215

From: **James R. Faber, ASLA**
Kimberli J. Flanders, ASLA

The following is a summary of our work during the previous month and pending work that we anticipate in the coming months. Developments with no activity for the previous months and/or are not on-going are included in our "Township Landscape Architect – Application Reviews and Field Work Schedule" spreadsheet (unless otherwise directed).

A. Landscape Architectural Plan and Field Reviews:

1. Willow Grove Shopping Center – Park Avenue Pad site

- a.** Receive revised land development submission.
- b.** **PENDING:** Review revised plan submission.

2. 3827 Betz Road – Minor Subdivision Plan

- a.** Visit site on May 3, 2022, to observe, annotate and photograph existing conditions.
- b.** Prepare and issue 1st Landscape Plan Review letter on May 18, 2022.
- c.** General coordination with Applicant regarding comments in most recent plan review.

3. 2425 Blair Mill Road

- a.** Visit site on May 2, 2022, to observe, annotate and photograph existing conditions.
- b.** Prepare and issue first Landscape Plan Review letter on May 3, 2022.

McCloskey & Faber, P.C.

Township Landscape Architect's Monthly Report
June 6, 2022
Page 2

4. Various developments

- a.** General coordination with Applicant's and/or their representative to schedule landscape installation reviews associated with upcoming anticipated escrow release requests and end of guarantee.

B. Fair Oaks Park – Construction Administration:

1. Site visit on May 9, 2022 to observe installed landscaping (follow up from December 2021 review).
2. Prepare revised Record of Site Punch List written memo, Photo Memo and revised landscape plan markup punch list based on site observations and issue on May 10, 2022.
3. General coordination with Park and Recreation Director regarding site observations; General coordination with Landscape Contractor regarding status of completion of punch list items.
4. **PENDING:** Follow-up from May 10, 2022 punch list.

C. Davisville and Byberry Roads:

1. Coordination with McMahon staff regarding Byeberry and Davisville Road widening landscape.

Distribution List (via Email):

Kevin Spearing, Board of Commissioners, Ward 2
Anthony Prousi, Board of Commissioners, Ward 4
Kip McFatridge, Board of Commissioners, Ward 5
Matthew Candland, Township Manager
Vicky Sykes, Executive Assistant to Township Manager
Paul Purtell, Director of Code Enforcement
David Elsier, Director of Public Works
Sean Kilkenny, Esq., Solicitor
Alex Baumler, Kilkenny Law Office
Erik Garton, P.E., Gilmore & Associates
Jim Faber, ASLA, Township Landscape Architect

kevinumtwp@hotmail.com
aprousi@uppermoreland.org
mcfatridge@gmail.com
mcandland@uppermoreland.org
vsykes@uppermoreland.org
ppurtell@uppermoreland.org
delsier@uppermoreland.org
sean@skilkennylaw.com
alex@skilkennylaw.com
egarton@gilmore-assoc.com
jfaber@mcfpc.com

Issue Date: June 6, 2022									
UPPER MORELAND TOWNSHIP - TOWNSHIP LANDSCAPE ARCHITECT APPLICATION REVIEWS AND FIELD WORK SCHEDULE									
M&F No. 215									
Project Name and Address	Landscape Plan Review/Approval Date	Site Visit and/or Tree Count	Pre-Construction Meeting	Tree Protection Fence Review	Most Recent Landscape Install. Review	Most Recent Escrow Release Review	Insp. to Begin 18-Mth Guarantee Period	End of Guarantee Period	Status
Landscape Plan Reviews In Progress or Not Approved									
1130 Easton Road - Pad site LD 15-28	LPR3 3/9/16	7/23/2015 & 8/4/2015							Development staff meeting: August 18, 2015 [Await revised plan submission (technical plan comments)]
Willow Grove Shopping Center Marshalls	LPR2 02/24/22								[Await plan resubmission]
Willow Grove Shopping Center Pad Site 102-170 Park Avenue	LPR1 12/22/21								Virtual Twp Staff / Consultant meetings 12/13/21 and 12/15/21 Development staff meeting: 12/21/21 [Await plan resubmission]
2425 Blair Mill Road	LPR1 5/3/22	5/2/22							[Await plan resubmission]
3827 Betz Road Minor Subdivision	LPR1 5/18/22	5/3/22							[Await plan resubmission]
Landscape Plan Approved - Awaiting Construction									
240 Fitzwatertown Road (Malvern Inst) (Amended Phase II of Willow Crest Manor) LD 16-23	LPR2 6/16/17	5/17/16							Development Staff meeting: 5/23/16; Waiver review memo: 7/7/16; Email review of technical plan comments: 7/5/17 [Await formal response to technical plan comments - reviewed informally]
Project Under Construction - Landscape Installation NOT Approved									
2300 Easton Road - Verizon store	LPR3 10/24/2016	9/1/16	12/21/16	n/a	6/12/19				[Await final request for escrow release associated with landscape installation.]
900 S. York Road - Jaguar Land Rover Waiver of land development	LPR4 8/26/19		9/25/19		Ph 1 12/4/20 2/19/20 Ph 2 4/8/21 Ph 1&2: 6/16/21		8/18/21		[Await final request for escrow release associated with landscape installation.]
28 N. York Road - Land Development Martin Harrison	LPR2 01/27/20	11/7/18	9/11/20	KJF	ACTIVE				[Monitor tree protection; Await installation of required landscaping]
3195 Pennypack Road - Grading Permit Plan	LPR1 01/27/20	Tree count by Arborist	9/1/20	9/17/20	ACTIVE				[Provide tree replacement input, when requested]
2700 Turnpike Drive - Acme Corrugated Box	LPR4 3/19/20	12/12/18	10/27/20	11/25/20	ACTIVE				[Await installation of required landscaping - commenced in April 2022]

Project Name and Address	Landscape Plan Review/Approval Date	Site Visit and/or Tree Count	Pre-Construction Meeting	Tree Protection Fence Review	Most Recent Landscape Install. Review	Most Recent Escrow Release Review	Insp. to Begin 18-Mth Guarantee Period	End of Guarantee Period		Status
								Date Due	Insp. Letter	
Willow Grove Shopping Center - Tenant Fitout	LPR2 4/23/21	10/2/20	3/30/21							Review of OPC: 3/22/21 [Await review of planting design in easements by each governing jurisdiction] [Await review of installed landscaping]
Federal Realty			KJF		ACTIVE					
2265 Wyandotte Road	LPR3 5/6/2021	1/30/20	6/29/21	8/17/21	10/21/21	4/5/22				LS pre-install meeting 8/25/21 [Follow up 4/5/22 site visit]
432-514 Davisville Road Federation Housing	LPR4 4/27/21	10/9/20	8/17/21							Pre-submission meeting: 8/10/20 Development staff meeting: 10/15/20 Fee-in-lieu / Tree deficiency memo: 11/19/20 [Await installation of landscaping anticipated Fall 2022]
2250 Computer Avenue	LPR2 5/25/21	Online photos	9/22/21	9/22/21						Development staff meeting: 3/23/21 [LS Installation is anticipated for late winter/early spring 2022]
Aqua PA			KJF		ACTIVE					
551 N. York Road and 230 Fairhill St. Fairhill Commons	CU Review 11/25/19 LPR5 04/21/21	3/5/2019 Site visit 9/5/19 Tree count	11/5/21							Phone conference (Conditional Use): 3/26/19 Development staff meeting: 8/26/19 Development pre-approval meeting: 1/30/20 Virtual Development coordination meeting: 5/13/20 [Await installation of landscaping anticipated Spring 2023]
1150 Easton Road - parking expansion Urban Air	Memo 8/19/21	5/12/21	11/4/21		ACTIVE					[Await landscape installation]
Project Under Guarantee - Landscape Installation Approved - in Guarantee Period										
End of Guarantee Inspection Performed - Landscape Issues Remain										
2321 Blair Mill Road (Lightbridge Academy) LD 16-10	LPR3 10/11/16	3/30/16	2/21/19 no M&F rep		7/2/20 plan markup			1/1/22 G&A ltr 8/12/20	11/8/21 punch list	Development staff meeting: 4/22/16 Waiver review memo: 7/7/16 [Await response to review of landscaping associated with end of guarantee - anticipated Spring of 2022]
2901 Blair Mill Road (Blair Mill TH), Willow Crossing Formerly Sabia Townhouses (Builder: Ed Mose)	10/3/12 Amended plan review	5/1/06	7/15/11		10/30/15 email		12/28/15	6/16/17 5/30/17 email		[Revisit site upon completion of punch list items.]
2440 Maryland Road (Fairfield Inn) Alesh Patel	LPR4 10/17/14 LD14-2	1/16/14	2/17/15	3/19/15	5/27/16	12/4/15		12/1/17 G&A ltr 6/23/16	10/11/17	[Revisit site upon completion of punch list items.]



UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY

PROJECT STATUS
June 9, 2022

WARMINSTER ROAD BRIDGE RECONSTRUCTION

- Project Bids opened 12/16/21 – Project awarded to Allan A. Myers.
- Utility work to be completed in 2022. Bridge work not anticipated to start till 2023.
- Full reconstruction of bridge along Warminster Road by PennDOT.
- Full road closure is required. Approximate 6 - 8 month closure.
- Pedestrian flashing warning device at Mill Road.

MORELAND AVENUE BRIDGE RECONSTRUCTION

- Full reconstruction of bridge along Moreland Avenue at Hatboro Borough border by County.
- Full road closure is required. Approximate 6 - 8 month closure.
- **Project Scheduled for 4th Quarter 2022 bid, with construction in Spring 2023 per County.**

ROUTE 611 BRIDGE OVER TURNPIKE RAMP

- 2021 DCED MTF grant awarded for Design of Interchange Improvements.
- 2021 PennDOT MTF grant awarded for construction of ramp widening.
- Survey and design to commence.
- Coordination with PA Turnpike for Open Road Tolling project, which will remove toll booths from Interchange. PA Turnpike project scheduled for construction in second half of 2024.

BYBERRY ROAD AND DAVISVILLE ROAD

- **Final traffic signal work and landscaping to be completed.**
- Davisville Road to be paved by PennDOT in July 2022.
 - Township project to pave up to binder. PennDOT project will complete final paving and pavement markings.
- Awarded Green Light Go Grant for traffic signal improvements at the intersection. Grant Award - \$252,520. Township match - \$63,130. Green Light Go funding restored July 1, 2021.
- Awarded Montgomery County Transportation Program (CTP) funding for \$31,565 to be applied to Green Light Go match requirement. County allowing CTP funding to be utilized for project. – Extension provided to June 2022.
- Awarded PennDOT MTF for right-turn lane on Davisville Road in the amount of \$390,000.

BLAIR MILL ROAD

- Project for widening along Blair Mill Road at Easton Road to lengthen existing right turn lane to new traffic signal at Gibraltar Road and adding sidewalk along the southern side to connect to existing sidewalk.

**UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY
PROJECT STATUS
June 9, 2022**

- DCED MTF award of \$575,000 for improvements on west side of intersection.
- PennDOT comments received on HOP Submission. McMahon will address comments. Property owner coordination to begin.

BLAIR MILL ROAD (HORSHAM PROJECT)

- Project for widening along Blair Mill Road at Commerce Avenue\Witmer Rd and at Easton Road. Project be led by Horsham Township. Michael Baker is the designer.
- Designer addressing final PennDOT comments for bidding. Anticipated bid opening in Summer 2022.

MARYLAND ROAD BRIDGE

- Bridge culvert deficiencies identified by PennDOT inspections.
- August 2020 memo from Gilmore Associates identified possible remediation options
- McMahon completed survey and environmental studies. H&H analysis to be completed to determine bridge repairs.

WELSH ROAD ADAPTIVE TRAFFIC SIGNAL SYSTEM

- Joint municipal project between Upper Dublin Township, Horsham Township, Abington Township, Upper Moreland Township to upgrade 17 intersections to adaptive operation. Upper Moreland Township maintains Blair Mill Road and Computer Road intersections.
- Project Schedule – Traffic Signal equipment installed. Traffic Signal System being setup May/June 2022. System settings to be optimized in the next couple months to develop timing programs.

2020 ARLE SUBMISSION – YORK AND DAVISVILLE\EASTON SIGNAL UPGRADES

- Submitted 2018 GLG award for York Road Signal upgrades (Signal coordination from Davisville to Easton, rail crossing coordination, addition of pedestrian crossing on western leg of intersection with Davisville Road).
- Grant Request - \$288,750. Township match \$40,000.
- Grant Awarded to Township. Design started.

MONTCO CTP GRANT – MARYLAND AND COMMERCE INTERSECTION IMPROVEMENTS

- Grant Award - \$354,685. Township match \$204,685.
- Topo Survey Completed, design underway.
- Coordination with Jefferson Health property started.
- Anticipated design completion in 2022 with construction in Fall 2022.

WARMINSTER ROAD SIDEWALK

- Installation of sidewalk along Warminster Road from Greenbelt to Mill.
- Preliminary design complete for property owner coordination. Letters sent to property owners.
- Commencing with PennDOT HOP submission and Easement Documentation for property owners

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY
PROJECT STATUS
June 9, 2022

- Montco 2040 grant awarded for \$200,000.

POWER LINE TRAIL

- Installation of Trail along PECO power line from Blair Mill Road to Maryland Road.
- Coordination Meeting held with PECO to review trail alignment 4/6/22. Final trail alignment approved by PECO. New agreement provided by PECO for trail and parking lot.

2020 GREEN LIGHT GO SUBMISSION

- York Road Signal upgrades (Terwood Road to Newington Road) - Addition of video\radar detection, pedestrian countdown timers, and controller upgrades.
- Grant Award - \$147,760. Township match \$36,940.
- Design underway. PennDOT comments received 6/3/2022. Preparing plans for signature and bid documents.

BONNET LANE PARK – PHASE 1 ROADWAY CONNECTIONS AND ACCESES

- Improvements to provide new road connection from Mill Road to Bonnet Lane, with turning lane on Mill Road. Closure of Bonnet Lane between St. Dunstans and Burnbridge, and installation of parking lot per Bonnet Lane park master plan
- Local Share Account – Statewide grant submission made 3/15/2022

2022 GRANT SCHEDULE

- DCED Multimodal Transportation Fund – **Applications period open through July 31, 2022**
- MontCo CTP Grant – **Applications period open through July 30, 2022**
- PennDOT Multimodal Transportation Fund – Fall 2022
- Green Light Go – Fall 2022

EAC Report to CDC June 2022

At our June 1, 2022 meeting we discussed progress on the Outdoor Environmental Education Center in the green spaces around the library. Ed Landau is drawing up plans for the general layout, which we hope to have completed by the end of this month.

Several EAC members met with Pat Stasio at the dog park, on May 24th, to talk about ideas for areas to reforest. One of the easiest areas to do first is probably between the parking lot and houses. This area is free from invasives and would be less complicated to plant and maintain. At some point, it would be nice to plant an area along the streambank toward the northwest end of the dog park. However, this would be a more involved process and may even require a grant. Pat said he would also think about other areas within our parks that might be good candidates for reforesting.

The plastic bag ban survey is still online at the library so we are still collecting data.

Several EAC members attended the Woodlawn Park meeting. We would hope that no matter what is decided, some natural habitat would be included.

We are looking over the final route for the Cross County Trail in hopes that it will not damage sensitive habitat. We will also be looking for the best areas for educational signage. Such areas might include streambanks and the importance of riparian vegetation, ideal habitat for native insects, perhaps the types of trees along a pathway, information about invasive species, etc.