

**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS  
MEETING OF FEBRUARY 27, 2020 7:00 PM**

BOYLE-NESTER \_\_\_\_ DROSSNER \_\_\_\_ MANUELE \_\_\_\_ McCUSKER \_\_\_\_ TOLL \_\_\_\_

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ANNOUNCEMENTS**

2020 U.S. Census Reporting  
*Tricia Reedy Jones, MPA, Partnership Specialist  
U.S. Census Bureau - Philadelphia Regional Census Center*

**PUBLIC HEARINGS**

Public Hearing for Conditional Use #01-20; Anusa Nail Studio, LLC/428 Germantown Pike  
*Personal Service Shop in the VC-1 District*

**APPROVAL OF MINUTES**

January 23, 2020

**BOARD PUBLIC DISCUSSION ITEMS**

**CONSIDER ACTION ITEMS**

**Ordinances**

**Resolutions**

Consider Fee Schedule Amendment  
*Electrical Inspection Fees*  
Consider DVRPC TCDI Grant Resolution  
*Washington Street Feasibility Study*

**Motions**

Consider Conditional Use #01-20; Anusa Nail Studio, LLC/428 Germantown Pike  
*Personal Service Shop in the VC-1 District*  
Consider Township Facility Energy Audit  
*Practical Energy Solutions - \$11,540.00*  
Consider Allocation of Funds  
*Annual Clothing Drive – Donation to Colonial Neighborhood Council*  
Consider Board/Commission Appointments  
Consider Ordinance Advertisements  
*3-way Stop Sign at West Valley Green and Hunter Road  
3-way Stop Sign at West Valley Green and Creek Lane  
Brake Retarder Restriction on Joshua and Flourtown Roads*  
Consider Emergency Management Coordinator Appointment  
*Nick Weaver, Fire Marshal*  
Consider Fire Police Appointments  
*Spring Mill Fire Company*  
Consider Hold Harmless Agreements  
*735 Bethlehem Pike/Mastroni; Sign in the ultimate right-of-way  
398 Stenton Avenue/Sunnybrook Country Club; Fence in ultimate right-of-way*  
Consider Certificates of Appropriateness  
*3 Catherine Lane – Construction of a patio and sitting wall  
4 Catherine Lane – Installation of a Fence  
6 Catherine Lane – Installation of a Fence*

*8 Catherine Lane – Installation of a Fence*  
*10 Catherine Lane – Installation of a Fence*  
Consider Escrow Release No. 3; \$75,461.69  
*Whitemarsh Knolls, LLC/Germantown Pike*  
Consider January 2020 Expenditures and Payroll and Pension Plan Paid Costs  
*\$1,086,971.31 and \$721,047.04 and \$4,879.48*

## **PUBLIC COMMENT PERIOD**

## **BOARD MEMBER COMMENTS**

## **ANNOUNCE EXECUTIVE SESSION**

## **ADJOURNMENT**

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### **PUBLIC PARTICIPATION INFORMATION**

1. Public meetings of the Board shall follow a prescribed agenda, which will be available to the general public two days preceding the meeting.
2. If members of the public wish the Board to address a specific item at a public meeting, a written request to the Township Manager shall be submitted by noon on Friday of the week before the meeting. The written request shall specify the item or items the individual desires to be addressed.
3. The Board may consider other matters for the agenda as they see fit.
4. The Board will entertain Public Comment at either the beginning of the meeting or prior to specific action items during the meeting, at the discretion of the Chair. Individuals must advise the Chair of their desire to offer such comment.
5. A Public Comment period will be provided at the conclusion of a meeting for input on any subject.
6. The Board Chair shall preside over Public Comments and may within their discretion:
  - a. Recognize individuals wishing to offer comment.
  - b. Require identification of such persons.
  - c. Allocate total available Public Comment time among all individuals wishing to comment.
  - d. Allocate up to a five (5) minute maximum for each individual to offer Public Comment at a meeting, Township Staff shall time comments and shall announce, “one minute remaining” and “time expired” to the Chair.
  - e. Rule out of order scandalous, impertinent and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting including the questioning of, or polling of, or debating with, individual members of the Board.

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**WHITEMARSH TOWNSHIP**

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**TO:** BOARD OF SUPERVISORS  
**FROM:** **Charles L. Guttenplan, AICP, Director of Planning and Zoning**   
**SUBJECT:** CONDITIONAL USE APPLICATION CU #01-20; PERSONAL SERVICE SHOP  
ANUSA NAIL STUDIO, LLC; 428 GERMANTOWN PIKE  
**DATE:** FEBRUARY 21, 2020  
**CC:** Richard L. Mellor, Jr., Township Manager  
Sean P. Kilkenny, Esq., Township Solicitor

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There is a Public Hearing on your agenda for a Conditional Use application, CU #01-20, application of Anusa Nail Salon, LLC for a personal service shop, located at 428 Germantown Pike in 'The Shops of Lafayette Hill' in the easternmost space (formerly 'Born To Run'). This site is within the VC-1, Village Commercial District, Sub-district 1; a personal service shop is a conditional use allowed pursuant to Section 116-290.C.(2) of the Zoning Ordinance. The space being leased is approximately 864 square feet and will have manicure and pedicure stations. In addition to the Conditional Use application, a floor plan and other supporting documentation submitted, and my Zoning Compliance review for this application, are also attached. Should the Board want to take action on the Conditional Use application after the public hearing is concluded, a motion to do so is also listed on your agenda.

The Planning Commission reviewed this application at their meeting on February 11, 2020. After hearing a brief description of the shop and receiving responses to a few questions concerning hours of operation, number of clients and peak hours of use, the Planning Commission recommended approval of the conditional use application.

If there are any questions, I would be happy to answer them either prior to the meeting or on Thursday evening.

Attachments

**Charles L. Guttenplan, AICP**  
**Director of Planning and Zoning/Zoning Officer**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 484-594-2625 Fax: 610-825-6252  
Email: cguttenplan@whitemarshwp.org



**WHITEMARSH TOWNSHIP  
CONDITIONAL USE APPLICATION**

Applicant Information			
Name:	Anusa Nail Studio, LLC		
Address:	[REDACTED]		
City:	[REDACTED]	State:	[REDACTED]
Phone:	[REDACTED]	Email:	[REDACTED]
Interest of Applicant, if not owner (agent, lessee, etc.):	Lessee		
Owner Information			
Name:	PROIA PATRICIA A & KORMAN LEONARD I & JP MORGAN CHASE BANK & GOLDENBERG MARVIN		
Address:	Korman Commercial Properties, Two Neshaminy Interplex, Suite 305		
City:	Treose	State:	PA
		Zip:	19053
Phone:	215-244-0880 Michael Landis, Esq.	Email:	mlandis@mlandislaw.com
Attorney for Applicant Information			
Name:	David G Ennis, Esquire		
Address:	2209 Mount Carmel Avenue		
City:	Glenside	State:	PA
		Zip:	19038
Phone:	215-887-2700	Email:	davidennis@verizon.net
1. Brief Description of Real Estate Affected:			
Parcel #(s):	65-00-04654-00-6	Block No.:	
Address:	428 Germantown Pike		
Lot Size:	1 ACRE	Deed Recorded at Norristown in Deed Book No.:	Page No.:
Present Zoning Classification:	VC-1	Present Use:	retail
Present Improvements on Land:	strip shopping center		
2. Specific Section(s) of the Zoning Code upon which this Application is based:			
116-290 C 2 Personal service shops, such as a nail salon, may be permitted as conditional uses in VC-1 subdistricts, provided they meet the requirements of 116-37, 116-291 and 116-292.			

**RECEIVED**  
FEB 03 2026



# WHITEMARSH TOWNSHIP CONDITIONAL USE APPLICATION

<b>3. Describe the Proposed Use of Property</b>	
Nail salon	
<b>4. Briefly State Why the Applicant Believes the Board of Supervisors Should Grant the Application:</b>	
NOTE: The applicant or its representative(s) shall be required to provide testimony at the Planning Commission meeting(s) at which this application is discussed and at the required Board of Supervisors Public Hearing(s) for this application, addressing the Board of Supervisors considerations as specified in Section 116-37.F. of the Whitemarsh Township Zoning Ordinance.	
The proposed use meets all the requirements of the zoning code. The space is located in the end unit of an established strip shopping center that is in compliance with the requirements of 116-37 F of the zoning ordinance.	
<b>5. Answer the Following Questions and Provide a Date of Previous Application (if known):</b>	
Has a previous Conditional Use Application been filed for this Property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____
Has a previous Zoning Hearing Board Application been filed for this Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No _____
Has a previous Subdivision or Land Development Application been filed for this Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No _____

In addition to this application, documentation must be submitted in compliance with Section 116-37.A. of the Zoning Ordinance, reproduced here for convenience.

- 116-37. A. Conditional use procedures. The procedure for granting of conditional uses in any zoning district shall be as follows:
- A. The applicant shall file an application for a conditional use permit with the Board of Supervisors. The application shall contain the following material:
    - (1) Appropriate design plans and/or specifications, in conformance with the requirements for a preliminary subdivision or land development plan.
    - (2) Photographs depicting the site.
    - (3) Appropriate engineering responses to any identified or suspected site development problem.
    - (4) Other related information required to support the application.

My signature authorizes permission to post this property and permission to Township officials and staff to enter thereon for inspection purposes. My signature further authorizes a waiver of the 60-day requirement to hold the first hearing (from date of application) as stipulated in the PA Municipalities Planning Code, recognizing that the Township will make every effort to abide by said requirement but if circumstances do not permit, to hold the first hearing as soon as reasonable feasible.

I certify that the information provided on this application and supporting documentation and plans are true and correct to the best of my knowledge, information and belief.

<b>DEPARTMENT USE ONLY</b>	
C.U. Application #:	_____
Date Received:	_____
Fee Paid: \$ _____	Date Paid: ____/____/____

APPLICANT SIGNATURE:  \_\_\_\_\_

PRINT NAME: XINE HUYNH

LAW OFFICE OF  
MICHAEL H. LANDIS, LLC

MICHAEL H. LANDIS  
ADMITTED IN PA AND NJ

SUITE 204  
TWO NESHAMINY INTERPLEX  
TREVOSE, PENNSYLVANIA 19053  
(215) 244-0880

(215) 244-0425 FAX

mlandis@mlandislaw.com  
www.mlandislaw.com

January 29, 2020

**BY E-MAIL AND OVERNIGHT DELIVERY:**

Whitemarsh Township  
616 Germantown Pike  
Lafayette Hill, PA 19444

Attention: Charles L. Guttenplan  
Director of Planning & Zoning

Re: **Anusa Nail Studio**  
**The Shops of Lafayette Hill**  
**428 Germantown Pike**  
**Lafayette Hill, Pennsylvania 19444**

Dear Mr. Guttenplan:

I represent the owner of The Shops of Lafayette Hill Shopping Center on Germantown Pike in Lafayette Hill, Pennsylvania.

I understand that Anusa Nail Studio LLC ("Anusa") is applying for conditional use approval to operate a retail nail salon at this location. Please accept this letter as the owner's consent and authorization for Anusa to apply for conditional use approval for this use.

Please let me know if you need any further information from my client. Thank you.

Very truly yours,



Michael H. Landis

MHL:pk

cc: David Ennis, Esquire  
Xine Huynh

**KORMAN**

**COMMERCIAL  
PROPERTIES**

February 12, 2020

Whitemarsh Township  
616 Germantown Pike  
Lafayette Hill, PA 19444

Attention: Charles L. Guttenplan

To Whom it May Concern:

This letter is to confirm that Anusa Nail Studio, LLC and Shops of Lafayette Hill Ownership Trusts have a fully executed lease for 428 Germantown Pike, Lafayette Hill, PA 19444 within The Shops of Lafayette Hill. Their permitted use is a retail nail salon open to the public.

Sincerely,

Korman Commercial Properties, Agent for Shops of Lafayette Hill Ownership Trusts



Harry Feldman  
Manager, Shopping Centers

Korman Commercial Properties, Inc.

Suite 305 • Two Neshaminy Interplex • Trevose, PA 19053 • Voice: 215.244.5100 • Fax: 215.245.6243  
[www.KormanCommercial.com](http://www.KormanCommercial.com)

# RENOVATION TO EXISTING TENANT SPACE 428 GERMANTOWN PIKE LAFAYETTE HILL, PA

## GENERAL NOTES

- 1 ALL WORK TO BE DONE IN ACCORDANCE W APPLICABLE CODE, ORDINANCES AND ACCEPTED INDUSTRY STANDARDS
- 2 THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS & ESTABLISHING THE COMPATIBILITY OF ALL NEW WORK WITH THE EXISTING SITE CONDITIONS
- 3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, ETC. REQUIRED BY REGULATING BODIES HAVING JURISDICTION
- 4 THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO MINIMIZE DISRUPTION TO ADJACENT PROPERTIES. SCHEDULE & SEQUENCING OF WORK TO BE REVIEWED W THE OWNER PRIOR TO BEGINNING WORK
- 5 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION PROVISION & CONTINUOUS MAINTENANCE OF ALL WORK FROM DAMAGE, AND SHALL PROTECT THE OWNER'S PROPERTY FROM DAMAGE OR LOSS BY DUST, DIRT, WATER, WEATHER, THEFT, & FIRE, OR ANY OTHER PHYSICAL DAMAGE IN CONNECTION W THE CONTRACT
- 6 ALL MATERIALS & ITEMS REMOVED BY THE CONTRACTOR BECOME HIS PROPERTY, UNLESS NOTED OTHERWISE (U.N.O.), & ARE TO BE REMOVED FROM THE SITE IN CLOSED CONTAINERS ON A DAILY BASIS OR IN A MANNER ACCEPTABLE TO THE OWNER
- 7 CONTRACTOR TO THOROUGHLY CLEAN ALL AREAS & SPACES USED TO ACCESS WORK AREAS WITHIN CONTRACT LIMITS & BROOM CLEAN TWICE DAILY AT A MINIMUM. THE CONTRACTOR IS TO PROVIDE FIRE RETARDANT DUST MATS AT ALL EXITS & ENTRANCES TO SPACES UNDER CONSTRUCTION. DUST MATS SHALL BE REPLACED AT A MINIMUM OF AT LEAST 2 TIMES A DAY FOR EACH WORKING DAY
- 8 CONTRACTOR TO COORDINATE EXACT LOCATION OF ALL FIXTURES, FINISHES, & EQUIPMENT W APPROPRIATE TRADES
- 9 CONTRACTOR TO PROVIDE WRITTEN NOTICE OF ANY CHANGES THAT INVOLVE ADDITIONAL MONEY & OR TIME TO THE OWNER WITHIN THREE (3) DAYS OF DISCOVERY
- 10 CONTRACTOR SHALL PROVIDE TEMPORARY UTILITIES: ELECTRICITY, LIGHTING, HEATING, VENTILATION, TELEPHONE SERVICE, WATER, & SANITARY FACILITIES

## ZONING INFO

### ZONING CONFORMANCE SCHEDULE

Address: 428 GERMANTOWN PIKE, LAFAYETTE HILL, PA  
 Existing Use: 1-STORY BUILDING BUSINESS - SHOE STORE  
 Proposed Use: 1-STORY BUILDING BUSINESS - NAIL SALON

PLEASE NOTE: NO CHANGE IN BUILDING WIDTH, LENGTH OR HEIGHT

## BUILDING CODE DATA

- 2018 INTERNATIONAL BUILDING CODE
- PA UNIFORM CONSTRUCTION CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE

## PROJECT DESCRIPTION:

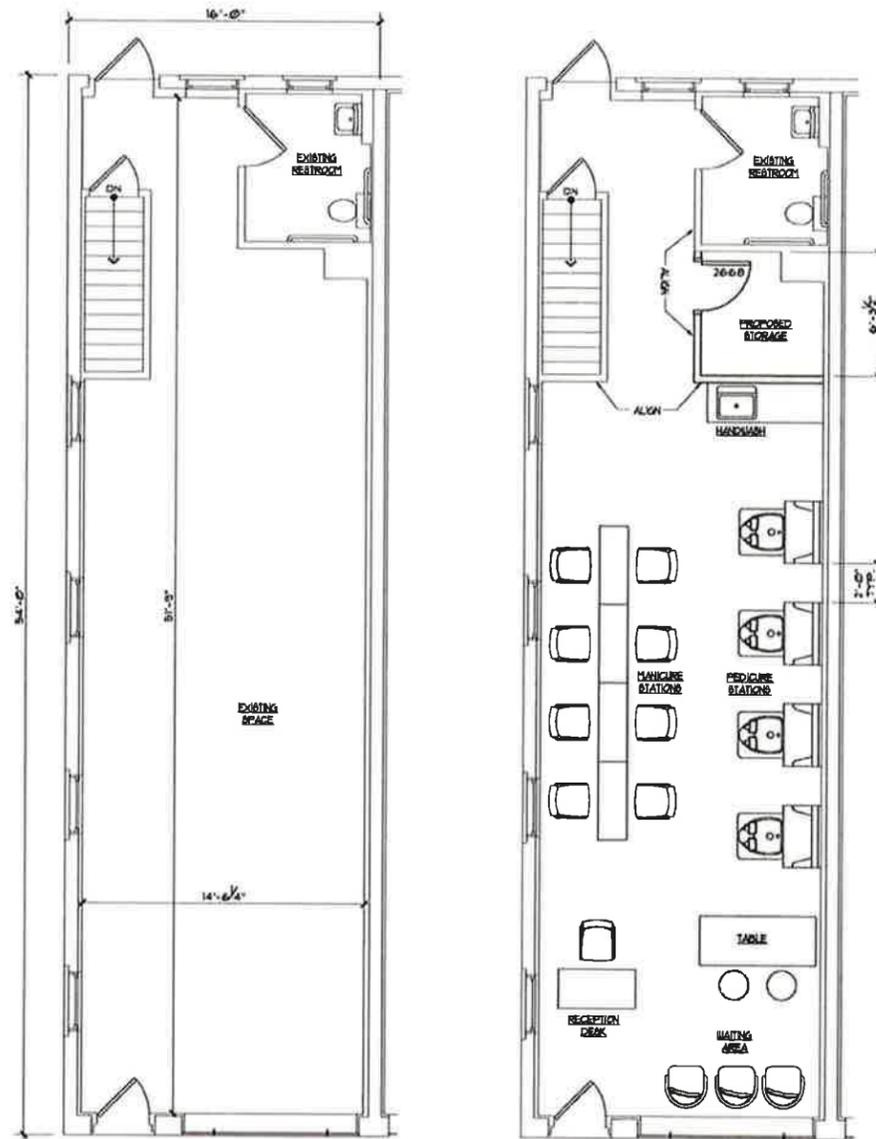
INTERIOR ALTERATIONS TO EXISTING 1-STORY BUILDING.

## OWNER:

KORMAN COMMERCIAL PROPERTIES  
 TWO NESHAMINY INTERPLEX SUITE 305  
 TREVOSE, PA 19053

## TENANT:

ANUSA NAIL STUDIO, LLC.  
 336 VAN KIRK STREET  
 PHILADELPHIA, PA 19120



1 EXISTING FLOOR PLAN  
 A.1 1/4" = 1'-0"

2 PROPOSED FLOOR PLAN  
 A.1 1/4" = 1'-0"

### WALL KEY:

- NEW WALL
- EXISTING WALL TO REMAIN



LOCATION MAP  
 N.T.S.

428 GERMANTOWN PIKE  
 LAFAYETTE HILL, PA



STREET ELEVATION PHOTO  
 N.T.S.



STREET ELEVATION PHOTO  
 N.T.S.



**CDGI**

CASALINA DESIGN GROUP, INC.  
 MBE CERTIFIED PT0832  
 2209 Mt Carmel Ave  
 Glenside, PA 19038  
 215.498.4149  
 www.casallnadesign.com

JASON CHRISTIANSEN, AIA  
 PA LIC#RA405055

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RENOVATION AND  
 USE CHANGE  
 428 GERMANTOWN PIKE  
 LAFAYETTE HILL, PA

### REVISIONS

NO	DATE	DESCRIPTION

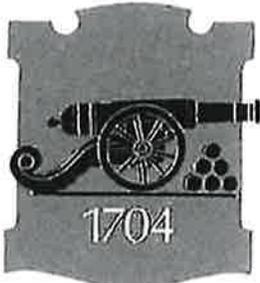
DRAWN BY: CDGI  
 CHECKED BY: JC  
 ISSUE DATE: 2-04-2020

ISSUED FOR:  
 USE PERMIT

SHEET NAME:  
 EXISTING &  
 PROPOSED FLOOR  
 PLANS & INFO

SHEET NUMBER:  
**A.1**

PROJECT NO: CDG202010.01



*Whitemarsh* TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821  
TEL: 610-825-3535 FAX: 610-825-9416  
www.whitemarshwp.org

**BOARD of SUPERVISORS**

Laura Boyle Nester – Chair  
Fran McCuster – Vice Chair  
Michael Drossner  
Vincent Manuele  
Jacy Toll

Richard L. Mellor, Jr.  
Township Manager

February 4, 2020

Anusa Nail Studio, LLC  
c/o Xine Huynh

**Re: Conditional Use #01-20 Proposed Nail Studio/Personal Service Shop  
428 Germantown Pike; Lafayette Hill, PA  
Zoning Ordinance Compliance Review**

Dear Ms. Huynh:

Please accept this as a review of the Zoning Ordinance compliance issues for the above referenced Conditional Use Application, proposing a "Personal Service Shop" (Nail Salon) under Section 116-290.C.(2) of the Whitemarsh Township Zoning Ordinance. This review is based upon your Conditional Use Application and accompanying documentation submitted on February 3, 2020, for 428 Germantown Pike at 'The Shops of Lafayette Hill' shopping center. We understand that you have signed a lease for this location and we are in receipt of authorization from the owners to submit this application. The property at 428 Germantown Pike is in the VC-1 Village Commercial District, sub-district 1.

The following are the zoning issues identified that are associated with this proposal:

1. §116-37.F.(1)-(8) Testimony must be provided to allow the Board of Supervisors to make determinations as required in these sections, for all conditional use requests.
2. §116-184.G. All parking shall conform to the requirements of the Whitemarsh Township Fire Prevention Code as enacted and amended. The applicant must obtain approval from the Whitemarsh Township Fire Marshal. The parking lot shared by all users in this multi-use building (one of two in the shopping center) is existing and has been used for prior uses at the subject address.
3. §116-290.C.(2) This section permits various personal service shops as conditional uses in the VC-1 Village Commercial District, sub-district 1. This application proposes a use under this section and conditional use approval is being sought based upon it.
4. §116-292. All conditional uses in the Village Commercial District must demonstrate compliance with all of the provisions of this section.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Charles L. Guttenplan, AICP  
Director of Planning and Zoning/Zoning Officer

- cc: Richard L. Mellor, Jr., Township Manager  
Robert A. Sztubinski, B.C.O., Director of Building and Codes  
Nick Weaver, Fire Marshal  
Sean P. Kilkenny, Esq., Township Solicitor  
Michael H. Landis, Esq., Owner's Representative  
David Ennis, Esq., Applicant's Attorney

**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS  
PUBLIC MEETING MINUTES**

**JANUARY 23, 2020**

The Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was held on Thursday, January 23, 2020 at 7:00 PM, in the Whitemarsh Township Building, 616 Germantown Pike, Lafayette Hill, PA.

Supervisors Present: Laura Boyle Nester, Chair; Fran McCusker, Vice-Chair; Michael Drossner; Vincent Manuele and Jacy Toll.

Also Present: Richard L. Mellor, Jr., Township Manager; Sean Kilkenny, Township Solicitor; James Hers, P.E. Township Engineer and Charles L. Guttenplan, AICP

**PLEDGE OF ALLEGIANCE**

**ANNOUNCEMENTS**

Supervisor McCusker announced:

The Board would like to thank the first responders who assisted the victims of the fire at Sherry Lake Apartments earlier this week. The Colonial Neighborhood Council is collecting food and toiletry donations for the victims and can be reached at 610-828-6595, or through their Facebook page. We would like to remind all residents that anyone in need of a smoke detector can get one, free-of-charge, by calling the Whitemarsh Fire Marshal's Office at 484-594-2614, or stopping by the Township Building.

Thank you to all of our residents and volunteers who attended the William Jeans Library's Day of Service this past Monday. Your efforts resulted in hundreds of items being assembled for local charities; including, Meals on Wheels, Montgomery County SPCA, and Laurel house, among others.

Are you worried you won't make it to Comicon this year? No worries! Stay local AND get your Star Wars fix by attending William Jeans Library's Star Wars Day on Saturday, February 1st from 11am to 4pm. There will be crafts, raffles, snacks and of course, a costume contest. Additional details are available at [jeaneslibrary.org](http://jeaneslibrary.org)

**INTRODUCTION OF THE NEW FIRE MARSHAL – NICK WEAVER**

Mr. Mellor introduced the new Fire Marshal, Nick Weaver. He talked about Mr. Weaver's extensive background in the fire service. He explained he is a 5 year career firefighter, fire inspector who does plan reviews and fire investigation for Bensalem Township. He is a part time EMT and teaches Fire Fighting, Rescue and inspection at Bucks County Community College. Additionally, he works part time with Fire Planning Associates as a pre-planner and consultant. He has a Bachelor of Arts Degree in Fire Science and Public Safety from Holy Family College and a Master's of Science Degree in Public Safety Administration from St. Joseph's University. Mr. Mellor explained that Nick's first day was the day of the Sherry Lake Apartment.

Nick spoke about the fire and the damage the fire cost. He acknowledged the local fire companies that attended the fire, he thanked the Public Works Department. He said it is hoped that 4 of the units will be inhabitable by the end of the week. Mr. Mellor spoke about all of the different emergency services from Whitmarsh and the surrounding communities. Chair Nester thanked him and spoke about donating things to the residents. Supervisor McCusker stated he talked to residents of the fire who were grateful for the courtesy and professionalism of the first responders.

### **RECONITION OF ST. PHILIP NERI BASEBALL**

Supervisor McCusker introduced the St. Philip Neri Baseball Team, who were the 2019 District 21 CYO Archdiocesan Baseball Champions. Tom Rocks, Head Coach spoke about the team and introduced the players, who received certificates from the Board of Supervisors. The players and coaches are:

Players: Luke Gartland, Tyler Gartland, Marco Indelicato, Nicco Delucca, Dylan Robinson, Patrick Fertig, Tyler Fahringer, Tommy Flaherty, Chase Hannon, Carter Blake, Sam Downey, Brendan Deleo, Tyler TO Olszewski, Conner Crist, Lincoln Sharpe, Tucker Herncane, Joe Foy, Gavin Rocks

Coaches: Tom Rocks, Kevin Flaherty, Jeff Gubicza

### **PUBLIC HEARINGS**

#### **1. Hearing for Liquor License Transfer - 10 East Ridge Pike/Giant Food Stores, LLC**

On a motion by Supervisor Drossner, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors opened the public hearing for Liquor License Transfer at 10 East Ridge Pike/Giant Food Stores, LLC.

A court reporter was present, and the notes of testimony are available for review at the Township Building.

The following individuals presented information/testimony/comments/questions at the Public Hearing:

Sean P Kilkenny, Solicitor  
Ellen M. Freeman, Esquire for the applicant

On a motion by Supervisor McCusker, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors closed the public hearing.

### **RESOLUTIONS**

#### **1. Liquor License Transfer - 10 East Ridge Pike/Giant Food Stores, LLC.**

On a motion by Supervisor Manuele, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors adopted **Resolution #2020-05** granting Liquor License Transfer for 10 East Ridge Pike/Giant Food Stores, LLC.

## APPROVAL OF MINUTES

### 1. January 23, 2020

On a motion by Supervisor Manuele, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors approved the January 23, 2020 meeting minutes.

## BOARD PUBLIC DISCUSSION ITEMS

### 1. SLD #03-19; Sunnybrook Golf Club/398 Stenton Avenue – Preliminary/Final Plan

Mr. Guttenplan explained an item discussion is SLD #03-19, a Minor Subdivision and Lot Line Adjustment Plan for Sunnybrook Golf Club at 398 Stenton Avenue. This is a four-lot minor subdivision submitted for preliminary/final plan approval. Supervisor Chair Sterling and Supervisor Boyle-Nester and staff met with representatives of the Club to discuss the Board's concerns and find out more about the Club's vision for the future. He showed a color-coded map was a result of that meeting; it shows that of the Club's 226 acres, 169 are 'protected' either as preferentially assessed land under 'Clean and Green', PA Act 515 (the golf course at 135 acres in green) and lands under Conservation Easements managed by the Natural Lands Trust (34 acres in blue); the red areas comprise 57 acres of unprotected land, all zoned AA - Residential. The Club is now ready to proceed with this subdivision; representatives of Sunnybrook will present the attached PowerPoint to illustrate the Club's philosophy and its intent for the future use of their grounds. He stated on the currently proposed subdivision, Lot 2 is intended to be annexed to the adjacent single-family home lot at 352 Stenton Avenue to resolve a previous encroachment from that lot onto Sunnybrook's property. Lots 3 and 4 are two proposed rear (or flag) lots for possible single-family residential use in the future (no development proposed at the present time). Lots 1, 2 and 3 are portions of the unprotected AA - Residential land. Lot 1 is the remaining acreage, which includes the entire golf course, lands protected by Natural Lands Trust, and the remaining AA - Residential area. He stated the Planning Commission reviewed this plan. After discussion (much of which concerned the future disposition of Lots 3 and 4, based on the Zoning Hearing Board's Condition #5 in their decision), the Commission passed a motion by a 3-2 vote to recommend granting preliminary/final plan approval and recommending approval of the requested waivers (acknowledging that #5 is no longer required and #12 pertaining to the park/recreation land dedication or fee in lieu, is one that the Commission does not generally take a position on).

Scott Bidami, First Vice President to the Board at Sunnybrook Country Club gave comments. He introduced a number of colleagues from Sunnybrook Country Club. He showed slides of the club in its present state. He stated he wanted to insure that the club is not being sold, not developing the club, and will not be putting any townhomes on the property. He gave the history of the club, Chartered in 1914 and the move of the club in the 1950's to Whitemarsh Township. He showed the clubhouse and the improvements made over the course of the years. He explained Sunnybrook continues to invest millions of dollars into the club – to invest in the membership, all done without selling any land. He said it is the goal to continue to be partner here in Whitemarsh for the next 60 years. He showed the 35 acres they put into a conservation easement, with Montgomery County Lands Trust.

Supervisor Drossner asked why there are so many pieces of property. Mr. Bidami always thought it was one plat, but when Sunnybrook bought the property, the other properties were not included and were

purchased to enlarge Sunnybrook. Mr. Hicks, Sunnybrook, explained the country club is all about protecting their borders. Supervisor Manuele asked if any current members of the club have expressed interest in purchasing the properties being subdivided. Mr. Bidami stated they have no confirmed members of the club requesting that. There was a discussion of the subdivision, financial status and membership.

Bob Sague (Kottle Drive) objected without a real plan.

## RESOLUTIONS (CONTINUED)

### 2. SLD #03-19; Sunnybrook Golf Club/398 Stenton Avenue – Preliminary/Final Plan

On a motion by Supervisor McCusker, seconded by Supervisor Toll (Vote 5-0) the Board of Supervisors adopted **Resolution #2020-06** granting Preliminary/Final Plan approval for SLD #03-19; Sunnybrook Golf Club/398 Stenton Avenue for a 4-lot subdivision for the creation of two building lots for two single family homes.

## ORDINANCES

None

## MOTIONS

### 1. Notice of Intent to Award Public Bid - Stenton Avenue/Joshua Road and Flourtown/Joshua Roads Intersection Improvements – Highway Materials, Inc.

Mr. Hersh explained s requested, we have reviewed the bids submitted to the Township and publicly opened on January 10, 2020 for the above referenced project with the following results:

Bidder's Name	Base Bid (Stenton Ave & Joshua Rd)	Alternate A (Flourtown Rd & Joshua Rd)	Alternate B (Traffic Signal Cameras)	Total Bid
Highway Materials Inc.	\$1,589,915.50	\$2,317,322.50	\$323,830.00	\$4,231,068.00
James D. Morrissey Inc.	\$2,021,130.62	\$2,805,630.62	\$351,130.62	\$5,177,891.86
Road-Con, Inc.	\$2,372,614.40	\$3,388,645.40	\$345,954.00	\$5,177,891.86

Mr. Hersh stated that based on the bid evaluation that is summarized above, Highway Materials Inc. is the lowest responsive bidder for the Total Bid for this project. It is therefore recommended that the Board of Supervisors authorize the Township Engineer's office to issue a Notice of Intent to Award to Highway Materials Inc. for the Total Bid cost of \$4,231,068.00. Final awarding of the contract is contingent upon a successful outcome to the required Responsible Contractor Determination that will be performed by our office. He explained This project will be partially funded by a County Transportation Program (CTP) grant in the amount of \$199,504.00 and a PennDOT Green-Light-Go Grant in the amount of \$593,312.00 which will help offset the cost of construction. Mr. Mellor explained this is a long-term capital project.

On a motion by Supervisor Toll, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors approved the Intent to Award the public bid for the Stenton Avenue/Joshua Road intersection improvement along with the two alternates for Flourtown/Joshua Roads intersection improvements and cameras to Highway Materials, Inc. for \$4,227,473.50. Motion by Supervisor Drossner, Second by Supervisor Manuele (Vote 5-0) the Board of Supervisors **rejected** the motion.

On a motion by Supervisor Toll, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors approved the Intent to Award the public bid for the Stenton Avenue/Joshua Road intersection improvement along with the two alternates for Flourtown/Joshua Roads intersection improvements and cameras to Highway Materials, Inc. for \$4,231,068.00.

Eli Glick (Whitefield Drive) asked if the improvements came because of the court order. He said the court order was between Whitemarsh Township and Mr. DePaul. He said and now the township is paying Mr. DePaul's company to do this work. Chair Nester stated they are the lowest bidder. There was a discussion regarding the amount in the budget is left for these improvements.

On a motion by Supervisor Toll, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors approved the Intent to Award the public bid for the Stenton Avenue/Joshua Road intersection improvement along with the two alternates for Flourtown/Joshua Roads intersection improvements and cameras to Highway Materials, Inc. for \$4,231,068.00.

## **2. 2020 Road Paving Program - Bid Authorization**

Mr. Hersh explained he preparation of the contract documents for the 2020 Road Program is nearing completion and it is anticipated that authorization to bid the project will be considered by the Board of Supervisors at the January 23, 2020 public meeting so that the bid process can begin with a bid opening scheduled for March 2019. Project completion should occur sometime in July or August. The estimated bid construction cost for the project is \$305,000.00 which is funded by the Township's Liquid Fuels Allocation and contributions from PECO to cover resurfacing associated with their utility relocation work on Wagner Road. The following roadways have been scheduled for resurfacing:

### **Name of Road**

Foxwood Circle  
 Militia Way  
 Harry Street  
 Whitemarsh Valley Road  
 Williams Road  
 Dileo Drive  
 Dogwood Lane  
 Tamara Court  
 Wagner Road  
 Cedar Drive  
 Cedar Place  
 Hain Drive

On a motion by Supervisor McCusker, seconded by Supervisor Manuele (Vote 5-0) the Board of Supervisors authorized the public bid for the 2020 road paving program.

### **3. Certificate of Appropriateness - 14 Catherine Lane**

Mr. Guttenplan explained the Certificate of Appropriateness is for a paver patio and sitting wall at 14 Catherine Lane in the Maple Hill Development. This will be constructed in the rear of the home and will not be seen from the street. It is proposed to be constructed of E P Henry pavers in various shades of gray. HARB reviewed this proposal and noted that it was similar to other patios reviewed recently in this development. They passed a unanimous motion recommending approval of a Certificate of Appropriateness for the patio and sitting wall as proposed (confirming that the drawing presented accurately reflects that there is no pergola proposed).

On a motion by Supervisor Manuele, seconded by Supervisor Toll (Vote 5-0) the Board of Supervisors approved the Certificate of Appropriateness for the construction of a patio and sitting wall at 14 Catherine Lane.

### **4. Board/Commission Appointments**

On a motion by Supervisor Drossner, seconded by Supervisor Toll (Vote 5-0) the Board of Supervisors appointed the following individuals to Boards/Commissions:

Elizabeth Shaw-Fink – Planning Commission term ending December 31, 2022

Patrice Turenne – Shade Tree Commission term ending December 31, 2020

### **5. December 2019 Expenditures and Payroll and Pension Plan Paid Costs**

On a motion by Supervisor McCusker, seconded by Supervisor Toll (Vote 5-0) the Board of Supervisors approved expenditures totaling \$950,716.75; and payroll totaling \$658,707.63 and pension paid costs totaling \$4,384.57 for December 2019.

### **AMEND AGENDA**

On a motion by Supervisor McCusker, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors amended the agenda.

### **6. Escrow Release – Whitemarsh Knolls**

Supervisor McCusker spoke about the issues being raised at the resident meeting and the steps being taken to help the residents. He explained some of the issues.

On a motion by Supervisor Drossner, seconded by Supervisor Toll (Vote 5-0) the Board of Supervisors authorized escrow release #2 for Whitemarsh Knolls, LLC/Germantown Pike in the amount of \$46,631.98

### **7. Order and Settlement Stipulation**

Mr. Kilkenny explained how the settlement came about.

On a motion by Supervisor Manuele, seconded by Supervisor Toll (Vote 5-0) the Board of Supervisors authorized the Order and Settlement Stipulation between 14 East Germantown, LLC v. MONTCO Board of Assessment Appeals resulting in the decrease in the assessment between 2015-2019 requiring a repayment of \$786.00 in Township real estate taxes. Supervisor Manuele, seconded by Supervisor Toll (Vote 5-0) amended the motion to read the repayment as being \$789.00

#### **8. Township Solicitor Intervention**

Mr. Kilkenny stated the Township does not normally get involved in assessment appeals – however, the CSD asked that the Township become involved since it is a very large appeal.

On a motion by Supervisor Toll, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors approved the cost sharing agreement with the Colonial School District and have the Township Solicitor intervene in the Court of Common Pleas case, Green Valley Country Club v. Board of Assessment Appeals.

#### **9. Township Solicitor Appearance in Appeal**

On a motion by Supervisor Toll, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors authorized the Township Solicitor to enter the appearance to defend the Board of Supervisors decision before the Commonwealth Court in the Abolition Hall Appeal.

#### **PUBLIC COMMENT**

#### **BOARD MEMBER COMMENTS**

#### **EXECUTIVE SESSION**

Chair Nester announced the Board of Supervisors held an Executive Session prior to the meeting to discuss litigation and real estate

#### **ADJOURNMENT**

On a Motion by Supervisor Drossner, seconded by Supervisor McCusker the meeting for January 23, 2020 was adjourned at 8:50 PM.

Respectfully Submitted,

Richard L. Mellor, Jr.  
Township Manager

January 23, 2020

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**WHITEMARSH TOWNSHIP**

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**To:** Board of Supervisors  
**From:** RICHARD L. MELLOR, JR., TOWNSHIP MANAGER  
**Subject:** **Electrical Permit Fees**  
**Date:** February 21, 2020  
**cc:** **Bob Sztubinski, Director of Building and Codes**

---

Please be advised the Board of Supervisors at their meeting in December 2019 approved United Inspection Agency, Inc. as the Township's designated third party for all electrical inspections and permit reviews. In doing so, they also reviewed our permit fees based on those of surrounding municipalities. They recommended an adjustment of the electrical permit fee schedule.

Since we also approved the 2020 fee schedule at the same meeting we did not make the change as we waited to make sure the Board approved the agreement with United Inspection Agency, Inc.

We are now proposing that the fee schedule be adjusted to take into account the recommended electrical inspection fee schedule. The changes are below in red.

**Electrical Permit**

First \$2,000.00 of cost	\$150.00
Each additional <del>\$2,000.00</del> <b>\$1,000.00</b> of cost or fraction thereof	<del>\$10.00</del> <b>\$30.00</b>
Act 13	\$4.50

**Commercial**

First \$2,000 of cost	\$200.00
Each additional <del>\$2,000</del> <b>\$1,000.00</b> of cost	\$30.00
Act 13	\$4.50

Attached is a resolution reflecting the proposed electrical permit fee changes.

Attachment

**Richard L. Mellor, Jr.**  
**Township Manager**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 610-825-3535 ext. 2601  
Email: [rmellor@whitemarshtwp.org](mailto:rmellor@whitemarshtwp.org)

**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS  
RESOLUTION NO. 2020-**

**A RESOLUTION TO AMEND A SCHEDULE OF FEES**

**WHEREAS**, Chapter A121 of the Whitemarsh Township Code entitled "Fees," provides that:

**"The fees for the Township of Whitemarsh are enacted annually by resolution. The Annual Fee Schedule is on file in the Township offices."**

**WHEREAS**, the Board of Supervisors of Whitemarsh Township is empowered to establish a schedule of fees by resolution from time to time and is amended as follows:

**CHANGE:**

**Electrical Permit**

Each additional ~~\$2,000.00~~ **\$1,000.00** of cost or fraction thereof ~~\$10.00~~ **\$30.00**

**Commercial**

Each additional ~~\$2,000~~ **\$1,000.00** of cost ~~\$30.00~~ **\$30.00**

**NOW THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Whitemarsh Township hereby adopts the amendment to the 2020 Fee Schedule and made apart hereof, which shall be maintained on file at the Township's offices. Any existing fee not set forth or otherwise described above shall remain in full force and effect and unchanged.

**RESOLVED**, this 27<sup>th</sup> day of February, 2020

**ATTEST**

**WHITEMARSH TOWNSHIP  
BOARD OF SUPERVISORS**

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**RICHARD L. MELLOR, JR  
SECRETARY**

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**LAURA BOYLE NESTER  
CHAIR**

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**WHITEMARSH TOWNSHIP**

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**TO:** BOARD OF SUPERVISORS

**FROM:** **Charles L. Guttenplan, AICP, Director of Planning and Zoning** 

**SUBJECT:** RESOLUTION FOR TCDI GRANT APPLICATION  
MULTI-MODAL CONNECTIONS STUDY OF WASHINGTON STREET AND THE  
RIVERFRONT OF SPRING MILL STATION

**DATE:** FEBRUARY 21, 2020

**CC:** Richard L. Mellor, Jr., Township Manager  
Sean P. Kilkenny, Esq., Township Solicitor

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There is a resolution on your agenda which is required for a grant application the Township has applied for, through the 'Transportation and Community Development Initiative' (TCDI) program administered by the Delaware Valley Regional Planning Commission. The grant would fund a study entitled, 'A Multi-modal Connections Study of Washington Street and the Riverfront of Spring Mill Station'. The study is largely an outgrowth of the '2016 Riverfront Plan' that was done jointly with Conshohocken Borough; that study was also funded through a TCDI grant. The current grant application is for \$100,000, with a total study cost of \$125,000.

The study would be aimed at recommending improvements necessary to resolve a number of circulation issues, including dead-end Lee Street and dead-end Washington Street. [In part, this study will encompass the Washington Street (extension) Feasibility Study in the current Capital Improvements Budget.] The study will also address: outdated pedestrian crossings for the Schuylkill River Trail; confusing access to the SEPTA Spring Mill train station; conflicts between vehicular, bicycle, and pedestrian traffic in general; better access to the river; and the overburdened parking in the area. It will also look at specific potential land uses for underutilized parcels of land which could help promote new economic development; the land use recommendations will be based on the generalized land use recommendations in the (Draft) Comprehensive Plan Selective Update.

The proposed study area includes the Spring Mill Train Station and adjacent parcels, the County's Spring Mill Park and adjacent parcels, the Schuylkill River Trail, the length of currently dead-end Washington Street from Cherry Street (in Conshohocken) to its potential connection to Lee Street, and the residential and non-residential properties along portions of North Lane, Hector Street, Lee Street, Elm Street, Cherry Street, and Washington Street. (Please see attached map.)

If there are any questions, I would be happy to answer them either prior to the meeting or on Thursday evening.

Attachments

**Charles L. Guttenplan, AICP**  
**Director of Planning and Zoning/Zoning Officer**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 484-594-2625 Fax: 610-825-6252  
Email: cguttenplan@whitemarshwp.org

**RESOLUTION AUTHORIZING AN APPLICATION TO THE TRANSPORTATION  
AND COMMUNITY DEVELOPMENT INITIATIVE**

RESOLUTION NO. \_\_\_\_\_  
WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY

**WHEREAS**, the Township of Whitemarsh supports the request for planning grant dollars from the Delaware Valley Regional Planning Commission; and

**WHEREAS**, the Township of Whitemarsh understands the grant amount requested must provide a 20% local match of the total project cost while at least 5% must cover administration of the grant through in-kind services; and

**WHEREAS**, the Township of Whitemarsh fully understands the application requirements including mandatory meetings and attachments; and

**WHEREAS**, the Township of Whitemarsh fully understands the federal contracting process and rules as outlined in Uniform Guidance 2 C.F.R.200 if awarded the planning grant dollars; and

**WHEREAS**, the Township of Whitemarsh, fully understands that noncompliance with federal procurement rules and DVRPC contracting parameters will result in the loss of TCDI funds; therefore

**WHEREAS**, that the Township of Whitemarsh **HEREBY AUTHORIZES** the Township of Whitemarsh to submit an application to DVRPC for a TCDI planning grant; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Township of Whitemarsh agrees to, if selected for the TCDI grant, to: engage in contracting procedures including the competitive Request for Proposals and budget allocation; sign grant agreement documents; agree to submit reimbursement invoices and progress reports along with necessary supporting documentation; take all necessary action to complete the project associated with the grant agreement within the 24 month timeframe, and submit the final deliverable to DVRPC; and

Provide proof of adoption or acceptance of the final deliverable by the governing body through a resolution that must be submitted no later than December 31, 2022 to DVRPC.

Adopted this day \_\_\_ of \_\_\_\_\_, 2020

By a vote of: \_\_\_ in favor \_\_\_ against \_\_\_ abstain

BY: \_\_\_\_\_ Secretary/Clerk of

\_\_\_\_\_ )

# Study Area Location Map



CONSHOHOCKEN

EWINGTORST

WASHINGTONST

LEE ST

NORTH LN

WHITEMARSH

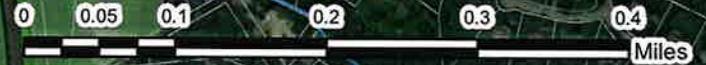
CEDAR GROVE RD

JOSHUA RD

LOWER MERION

Schuylkill River

CENTER ST



## Legend

- Study Area
- Municipal Boundary
- Spring Mill County Park
- Parcels
- Schuylkill River Trail
- Bodies of Water

WHITEMARSH TOWNSHIP

## STUDY AREA LOCATION MAP

WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

65 EAST BUTLER AVENUE NEW BRITAIN, PA 18901-5106 - (215) 345-4330 - www.gilmore-assoc.com

JOB NO: 20-01015

DATE: FEBRUARY 2020

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**WHITEMARSH TOWNSHIP**

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**To:** Richard L. Mellor, Jr., Township Manager

**From:** SEAN HALBOM, ASST. TOWNSHIP MANAGER

**Subject:** **Energy Audit Proposal from Practical Energy Solutions**

**Date:** February 20, 2020

**cc:**

---

We have requested a quote from Practical Energy Solutions (PES) to conduct an energy assessment for all Township Buildings, including: Admin/Police, Koontz Park, Public Works (excluding the Authority), Cedar Grove Barn, the Art Center, and William Jeanes Library. PES will conduct a Utility Analysis based on our energy bills, an audit of our building's lighting/HVAC/mechanical systems, and ultimately, provide us with a report detailing ways to decrease our energy use.

The Energy Audit will serve as a key benchmark for our Sustainable PA certification goals. Once the audit is complete, we will have the information necessary to set goals for future energy reduction. We will also be able to assess our energy savings for the Police/Admin Building from these past seven years since our last PES energy audit.

The total cost of the service is quoted at \$11,540, plus the cost of travel calculated at \$.50/mile. To accept their proposal, we must include an initial deposit of twenty-percent, or \$2,300. As a professional service, this project is not subject to public bidding requirements.

Thank you for your time,

**Sean Halbom, MPA**  
**Assistant Township Manager**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 610-825-3535 ext. 2604  
Email: shalbom@whitemarshwp.org



practical  
energy  
solutions

February 17, 2020

Sean Halbom, MPA  
Assistant Township Manager  
Whitemarsh Township  
616 Germantown Pike  
Lafayette Hill, PA 19444

*Re: Energy Assessments Whitemarsh Township*

Dear Sean:

Thank you for reaching out to Practical Energy Solutions, and for giving me a tour of your facilities.

As you know, Practical Energy Solutions is an independent consulting firm based in West Chester, PA. During our 14 years of operation, we have focused our expertise on energy efficiency consulting in the commercial building sector. We pride ourselves on our ability to perform high-quality assessments and produce actionable, easy to understand results. We have no ties to firms or service providers; our goal is to serve our clients' best interests first and foremost.

For the past eight years, we have served as the City of Philadelphia's Chief Energy Advisor, helping the City's Office of Sustainability achieve its goal to reduce energy consumption in the entire portfolio of City-wide facilities by 30%. We have also served more than 100 local municipalities throughout the Philadelphia region with energy auditing, energy modeling, and HVAC design/bid/project management services.

We are pleased to enclose our proposal to provide energy assessments of your Admin/Police and Library facilities, as well as energy reviews for your smaller, less energy-intensive facilities (Koontz Park/Parks & Recreation Department, Public Works, Cedar Grove Park, and Miles Park). We will deliver a list of recommendations, associated energy/utility savings, and relevant financial incentives, as well as economic and environmental payback analyses. If you prefer, we can phase this project to reduce the initial cost outlay.

If you have any questions or wish to discuss, please reach out at any time. Thank you for this opportunity!

Regards,

Dianne Herrin, CEM, LEED AP  
Vice President  
Cell: 610.864.4731

Enclosure

cc: Paul Spiegel, P.E., LEED AP, President, Practical Energy Solutions

PROPOSAL  
for  
Energy Auditing Services

Whitemarsh Township



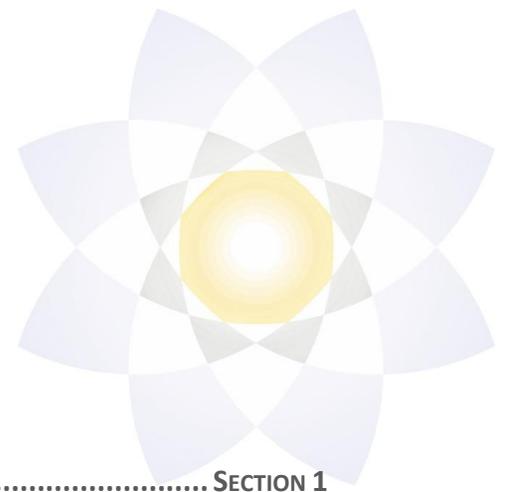
February 17, 2020

*Prepared by:*



101 E. Evans Street, Suite 2  
West Chester, PA 19380  
[www.practicalenergy.net](http://www.practicalenergy.net)

# Table of Contents



**SCOPE OF SERVICES ..... SECTION 1**

**PARTIAL CLIENT LIST ..... SECTION 2**

**FEES FOR SERVICES/ACCEPTANCE ..... SECTION 3**

# Section 1. Scope of Services



**Practical Energy Solutions** offers ASHRAE\* Levels 1-3 energy audits, green building certifications (LEED, Green Globes), building energy simulations (energy modeling), operational energy studies for commercial and institutional buildings, strategic energy/sustainability planning and implementation services, government and utility-scale incentive program development and management, measurement and verification of energy projects, and energy education/conservation programs for businesses, municipalities and schools. PES also provides full HVAC specification/bidding/design and engineering management services with a strong emphasis on energy efficiency and on-site renewable energy generation.

## Project Description & Services

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Whitemarsh Township has expressed interest in improving the energy efficiency of its municipal portfolio of buildings and parks – including the Admin/Police, Library, Koontz Park/Parks & Recreation Department, Public Works, Cedar Grove Park, and Miles Park. Practical Energy Solutions proposes to guide the Township in its efforts to achieve this goal by establishing a clear direction and plan of action for the Township to reduce its energy use without sacrificing comfort or performance. Our team will perform energy assessments of these facilities/parks, so we can provide clear recommendations based on our findings and analyses.

Specifically, we will perform the following tasks:

### Utility Analysis

PES will perform an analysis of utility data to calculate all energy end-uses and costs, and identify the most intensive energy uses. Where feasible (i.e., facility size is sufficient), we will benchmark whole-building energy performance.

### Energy Audit & Recommendations

The PES team will perform in-depth energy assessments of the Administration/Police and Free Library facilities and higher-level energy reviews of the remaining facilities. Our goal will be to assess equipment conditions and system efficiencies; operations of HVAC, domestic hot water and lighting systems; building envelope integrity, and site conditions for possible future renewable energy installations. We will then analyze our findings in conjunction with the utility/benchmarking analysis to generate recommendations for reducing energy consumption. We will rank the recommendations based on the Township's priorities; i.e., level of financial investment, financial payback, and environmental impacts. We will evaluate financial incentives, PECO rebate programs, grants, and other approaches for reducing the Township's financial commitment. Additionally, our team will perform a high-level assessment of on-site renewable energy generation potential and costs.

### Debriefing

We will review the reports and answer questions during an on-site debriefing meeting.

### Other Related Services

PES can provide follow-on consulting services to assist with presentations to elected officials, support project specification/bidding as well as project implementation and verification of results at our hourly rates shown in the Fees/Acceptance Section of this proposal.

*\*American Society of Heating, Refrigeration, and Air Conditioning Engineers*

# Section 2. PES Partial Client List



## Municipal Clients

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**City of Philadelphia** Philadelphia, PA

**County of Delaware** Media, PA

**Chester County** West Chester, PA

**West Chester Borough** West Chester, PA

**Media Borough Hall** Media, PA

**Perkasie Borough** Perkasie, PA

**Upper Gwynedd Township** North Wales, PA

**Tredyffrin Township** Tredyffrin, PA

**Plymouth Township** Plymouth, PA

**Towamencin Township** Lansdale, PA

**Philadelphia Gas Works** Philadelphia PA

**Delaware Valley Regional Planning Commission**  
Philadelphia, PA

**Whitemarsh Township** Lafayette Hill, PA

**Newtown Township** Newtown Square, PA

**Thomas Comitta Land Planning** West Chester, PA

## Institutional Clients

---

**West Chester Area School District** West Chester, PA

**Downingtown Area School District** Downingtown, PA

**Chester County Intermediate Unit**  
Downingtown, PA

**Westtown School** Westtown, PA

**The Hill School** Pottstown, PA

**Overbrook School for the Blind** Philadelphia, PA

**Arthur Ashe Tennis and Youth Education Center**  
Philadelphia, PA

**Norristown Area School District** Norristown, PA

**Philadelphia School District** Philadelphia, PA

**Green Building United** Philadelphia, PA

**Sustainable Energy Utility** Dover, DE

**The Reinvestment Fund** Philadelphia, PA

**Delaware Sustainable Energy Utility** Dover, DE

**William Penn School District** Lansdowne, PA

**Lower Merion School District** Ardmore, PA

**Garnet Valley School District** Glen Mills, PA

**Devereaux Foundation & School** Villanova, PA

**People's Light & Theater Company** Malvern, PA

**Upper Merion Area School District**  
King of Prussia, PA

**Pottsgrove School District** Pottstown, PA

**Westminster Presbyterian Church** West Chester, PA

**Masonic Village at Elizabethtown** Elizabethtown, PA

## Commercial/Industrial Clients

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**Vertex, Inc.** Berwyn, PA

**Ballard Spahr** Philadelphia, PA

**Accu-Weld** Bensalem, PA

**Bentley Systems** Exton, PA

**Sikorsky Helicopter** Coatesville, PA

**Chester County Economic Dev. Council** Exton, PA

**Delaware Valley Concrete** Hatboro, PA

**Aztec Solar** Wayne, PA

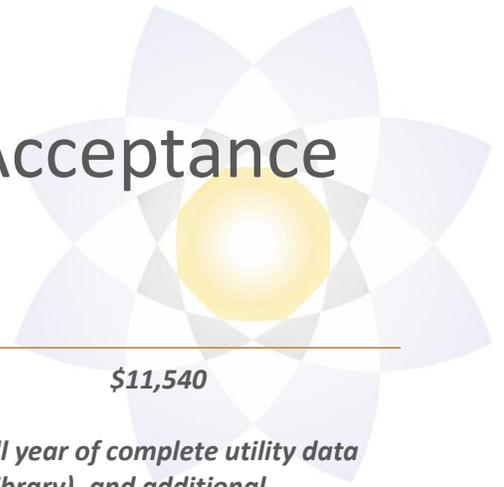
**QVC** West Chester, PA

**CTDI** West Chester, PA

**Lister Architects** West Chester, PA

**GGA Construction** Middletown, DE

# Section 3. Fees for Services/Acceptance



## Project Fees

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**Energy Auditing/Review Services as described\***

**\$11,540**

**\*Note: This price presumes the Township will provide PES with at least one full year of complete utility data for all facilities, MEP drawings for the two primary buildings (Admin/Police, Library), and additional supporting documents as agreed; i.e., Library property condition assessment, any mechanical inventories that may have been prepared, etc. Inability to provide utility data and MEP drawings may increase project fees.**

## PES Unit Rates for Additional Consulting Services

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*Additional consulting services will only be added upon request/agreement of client.*

Company Principal Engineer (P.E., LEED AP)	\$ 165.00/hour
Senior Engineer (P.E.)	\$ 145.00/hour
Project Manager (CEM, LEED AP)	\$ 125.00/hour
Energy Modeling (P.E., Certified BESA)	\$ 105.00/hour
Staff Engineer (LEED AP)	\$ 105.00/hour
Data/Administrative Manager	\$ 95.00/hour
Expenses	
Printing and other direct expenses	cost + 10%
Mileage	\$ 0.50/mile

## Acceptance

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To accept this proposal, sign below and return a copy to our office along with a deposit of 20% of the quoted fee for desired services (\$2,300). Mileage and other direct expenses will be billed additionally, per above rates. Remaining balance will be billed upon delivery of reports and completion of debriefing meeting.

ACCEPTED BY: \_\_\_\_\_  
For Whitemarsh Township

DATE: \_\_\_\_\_

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**WHITEMARSH TOWNSHIP**

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**To:** Rick Mellor, Township Manager  
**From:** Emily Labowitz, Program Coordinator, Parks and Recreation  
Tom Blomstrom, Director, Parks and Recreation  
**Subject:** Donation Check Request  
**Date:** 02/3/2020

---

The Parks and Recreation Department respectfully requests for the Whitemarsh Township Board of Supervisors to release the donation check from A & E Clothing Corporation in the amount of \$251.14 from the Donations and Miscellaneous #935700-457010 account. This check will be given to the Colonial Neighborhood Council located at 107 E 4th Ave, Conshohocken, PA 19428. The check was for the cost of goods A & E collected from the Whitemarsh Township Parks & Recreation 2020 Annual Clothing Drive.  
Warm regards.

Emily Labowitz  
Program Coordinator  
2391 Harts Lane  
Lafayette Hill, PA 19444  
Phone: 610-828-7276 x 2404  
Email: [elabowitz@whitemarshtwp.org](mailto:elabowitz@whitemarshtwp.org)



## **MEMORANDUM**

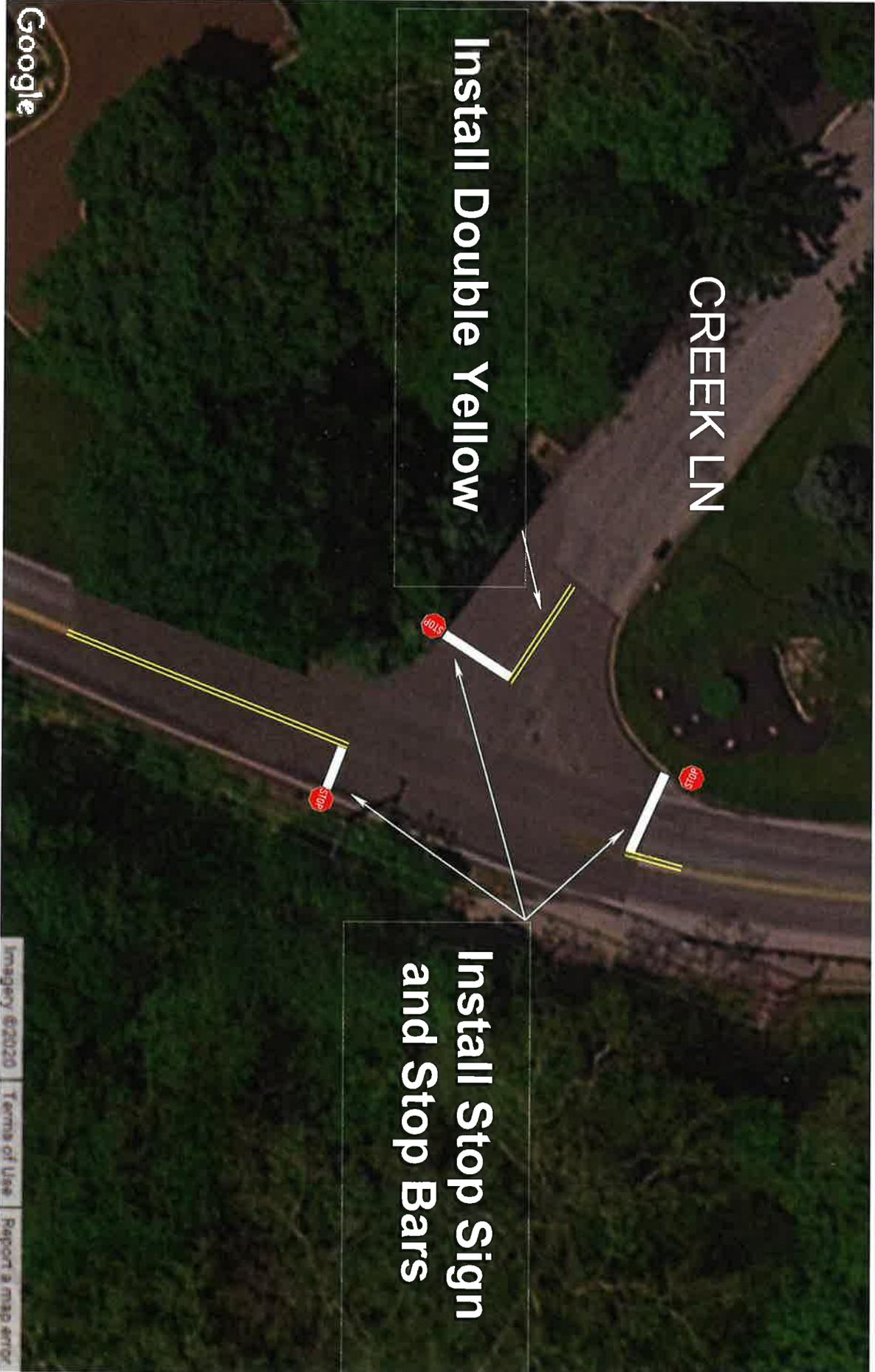
Whitemarsh Township Police Department  
616 Germantown Pike  
Lafayette Hill, PA 19444

**TO: Chief Ward**  
**FROM: Sgt Michael O'Doherty**  
**REFERENCE: Temporary Signage for Valley Green Road**  
**DATE: February 21, 2020**

---

Chief,

Per our conversation attached please find diagrams for placement of temporary signage and pavement markings for the intersections of W. Valley Green Road / Creek Lane and W. Valley Green Road / Hunt Lane. If this is approved the Traffic Safety Unit will mark the locations with paint prior to installation by Public Works. If you have any further questions please contact me.



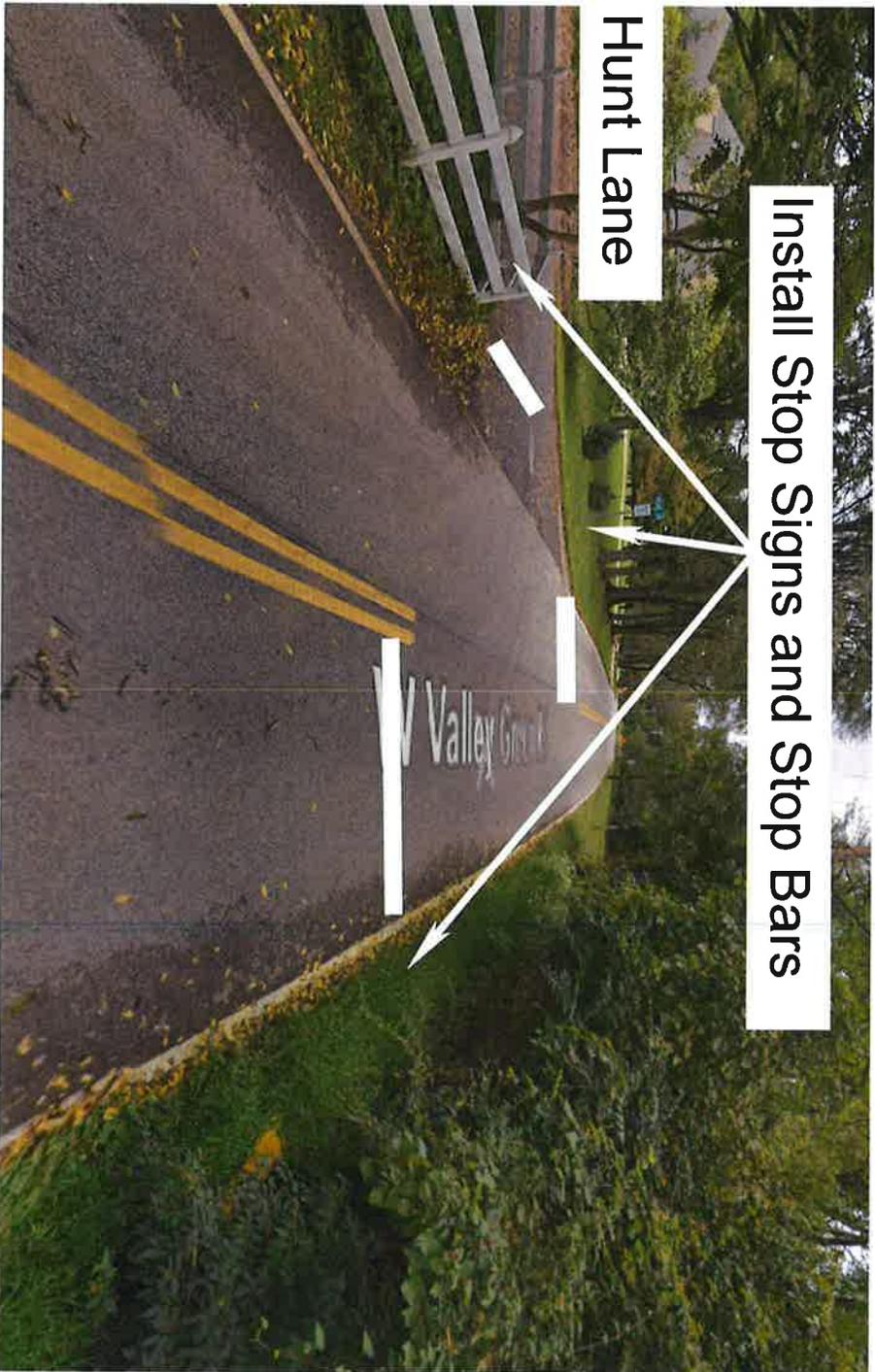
CREEK LN

Install Double Yellow

Install Stop Sign and Stop Bars

Install Stop Signs and Stop Bars

Hunt Lane



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**WHITEMARSH TOWNSHIP**

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**To:** Board of Supervisors

**From:** RICHARD L. MELLOR, JR., TOWNSHIP MANAGER

**Subject:** **Brake Retarder (Jake Brake) Restriction  
Joshua and Flourtown Roads**

**Date:** February 21, 2020

**cc:**

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Please be advised the Township has received several complaints over the past few years with regards to large trucks utilizing brake retarders commonly referred to as Jake or J-brakes. They are engaged by trucks when downshifting or in the motion of braking. As a result, they are very loud and considered a nuisance by those residents who have complained.

The Police Department researched and found several surrounding municipalities have ordinances for specific roadways that restrict their use. In order place this restriction to occur along a State roadway, it required PENNDOT to perform a study to determine if this restriction is permitted. We requested the study last year and PENNDOT authorized the Township could allow the brake retarder restriction along the following two sections of State roads.

- **Flourtown Road**                      **Between Butler Pike and Joshua Road**
- **Joshua Road**                         **Between Stenton Avenue and Flourtown Road**

PENNDOT indicated the Township would be responsible for enacting an ordinance, installing the proper signage and enforcement.

In order to move this process forward, the Board will need to authorize the advertisement of the brake retarder ordinance.

Attachment

**Richard L. Mellor, Jr.**  
**Township Manager**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 610-825-3535 ext. 2601  
Email: [rmellor@whitemarshtwp.org](mailto:rmellor@whitemarshtwp.org)

**WHITEMARSH TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF WHITEMARSH, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE VEHICLE AND TRAFFIC PROVISIONS OF THE CODE OF ORDINANCES OF WHITEMARSH TOWNSHIP TO PROHIBIT THE USE OF ENGINE BRAKE RETARDERS A/K/A "JAKE BRAKES" ON FLOURTOWN ROAD FROM STENTON AVENUE TO BUTLER PIKE, AND ON JOSHUA ROAD FROM FLOURTOWN ROAD TO STENTON AVENUE, PURSUANT TO A STUDY PERFORMED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION; PROVIDING FOR THE POSTING OF SIGNS ON SAID ROADS IN ACCORDANCE WITH THIS ORDINANCE; PROVIDING FOR PENALTIES AND ENFORCEMENT; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Board of Supervisors of Whitemarsh Township finds that the operation of an engine brake retarder (a/k/a "Jake Brake") on a gasoline powered or diesel powered motor vehicle creates an excessive noise that adversely affects the public health, safety, and welfare of the residents of Whitemarsh Township, and therefore, is a nuisance in fact; and

**WHEREAS**, at the Township's request, the Pennsylvania Department of Transportation ("PennDOT")'s traffic study section surveyed Flourtown Road between Stenton Avenue and Butler Pike, and surveyed Joshua Road between Flourtown Road and Stenton Avenue and determined that a prohibition against the use of brake retarders is permissible on both road sections and recommended the exact location for the erection of signs prohibiting the use of brake retarders; and

**WHEREAS**, the Board of Supervisors desires to prohibit the use of engine brake retarders on the sections of roadway set forth above and hereinbelow in the best interests of eliminating noise nuisances in the Township;

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

**SECTION 1. AUTHORITY.**

1. This Ordinance is enacted pursuant to the policy established by the Commonwealth of Pennsylvania, Department of Transportation, regarding engine brake retarder (a/k/a "Jake Brake") prohibitions.

2. An engineering and traffic study has been performed pursuant to said policy by the Department of Transportation on Flourtown Road between Stenton Avenue and Butler Pike and on Joshua Road between Flourtown Road and Stenton Avenue to determine whether a prohibition on the use of engine brake retarders is warranted.

3. As a result of the studies, the Department of Transportation has approved the Township's request for prohibition of the use of engine brake retarders on the following portions of said roads located within Whitemarsh Township:

**Flourtown Road between Stenton Avenue and Butler Pike**  
**Joshua Road between Flourtown Road and Stenton Avenue**

4. The authority to enact this Ordinance prohibiting the use of engine brake retarders is evidenced by correspondence from the Commonwealth of Pennsylvania, Department of Transportation, which is attached hereto and incorporated herein as Exhibit "A."

**SECTION 2. PROHIBITED ACTS.**

No person, firm, or organization shall operate, or allow to be operated, a vehicle that is powered by an internal combustion engine, on the portions of roads set forth in Section 1, Paragraph 3 above, within Whitemarsh Township, while utilizing in said operation an engine brake retarder.

**SECTION 3. POSTING OF SIGNS.**

Pursuant to the procedures of the Commonwealth of Pennsylvania, Department of Transportation, and pursuant to regulations of the Department with respect to signs on highways, Whitemarsh Township shall cause to be erected upon the roadways herein specified, signs regarding the prohibition of the use of said engine brake retarders with improperly maintained, defective, or modified exhaust mufflers on the designated highways at the locations stated on Exhibit "A" hereto.

**SECTION 4. VIOLATIONS AND PENALTIES.**

Any person, firm, or organization violating any provisions of this Ordinance shall, upon summary conviction, be sentenced to pay a fine of not more than \$300.00 for each violation along with costs of prosecution. In default of payment of any imposed fine, the offender shall be imprisoned for a term not to exceed 90 days.

**SECTION 5. ENFORCEMENT.**

This Ordinance is enforceable by the Whitemarsh Township Police Department.

**SECTION 6. REPEALER.**

Any and all Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

**SECTION 7. SEVERABILITY CLAUSE.**

If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Code of Ordinances of Whitemarsh Township.

**SECTION 8. EFFECTIVE DATE.**

This Ordinance shall become effective at the earliest date permitted by the Whitemarsh Township Charter.

**ENACTED** and **ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**ATTEST:**

**BOARD OF SUPERVISORS OF  
WHITEMARSH TOWNSHIP**

\_\_\_\_\_  
Richard L. Mellor, Jr., Secretary

\_\_\_\_\_  
By: Laura Boyle Nester, Chair

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**WHITEMARSH TOWNSHIP**

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**To:** Rick Mellor, Township Manager

**From:** NICHOLAS W. WEAVER, FIRE MARSHAL

**Subject:** **Emergency Management Coordinator Appointment**

**Date:** February 4, 2020

**cc:**

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Whitemarsh Township, in accordance with Pennsylvania's Emergency Management Services Code, must have a local emergency management coordinator. Some responsibilities this position has are as follows: maintains the township Emergency Operations Plan, conducts/participates in trainings, mitigates flooding hazards, develops relationships with local businesses, works with the County Department of Public Safety, and during a declared emergency directs all township services to better serve the community in times of crisis. A formal appointment, via a motion, at a Board of Supervisors meeting is necessary to give the individual the authority of his or her position. Once the motion is approved, the minutes of the meeting and a signed letter is sent to the County and PEMA for acceptance. If you have any questions about this position or process, please let me know.

**Nicholas W. Weaver**  
**Fire Marshal**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 610-825-3535 ext. 2614  
Email: [nweaver@whitemarshntp.org](mailto:nweaver@whitemarshntp.org)



**WHITEMARSH TOWNSHIP  
POLICE DEPARTMENT**  
616 GERMANTOWN PIKE  
LAFAYETTE HILL, PA 19444-1821  
BUSINESS: 610-825-6530 • FAX: 610-825-5



Lt. Jeffrey J. Nowak

**CHIEF OF POLICE**  
Christopher P. Ward

Lt. Greg S. Keenan

**MEMORANDUM**

**FROM:** Lt. Greg Keenan #42   
**TO:** Township Manager Rick Mellor  
Whitemarsh Township Board of Supervisors  
**DATE:** 2/20/2020  
**SUBJECT:** Fire Police Application – Gail Benincasa

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Gail Benincasa has submitted a request to become a Fire Police Officer with the Spring Mill Fire Company. I have checked Ms. Benincasa's driving record and for prior arrests and I have found no problems. I have spoken with Ms. Benincasa and reviewed her application, job requirements, and the legal statutes regarding the duties and authority of a fire police officer.

I found Ms. Benincasa to be qualified for the position of Fire Police Officer and I would recommend that we approve her application and make a positive recommendation to the Board of Supervisors. I believe that Ms. Benincasa will be an asset to the Spring Mill Fire Company and the fire police officers that serve Whitemarsh Township.

Cc: Chief Ward



**WHITEMARSH TOWNSHIP  
POLICE DEPARTMENT**  
616 GERMANTOWN PIKE  
LAFAYETTE HILL, PA 19444-1821  
BUSINESS: 610-825-6530 • FAX: 610-825-5



Lt. Jeffrey J. Nowak

**CHIEF OF POLICE**  
Christopher P. Ward

Lt. Greg S. Keenan

## **MEMORANDUM**

**FROM:** Lt. Greg Keenan #42 *gjk*  
**TO:** Township Manager Rick Mellor  
Whitemarsh Township Board of Supervisors  
**DATE:** 2/20/2020  
**SUBJECT:** Fire Police Application – Julie Plotkin

---

Julie Plotkin has submitted a request to become a Fire Police Officer with the Spring Mill Fire Company. I have checked Ms. Plotkin's driving record and for prior arrests and I have found no problems. I have spoken with Ms. Plotkin and reviewed her application, job requirements, and the legal statutes regarding the duties and authority of a fire police officer.

I found Ms. Plotkin to be qualified for the position of Fire Police Officer and I would recommend that we approve her application and make a positive recommendation to the Board of Supervisors. I believe that Ms. Plotkin will be an asset to the Spring Mill Fire Company and the fire police officers that serve Whitemarsh Township.

Cc: Chief Ward

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**WHITEMARSH TOWNSHIP**

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**TO:** BOARD OF SUPERVISORS  
**FROM:** **Charles L. Guttenplan, AICP, Director of Planning and Zoning**  
**SUBJECT:** HOLD HARMLESS AGREEMENT FOR MONUMENT SIGN  
735 BETHLEHEM PIKE  
**DATE:** FEBRUARY 21, 2020  
**CC:** Richard L. Mellor, Jr., Township Manager  
Sean P. Kilkenny, Esq., Township Solicitor



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There is a Hold Harmless Agreement on your agenda for construction of a monument sign adjacent to the Bethlehem Pike driveway for this property. The sign is for the first floor tenant of this new mixed use building on the site of the former Rusty Schooner seafood restaurant.

The Police Department has reviewed this and determined that it is sufficiently far enough back from the curb line that there is no sight distance concern.

If there are any questions, I would be happy to answer them either prior to the meeting or on Thursday evening.

Attachments

**Charles L. Guttenplan, AICP**  
**Director of Planning and Zoning/Zoning Officer**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 484-594-2625 Fax: 610-825-6252  
Email: cguttenplan@whitemarshwp.org

**Prepared By:**

David J. Sander, Esquire  
Kilkenny Law, LLC  
519 Swede Street  
Norristown, PA 19401

**Please Record and Return to:**

David J. Sander, Esquire  
Kilkenny Law, LLC  
519 Swede Street  
Norristown, PA 19401

**Tax Parcel No. 65-00-00745-00-9**

**WHITEMARSH TOWNSHIP**  
**HOLD HARMLESS AGREEMENT**

**THIS AGREEMENT** is made this 30<sup>th</sup> day of June, 2020, between **WHITEMARSH TOWNSHIP**, with offices located at 616 Germantown Pike, Lafayette Hill, PA 19444 ("Township") and **FRANK J. MASTRONI, JR.**, adult individual, with an address at [REDACTED], Whitemarsh Township, Pennsylvania [REDACTED], including their heirs, personal representatives, successors and assigns ("Owner").

**WITNESSETH:**

1. Owner owns real property located within the Township at 735 Bethlehem Pike, Flourtown, Whitemarsh Township, Pennsylvania, 19031, identified as Montgomery County Tax Parcel No. 65-00-00745-00-9 (the "Property").
2. Owner desires to improve the Property by erecting a monument sign ("Improvements") which is proposed to partially encroach in, on or above the Ultimate Right-of-Way of Bethlehem Pike.

**NOW, THEREFORE**, for and in consideration of the covenants contained herein, and intending to be legally bound, the parties hereto agree as follows:

1. Upon the filing of the appropriate permit application with the Township and the receipt of such permit by the Owner, the approval and issuance of which may be withheld by the Township for any reason or no reason at all, Owner may erect or construct Improvements within the Ultimate Right-of-Way pursuant to the permit. Owner shall maintain the Improvements in good, safe condition, and the Township shall not be responsible for the maintenance of any Improvements at any time.
2. Owner warrants that the location of the Improvements will not interfere with the use, operation, maintenance, repair or replacement of any Township facilities.

3. In exchange for the Township allowing the Improvements to encroach within the Ultimate Right-of-Way, the Township shall have the unrestricted right to demolish and remove all or any portion of the Improvements from the Ultimate Right-of-Way should the Township desire or need, in its sole discretion, to gain access to or use the Ultimate Right-of-Way for any reason whatsoever.
4. Upon demolition or removal of Improvements from the Ultimate Right-of-Way, Township shall not be responsible to repair, replace, re-install, remove, clear or take any corrective action whatsoever with regard to the Improvements, with the sole exception of stabilizing any disturbed area within the Ultimate Right-of-Way and laying seed and mulch, if applicable.
5. Owner hereby waives any and all claims that Owner may have arising from any alleged damages resulting from or arising out of any Improvements located in, on or above the Ultimate Right-of-Way, Owners' use of the Ultimate Right-of-Way, or the demolition or removal of Improvements from the Ultimate Right-of-Way by the Township, as Owner may have against the Township and the Township's officers, officials, agents, consultants, contractors, and employees.
6. Owner hereby agrees to release, defend, indemnify and hold harmless the Township and Township's officers, officials, agents, consultants, contractors, and employees from any and all liability, claims, demands, suits, causes of action, legal expenses or judgments from any alleged damages, including personal injury, arising out of any Improvements located in, on or above the Ultimate Right-of-Way, Owners' use of the Ultimate Right-of-Way, or the removal of Improvements from the Ultimate Right-of-Way by the Township, regardless of any alleged fault, negligence or joint enterprise by the Township and the Township's officers, officials, agents, consultants, contractors, and employees.
7. This Agreement shall be binding upon the Owner, and the Owners' heirs, personal representatives, successors, and assigns.
8. This Agreement shall be construed under the laws of the Commonwealth of Pennsylvania. Venue and jurisdiction for any disputes arising from this Agreement shall lie in the Court of Common Pleas of Montgomery County, Pennsylvania.
9. This Agreement may only be amended in writing signed by all parties hereto.
10. This Agreement contains the entire understanding between the parties, and no verbal, oral or other representations other than those contained within the four corners of this Agreement are enforceable.
11. The provisions of this Agreement are declared to be severable. If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Agreement.

12. There are no third-party beneficiaries created or intended to be created by this Agreement.

*IN WITNESS WHEREOF*, the parties hereto, intending to be legally bound, have hereunto set their hands and seals the day and year first above written.

**OWNER:**

By:   
FRANK J. MASTRONI, JR.

**ATTEST:**

**BOARD OF SUPERVISORS OF  
WHITEMARSH TOWNSHIP**

\_\_\_\_\_  
RICHARD L. MELLOR, JR., SECRETARY

\_\_\_\_\_  
By: LAURA NESTER-BOYLE, CHAIR

**ACKNOWLEDGMENT**

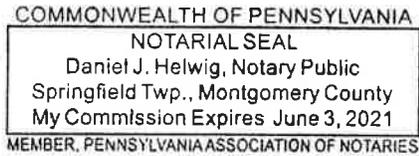
COMMONWEALTH OF PENNSYLVANIA

:SS

COUNTY OF Montgomery

On this 30<sup>th</sup> day of January, 2020, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared **FRANK J. MASTRONI, JR.**, who acknowledged himself to be the person who executed the foregoing document for the purposes therein contained.

**WITNESS** my hand and official seal the day and year aforesaid.



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

COMMONWEALTH OF PENNSYLVANIA

: SS

COUNTY OF MONTGOMERY

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a notary public residing in Montgomery County, PA, personally appeared **Laura Boyle-Nester**, who acknowledged herself to be the Chair of the Whitemarsh Township Board of Supervisors, and that she as such Chair, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Whitemarsh Township by herself as Chair.

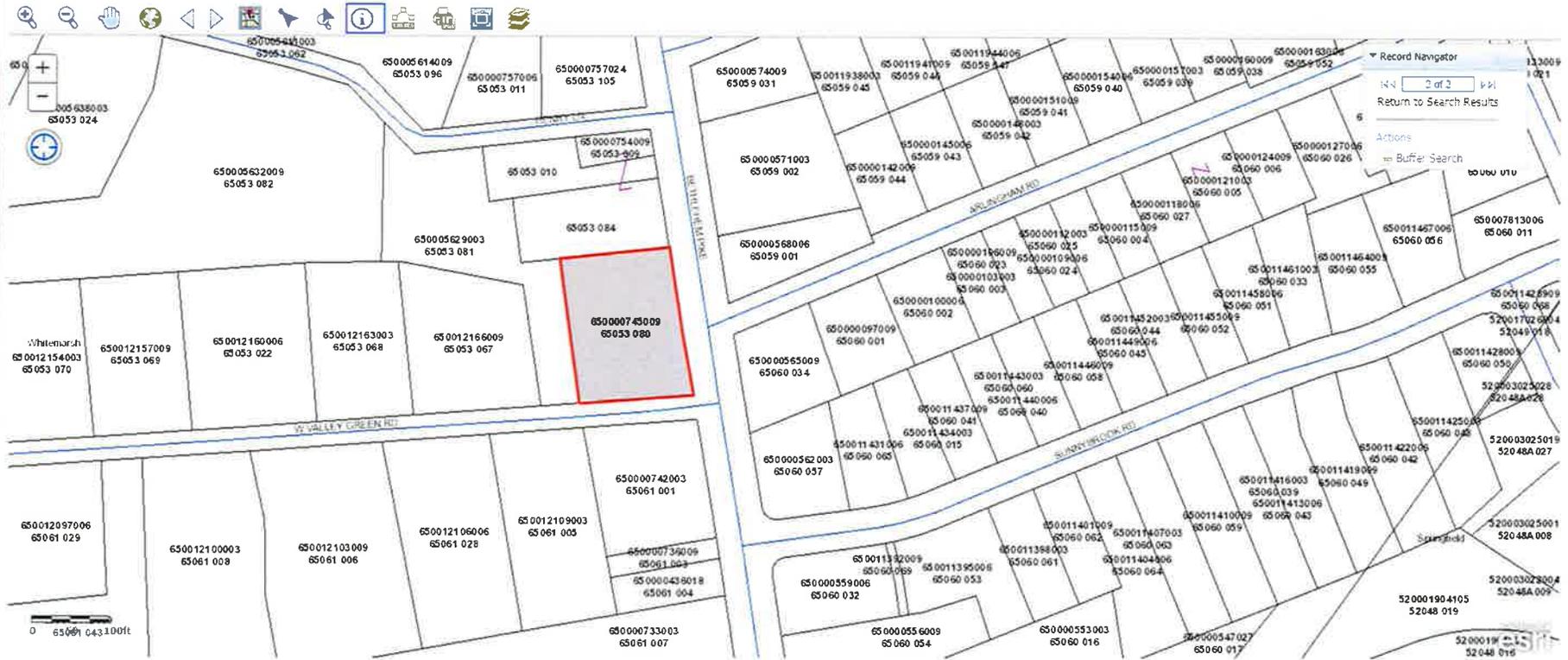
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NOTARY PUBLIC



PARID: 65000745009  
MASTRONI FRANK J JR

735 BETHLEHEM PIKE



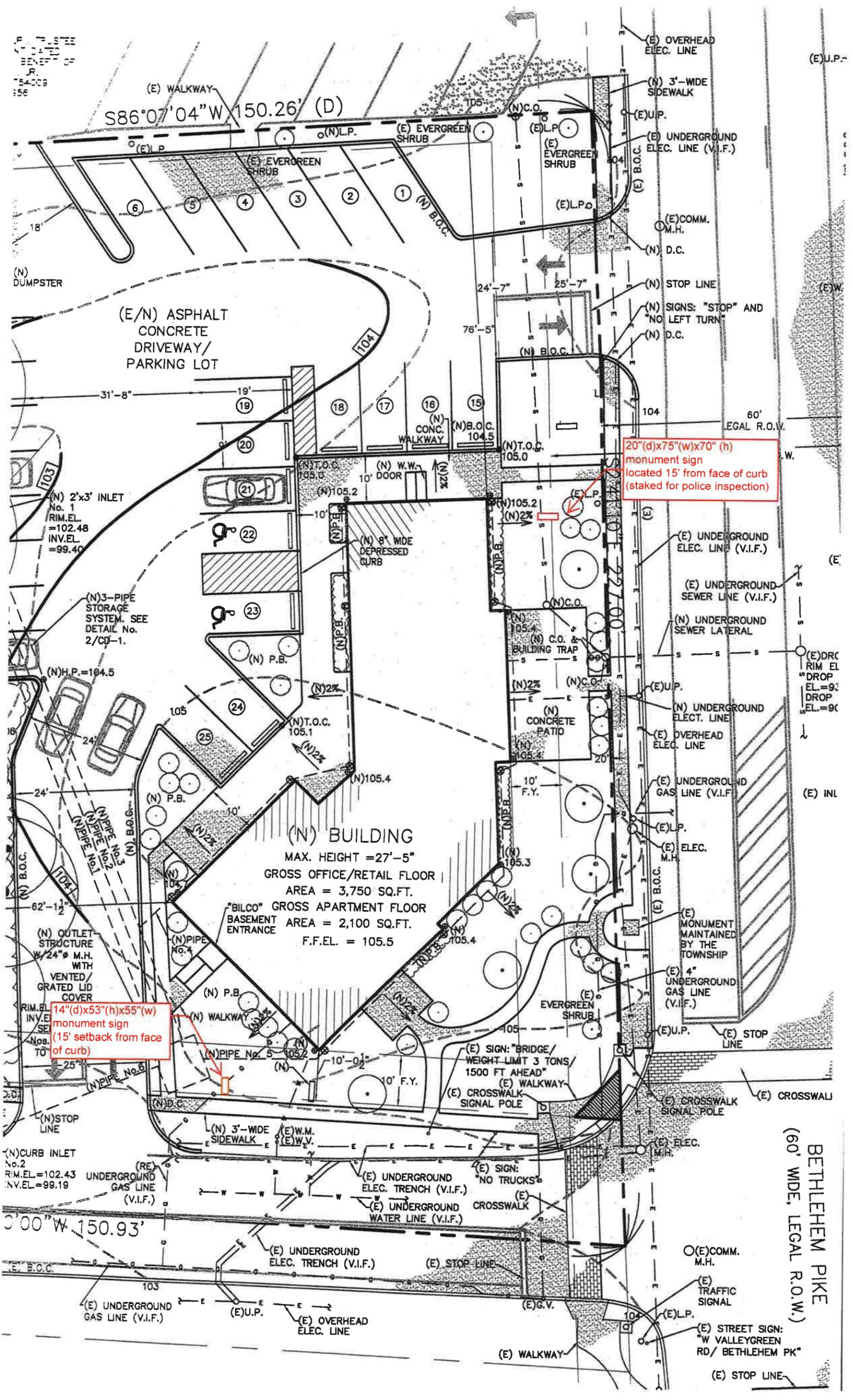
- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map**
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

Record Navigator  
1 of 2  
Return to Search Results

Actions  
Buffer Search

0 65061 043100ft





S86°07'04"W 150.26' (D)

(E/N) ASPHALT CONCRETE DRIVEWAY/PARKING LOT

(N) BUILDING  
 MAX. HEIGHT = 27'-5"  
 GROSS OFFICE/RETAIL FLOOR AREA = 3,750 SQ.FT.  
 "BILCO" GROSS APARTMENT FLOOR AREA = 2,100 SQ.FT.  
 BASEMENT ENTRANCE F.F.EL. = 105.5

20"(d)x75"(w)x70"(h) monument sign located 15' from face of curb (staked for police inspection)

14"(d)x53"(h)x55"(w) monument sign (15' setback from face of curb)

BETHLEHEM PIKE  
 (60' WIDE, LEGAL R.O.W.)

0°00' W 150.93'

(E) WALKWAY  
 (E) EVERGREEN SHRUB  
 (N) B.O.C.  
 (E) L.P.  
 (E) UNDERGROUND ELEC. LINE (V.I.F.)  
 (E) U.P.  
 (E) COMM. M.H.  
 (N) D.C.  
 (N) STOP LINE  
 (N) SIGNS: "STOP" AND "NO LEFT TURN"  
 (N) D.C.  
 (N) T.O.C. 105.0  
 (N) B.O.C. 104.5  
 (N) W.W. 10' DOOR  
 (N) 8" WIDE DEPRESSED CURB  
 (N) 3-PIPE STORAGE SYSTEM. SEE DETAIL No. 2/CD-1.  
 (N) H.P. = 194.5  
 (N) P.B.  
 (N) T.O.C. 105.1  
 (N) T.O.C. 105.2  
 (N) T.O.C. 105.3  
 (N) T.O.C. 105.4  
 (N) P.B.  
 (N) WALKWAY  
 (N) PIPE No. 1  
 (N) PIPE No. 2  
 (N) PIPE No. 3  
 (N) PIPE No. 4  
 (N) PIPE No. 5  
 (N) PIPE No. 6  
 (N) STOP LINE  
 (N) CURB INLET No. 2 RIM.EL.=102.43 INV.EL.=99.19  
 (RE) UNDERGROUND GAS LINE (V.I.F.)  
 (E) UNDERGROUND GAS LINE (V.I.F.)  
 (E) UNDERGROUND ELEC. TRENCH (V.I.F.)  
 (E) UNDERGROUND WATER LINE (V.I.F.)  
 (E) UNDERGROUND ELEC. TRENCH (V.I.F.)  
 (E) U.P.  
 (E) OVERHEAD ELEC. LINE  
 (E) WALKWAY  
 (E) SIGN: "BRIDGE/WEIGHT LIMIT 3 TONS/1500 FT AHEAD"  
 (E) WALKWAY  
 (E) CROSSWALK SIGNAL POLE  
 (E) SIGN: "NO TRUCKS"  
 (E) CROSSWALK  
 (E) UNDERGROUND GAS LINE (V.I.F.)  
 (E) U.P.  
 (E) STOP LINE  
 (E) CROSSWALK SIGNAL POLE  
 (E) CROSSWALK  
 (E) UNDERGROUND GAS LINE (V.I.F.)  
 (E) U.P.  
 (E) STOP LINE  
 (E) UNDERGROUND ELEC. LINE (V.I.F.)  
 (E) UNDERGROUND SEWER LINE (V.I.F.)  
 (N) UNDERGROUND SEWER LATERAL  
 (E) DRG RIM EL. DROP EL.=90 DROP EL.=90  
 (E) U.P.  
 (N) UNDERGROUND ELECT. LINE  
 (E) OVERHEAD ELEC. LINE  
 (E) UNDERGROUND GAS LINE (V.I.F.)  
 (E) L.P.  
 (E) ELEC. M.H.  
 (E) B.O.C.  
 (E) MONUMENT MAINTAINED BY THE TOWNSHIP  
 (E) 4" UNDERGROUND GAS LINE (V.I.F.)  
 (E) U.P.  
 (E) STOP LINE  
 (E) CROSSWALK SIGNAL POLE  
 (E) CROSSWALK  
 (E) COMM. M.H.  
 (E) TRAFFIC SIGNAL  
 (E) L.P.  
 (E) STREET SIGN: "W VALLEYGREEN RD/ BETHLEHEM PK"  
 (E) STOP LINE

1200 E. Mermaid Lane, Wyndmoor, PA 19038  
 p/215.836.9020 f/215.836.4193  
 image360.com/phillynwpa

JOB NUMBER: **25926** DATE: **12/18/18**

CUSTOMER NAME:  
**Dan Helwig Realty**

PROJECT NAME:  
**735 Bethlehem Monument**

ADDRESS:  
**735 Bethlehem Pike  
 Flourtown, PA 19031**

CONTACT:  
**Dan Helwig**  
 PHONE NUMBER:  
**(215) 233-5000**

COMPANY COLORS

- TBD
- TBD
- Pantone/Paint/Vinyl Color 3
- Pantone/Paint/Vinyl Color 4

REVISION HISTORY

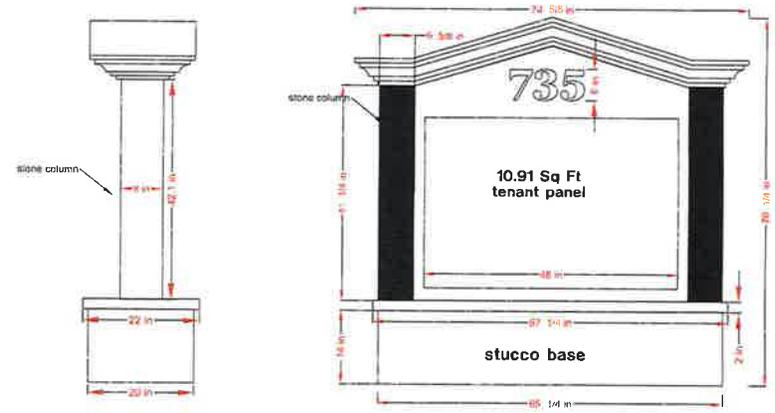
VERSION	DATE
<b>1</b>	<b>12/18/18</b>
<b>2</b>	<b>11/7/19</b>
<b>3</b>	<b>1/28/20</b>

CLIENT APPROVAL

Approved  Changes

CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

## PROOF



The contents of this are intended solely for the use of the named addressee(s) and may contain confidential and/or privileged information. Any unauthorized use, copying, disclosure, or distribution of the contents of this is strictly prohibited by the sender and may be unlawful. Design time is charged at \$100/hr, in 15 minute increments. Your project will go to production once a final approval is received in-writing by e-mail.

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**WHITEMARSH TOWNSHIP**

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**TO:** BOARD OF SUPERVISORS  
**FROM:** **Charles L. Guttenplan, AICP, Director of Planning and Zoning**  
**SUBJECT:** HOLD HARMLESS AGREEMENT FOR EXISTING FENCE  
SUNNYBROOK GOLF CLUB  
**DATE:** FEBRUARY 21, 2020  
**CC:** Richard L. Mellor, Jr., Township Manager  
Sean P. Kilkenny, Esq., Township Solicitor



---

There is a Hold Harmless Agreement on your agenda for an existing stockade fence along a portion of Sunnybrook Golf Club's property on Militia Hill Road. The location of the fence came to our attention recently because the Club would like to replace and realign a post and rail fence that connects to this existing one. Currently, the fence does not follow the Club's property line adjoining 5130 Militia Hill Road. The realignment is intended to correct that situation.

The Police Department has reviewed this and finds no safety issue with the location of the existing fence.

If there are any questions, I would be happy to answer them either prior to the meeting or on Thursday evening.

Attachments

**Charles L. Guttenplan, AICP**  
**Director of Planning and Zoning/Zoning Officer**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 484-594-2625 Fax: 610-825-6252  
Email: cguttenplan@whitemarshwp.org

***Prepared By:***

David J. Sander, Esquire  
Kilkenny Law, LLC  
519 Swede Road  
Norristown, PA 19401

***Please Record and Return to:***

David J. Sander, Esquire  
Kilkenny Law, LLC  
519 Swede Road  
Norristown, PA 19401

**Tax Parcel No. 65-00-08023-00-3**

**WHITEMARSH TOWNSHIP  
HOLD HARMLESS AGREEMENT**

**THIS AGREEMENT** is made this \_\_\_\_\_ day of \_\_\_\_\_, 2020, between **WHITEMARSH TOWNSHIP**, with offices located at 616 Germantown Pike, Lafayette Hill, PA 19444 (“Township”) and **SUNNYBROOK GOLF CLUB** with an address at 398 Stenton Avenue, Plymouth Meeting, Whitemarsh Township, Pennsylvania 19462, including their heirs, personal representatives, successors and assigns (“Owner”).

**WITNESSETH:**

1. Owner owns real property located within the Township at 398 Stenton Avenue, Plymouth Meeting, Whitemarsh Township, Pennsylvania, 19462 identified as Montgomery County Tax Parcel No. 65-00-08023-00-3 (the “Property”).
2. Owner desires to improve the Property by maintaining an existing fence which encroaches in, on or above the Ultimate Right-of-Way on Militia Hill Road and to connect a new fence to this fence (the “Improvements”).

**NOW, THEREFORE**, for and in consideration of the covenants contained herein, and intending to be legally bound, the parties hereto agree as follows:

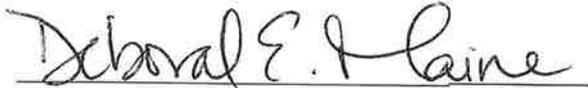
1. Upon the filing of the appropriate permit application with the Township and the receipt of such permit by the Owner, the approval and issuance of which may be withheld by the Township for any reason or no reason at all, Owner may erect or construct Improvements within the Ultimate Right-of-Way pursuant to the permit. Owner shall maintain the Improvements in good, safe condition, and the Township shall not be responsible for the maintenance of any Improvements at any time.
2. Owner warrants that the location of the Improvements will not interfere with the use, operation, maintenance, repair or replacement of any Township facilities.

3. In exchange for the Township allowing the Improvements to encroach within the Ultimate Right-of-Way, the Township shall have the unrestricted right to demolish and remove all or any portion of the Improvements from the Ultimate Right-of-Way should the Township desire or need, in its sole discretion, to gain access to or use the Ultimate Right-of-Way for any reason whatsoever.
4. Upon demolition or removal of Improvements from the Ultimate Right-of-Way, Township shall not be responsible to repair, replace, re-install, remove, clear or take any corrective action whatsoever with regard to the Improvements, with the sole exception of stabilizing any disturbed area within the Ultimate Right-of-Way and laying seed and mulch, if applicable.
5. Owner hereby waives any and all claims that Owner may have arising from any alleged damages resulting from or arising out of any Improvements located in, on or above the Ultimate Right-of-Way, Owners' use of the Ultimate Right-of-Way, or the demolition or removal of Improvements from the Ultimate Right-of-Way by the Township, as Owner may have against the Township and the Township's officers, officials, agents, consultants, contractors, and employees.
6. Owner hereby agrees to release, defend, indemnify and hold harmless the Township and Township's officers, officials, agents, consultants, contractors, and employees from any and all liability, claims, demands, suits, causes of action, legal expenses or judgments from any alleged damages, including personal injury, arising out of any Improvements located in, on or above the Ultimate Right-of-Way, Owners' use of the Ultimate Right-of-Way, or the removal of Improvements from the Ultimate Right-of-Way by the Township, regardless of any alleged fault, negligence or joint enterprise by the Township and the Township's officers, officials, agents, consultants, contractors, and employees.
7. This Agreement shall be binding upon the Owner, and the Owners' heirs, personal representatives, successors, and assigns.
8. This Agreement shall be construed under the laws of the Commonwealth of Pennsylvania. Venue and jurisdiction for any disputes arising from this Agreement shall lie in the Court of Common Pleas of Montgomery County, Pennsylvania.
9. This Agreement may only be amended in writing signed by all parties hereto.
10. This Agreement contains the entire understanding between the parties, and no verbal, oral or other representations other than those contained within the four corners of this Agreement are enforceable.
11. The provisions of this Agreement are declared to be severable. If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Agreement.

12. There are no third-party beneficiaries created or intended to be created by this Agreement.

*IN WITNESS WHEREOF*, the parties hereto, intending to be legally bound, have hereunto set their hands and seals the day and year first above written.

**OWNER:**



DEBBIE MAINE, PRESIDENT OF THE  
BOARD OF GOVERNORS OF SUNNYBROOK GOLF CLUB

**ATTEST:**

**BOARD OF SUPERVISORS OF  
WHITEMARSH TOWNSHIP**

\_\_\_\_\_  
RICHARD L. MELLOR, JR., SECRETARY

\_\_\_\_\_  
By: LAURA BOYLE-NESTER, CHAIR

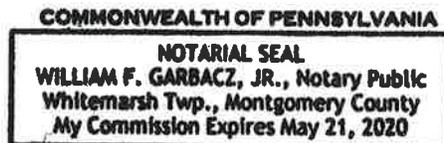
COMMONWEALTH OF PENNSYLVANIA

: SS

COUNTY OF MONTGOMERY

On the 18 day of February, 2020, before me a notary public, residing in Montgomery County, PA, personally appeared **Debbie Maine**, known to me (or satisfactorily proven to be) President of the Board of Governors of Sunnybrook Golf Club, located at 398 Stenton Avenue, Plymouth Meeting, PA, and that she as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name thereto.

  
NOTARY PUBLIC



COMMONWEALTH OF PENNSYLVANIA

: SS

COUNTY OF MONTGOMERY

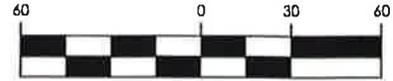
On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a notary public residing in Montgomery County, PA, personally appeared **Laura Boyle-Nester**, who acknowledged herself to be the Chair of the Whitemarsh Township Board of Supervisors, and that she as such Chair, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Whitemarsh Township by herself as Chair.

---

NOTARY PUBLIC

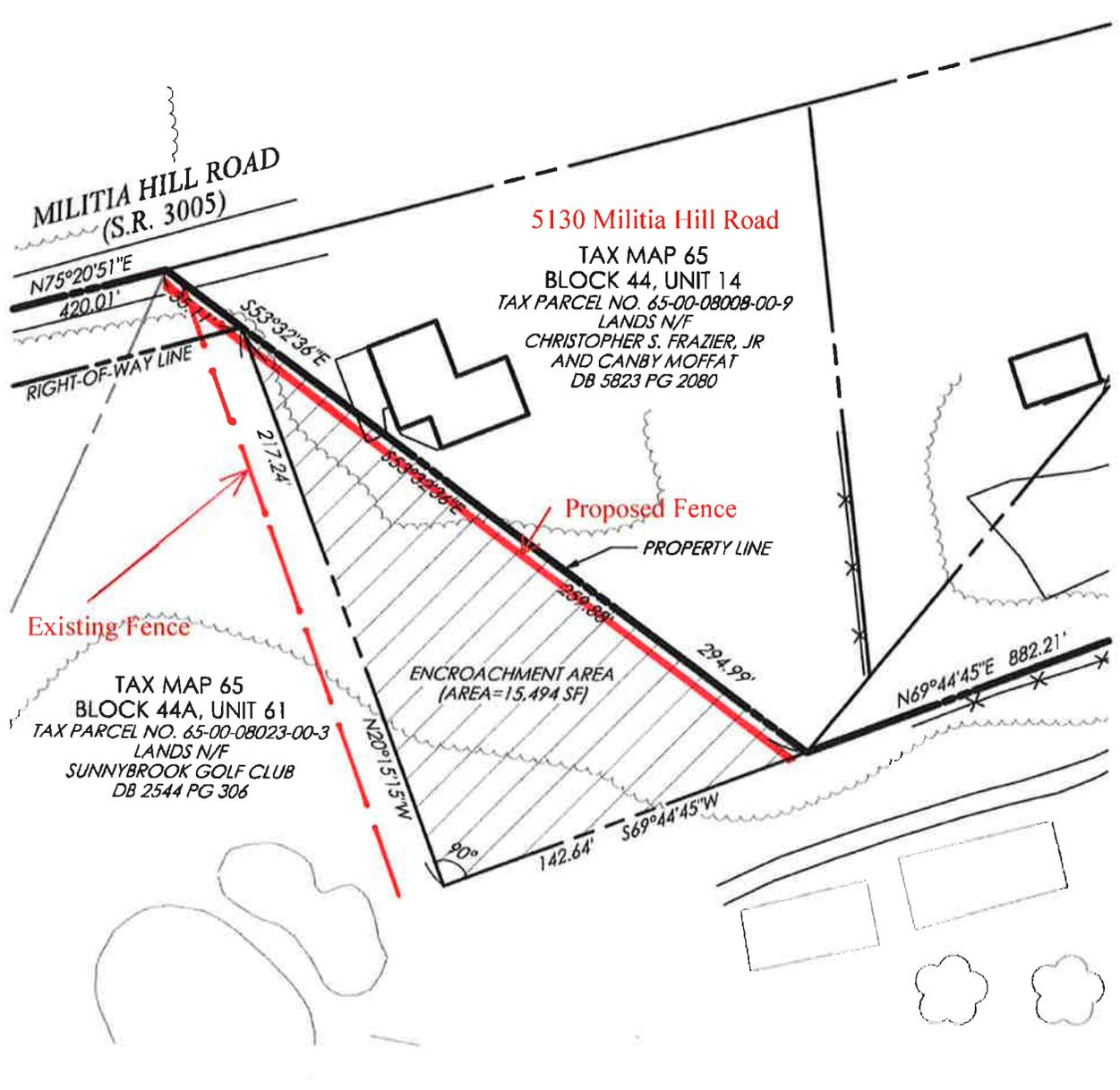


### GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft

 ENCROACHMENT AREA

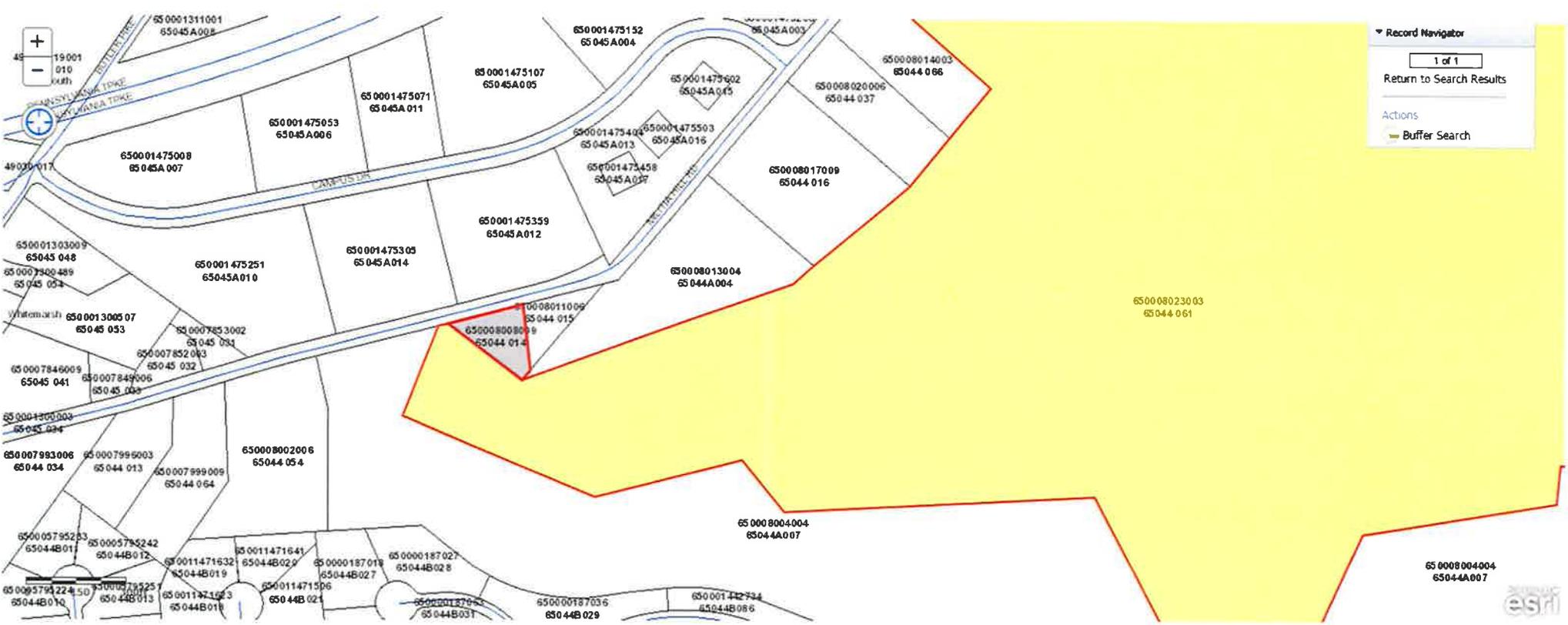


900 West Valley Road • Suite 1100  
Wayne, PA 19087-1830  
p: 610.265.8333 f: 610.265.4299  
www.navenewell.com

DRAWING NAME: **ENCROACHMENT EXHIBIT PLAN NO. 1**

PROJECT NAME: **SUNNYBROOK GOLF CLUB  
 WHITEMARSH TOWNSHIP, MONT. COUNTY, PA**

SCALE: 1"=60'	DRAWN BY: JEL	PROJECT NUMBER: 2015-128	SHEET <b>1 of 1</b>
CHK'D BY: JNB	APPROV. BY: JNB	DATE: 06/07/16	



Record Navigator

1 of 1

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5130 SR 3005  
Plymouth Meeting, Pennsylvania



Google

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**WHITEMARSH TOWNSHIP**

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**TO:** BOARD OF SUPERVISORS  
**FROM:** **Charles L. Guttenplan, AICP, Director of Planning and Zoning**   
**SUBJECT:** CERTIFICATE OF APPROPRIATENESS FOR PAVER PATIO AND SITTING WALL  
3 CATHERINE LANE (MAPLE HILL DEVELOPMENT)  
**DATE:** FEBRUARY 21, 2020  
**CC:** Richard L. Mellor, Jr., Township Manager  
Sean P. Kilkenny, Esq., Township Solicitor

---

There is a Certificate of Appropriateness on your agenda for a paver patio and sitting wall at 3 Catherine Lane in the Maple Hill Development. This will be constructed in the rear of the home and will not be seen from the street. It is proposed to be constructed of E P Henry pavers in various shades of gray.

HARB reviewed this proposal at its February 12, 2020 meeting, and noted that it was similar to other patios reviewed recently in this development, and that it would not impact the swale on this property. They passed a unanimous motion recommending approval of a Certificate of Appropriateness for the patio and sitting wall as proposed.

If there are any questions, I would be happy to answer them either prior to the meeting or on Thursday evening.

Attachments

**Charles L. Guttenplan, AICP**  
**Director of Planning and Zoning/Zoning Officer**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 484-594-2625 Fax: 610-825-6252  
Email: cguttenplan@whitemarshwp.org

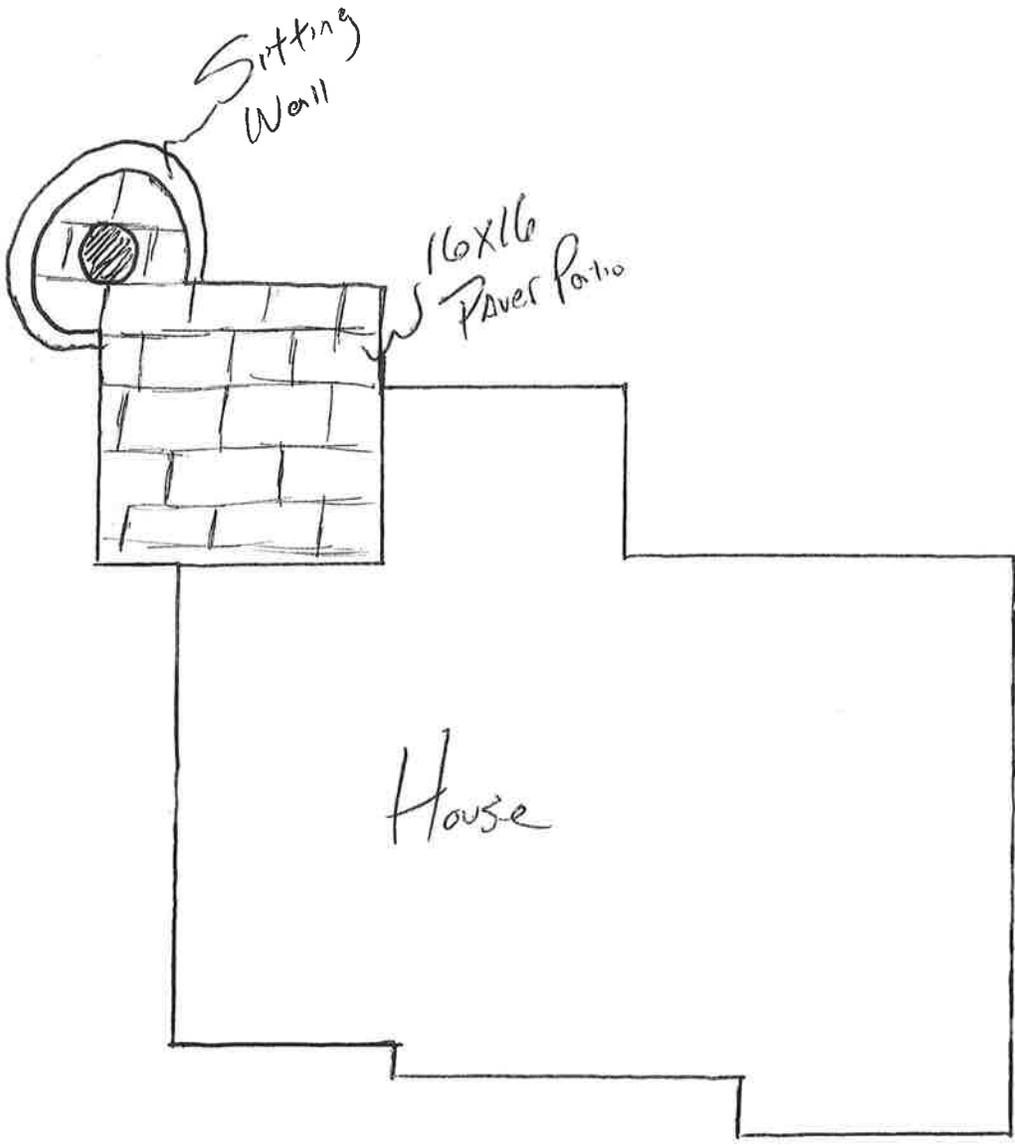




**WHITEMARSH TOWNSHIP  
APPLICATION FOR PLAN EXAMINATION  
FOR BUILDING AND ZONING PERMITS**

**PART 11. SITE PLAN**

Show lot lines, easements and work layout and dimensions (attach additional sheets if necessary):

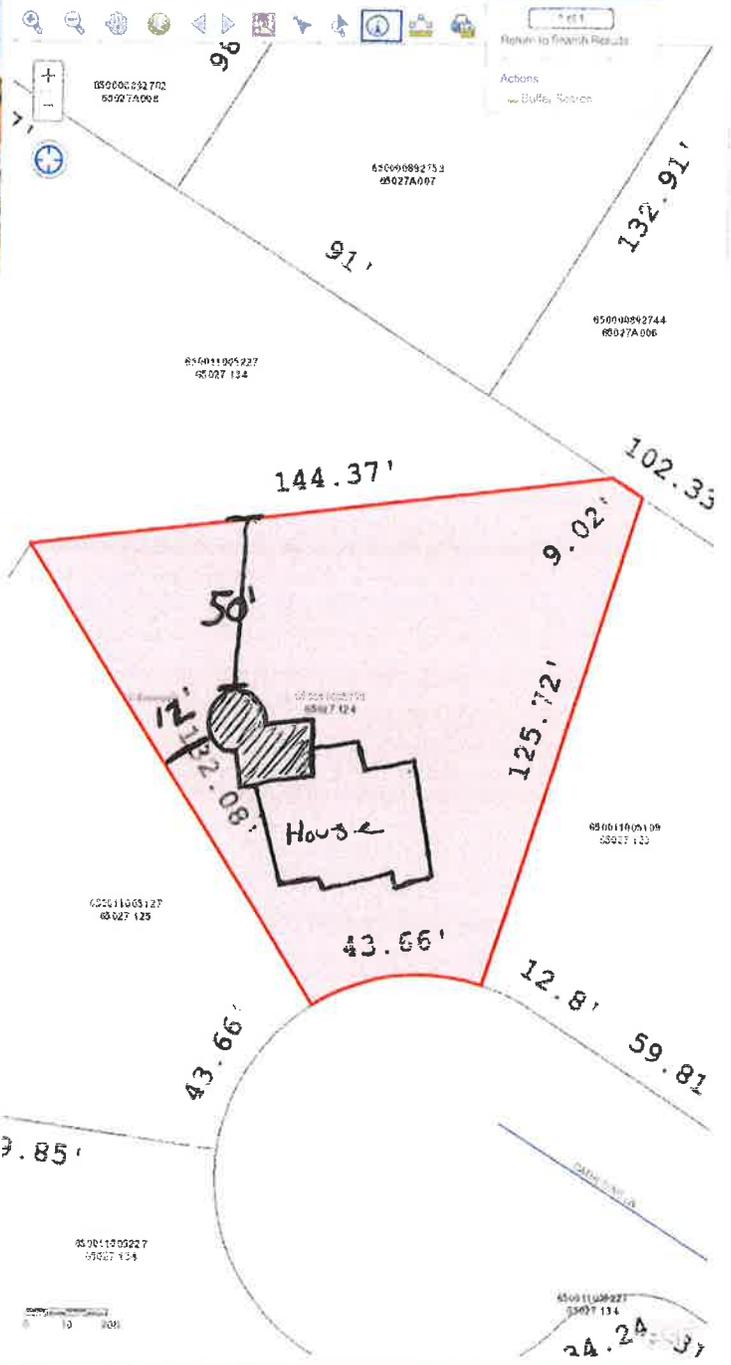


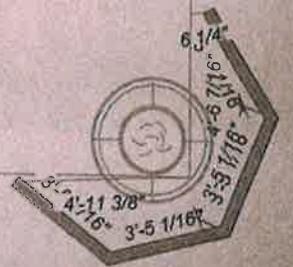
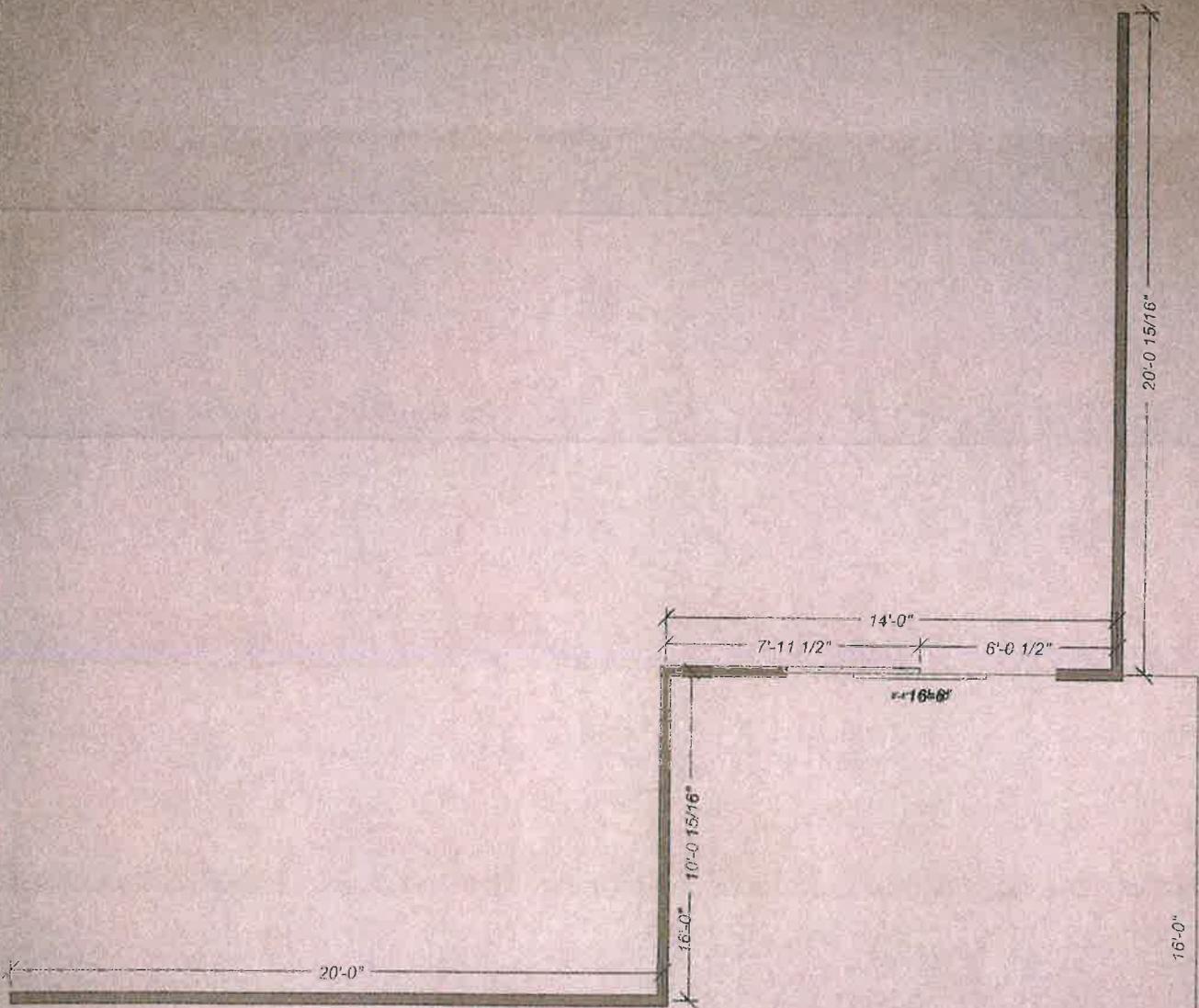
SCALE = 1 inch = \_\_\_\_\_ FEET

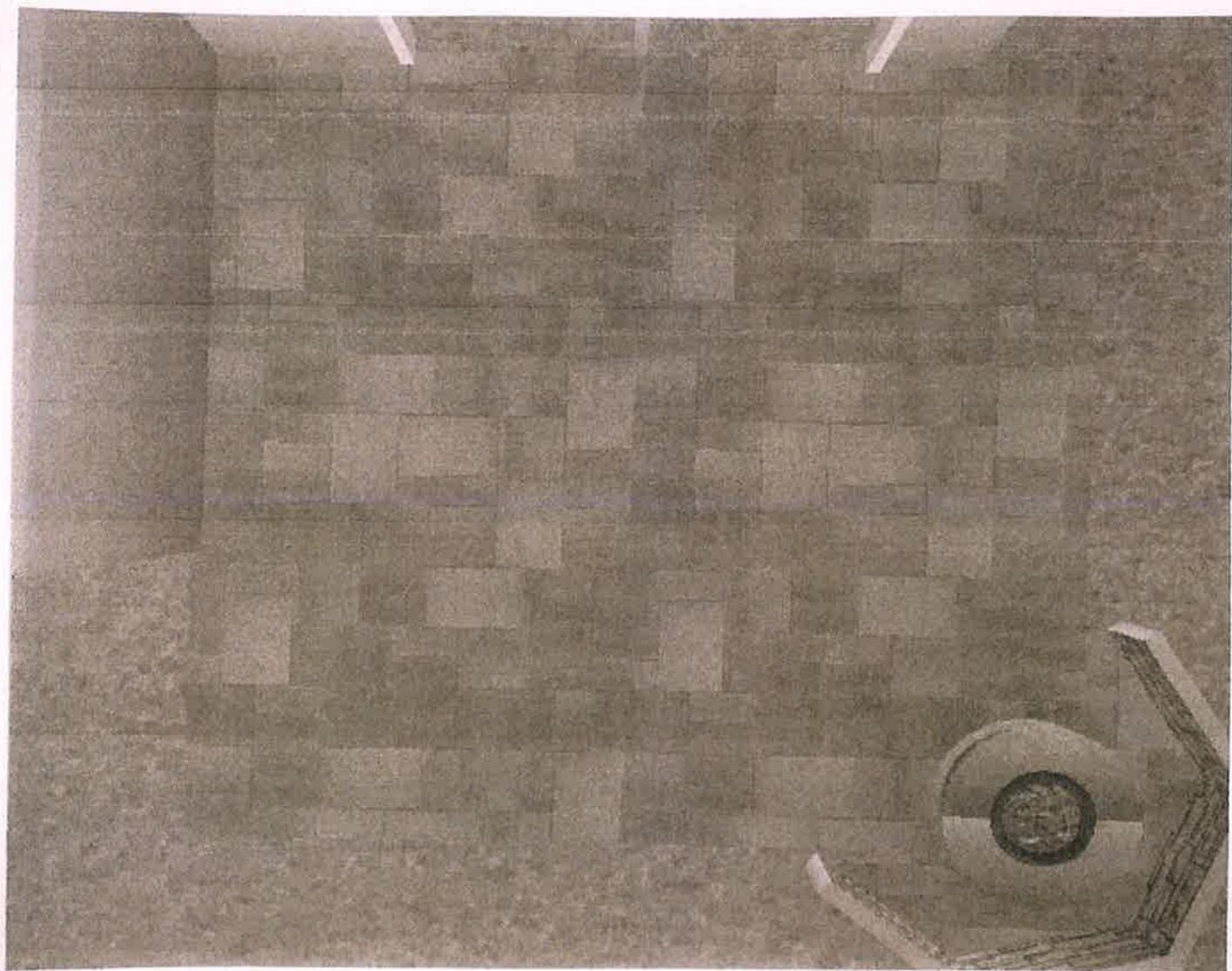


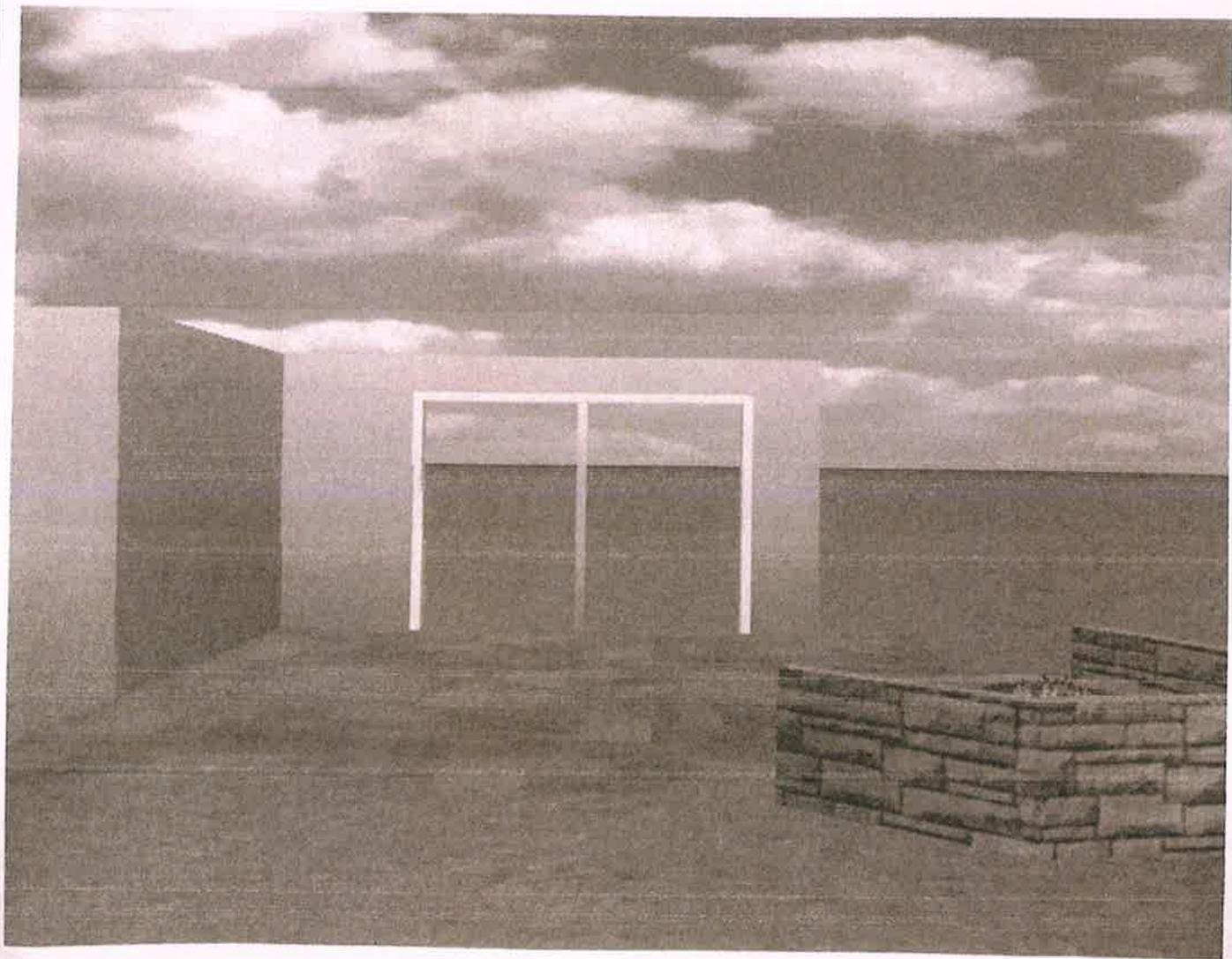
- Home
- Property
- Assessments
- Permits
- Development Activity
- Engineering
- Map
- Print
- Account
- Settings
- Help
- Feedback
- Download

PARID: 650011005118  
 BRODZINSKI ALYSSA J & MARK M  
 Record Eligible: 10/1/2018  
 PINE LN









# Maple Hill of Whitemarsh Community Association

January 23, 2020

Ms. Alyssa Brodzinski  
Mr. Mark Brodzinski  
3 Catherine Lane  
Plymouth Meeting, PA 19462

Dear Homeowners,

Thank you very much for submitting your architectural change request for the installation of a paver patio with sitting wall and firepit. Please be advised that your request is approved, conditional upon the following:

- You are required to obtain a Township building permit;
- Extending the patio 16' from the rear of the home puts the patio outside the building envelope. The depth may be limited by the Township and would be reviewed as part of the Township permit application process;
- The rounded corner of the patio with the firepit appears to extend to the side yard and possibly encroach on the swale. Please be advised that the Association's Declaration requires that there be no interference by a unit owner with established drainage patterns. Swales should never be blocked. If necessary, swales should be rerouted by your contractor;
- Please make sure your contractor is aware that there is a secondary storm sewer system which connects many downspouts to the main storm sewer system in the road. There is a pipe on both sides of your house along or very close to the property lines;
- Currently, the developer is landscaping the site as required by the approved plans. Any trees or shrubs which are part of the approved plans may not be removed or relocated until the entire project is complete including final approval from the Township;
- You are required to properly maintain the new patio at all times;
- Any damage to the property, as a result of the installation, will be your responsibility to repair and return to its original condition;
- Any changes must be in accordance with the application as submitted and comply with the Association's governing documents.

Thank you once again for submitting your request. If you have any questions or need additional information, please feel free to contact Continental Property Management at the number below.

Sincerely,

Board of Directors  
MAPLE HILL OF WHITEMARSH COMMUNITY ASSOCIATION

975 Easton Road, Suite 102 Warrington, PA 18976 215-343-1550

---

---

**WHITEMARSH TOWNSHIP**

---

---

**TO:** BOARD OF SUPERVISORS  
**FROM:** **Charles L. Guttenplan, AICP, Director of Planning and Zoning**   
**SUBJECT:** CERTIFICATES OF APPROPRIATENESS FOR FENCE ON REAR PROPERTY LINES  
4, 6, 8 & 10 CATHERINE LANE (MAPLE HILL DEVELOPMENT)  
**DATE:** FEBRUARY 21, 2020  
**CC:** Richard L. Mellor, Jr., Township Manager  
Sean P. Kilkenny, Esq., Township Solicitor

---

There are four Certificates of Appropriateness on your agenda for a six-foot shadowbox fence to be installed along the adjacent rear property lines of four neighbors, living at 4, 6, 8 and 10 Catherine Lane in the Maple Hill Development.

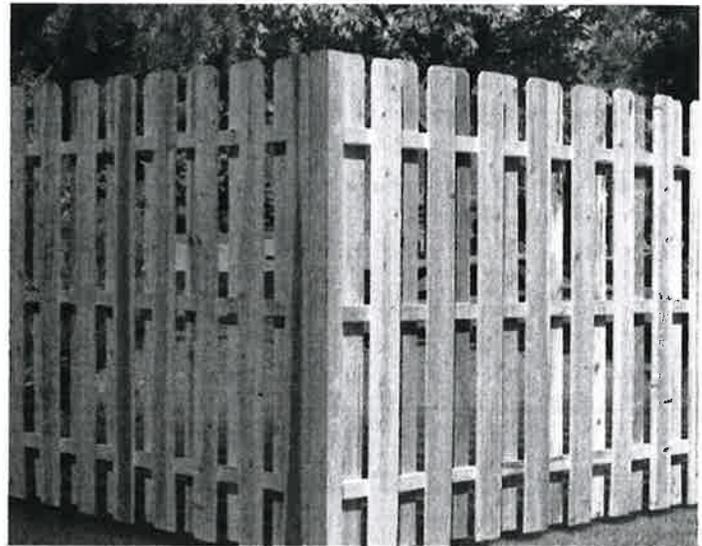
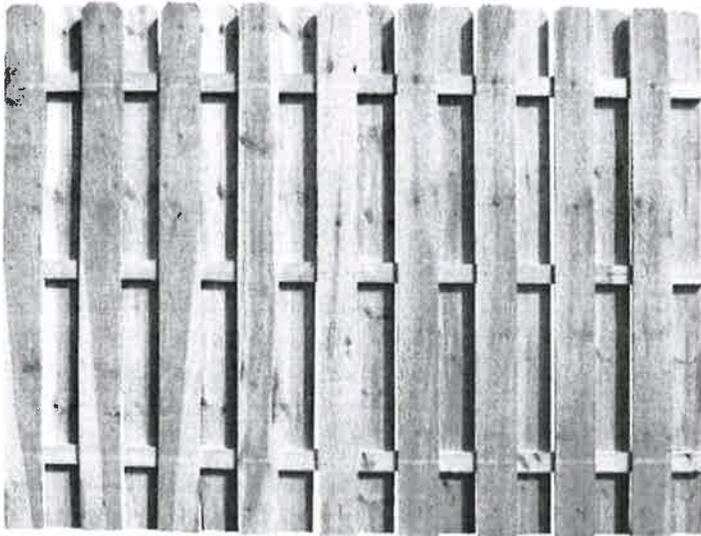
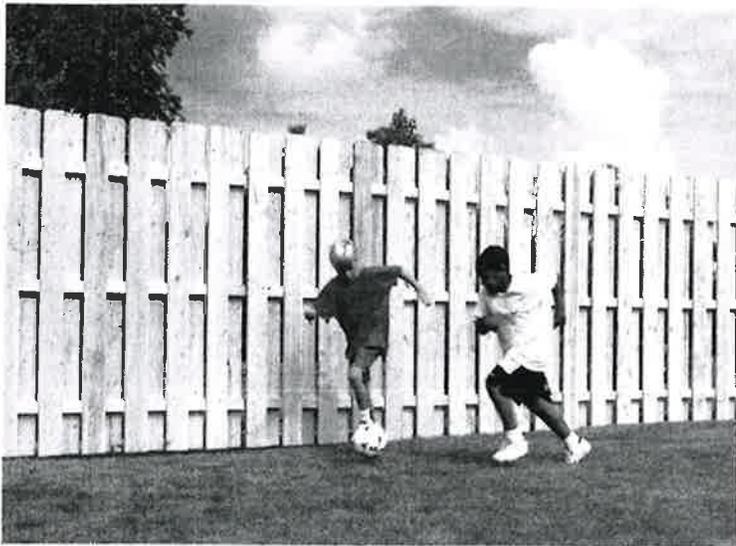
HARB reviewed these applications at its February 12, 2020 meeting. After seeking a couple of clarifications about the applications, they passed a unanimous motion recommending approval of each of the Certificates of Appropriateness for the fence as proposed.

If there are any questions, I would be happy to answer them either prior to the meeting or on Thursday evening.

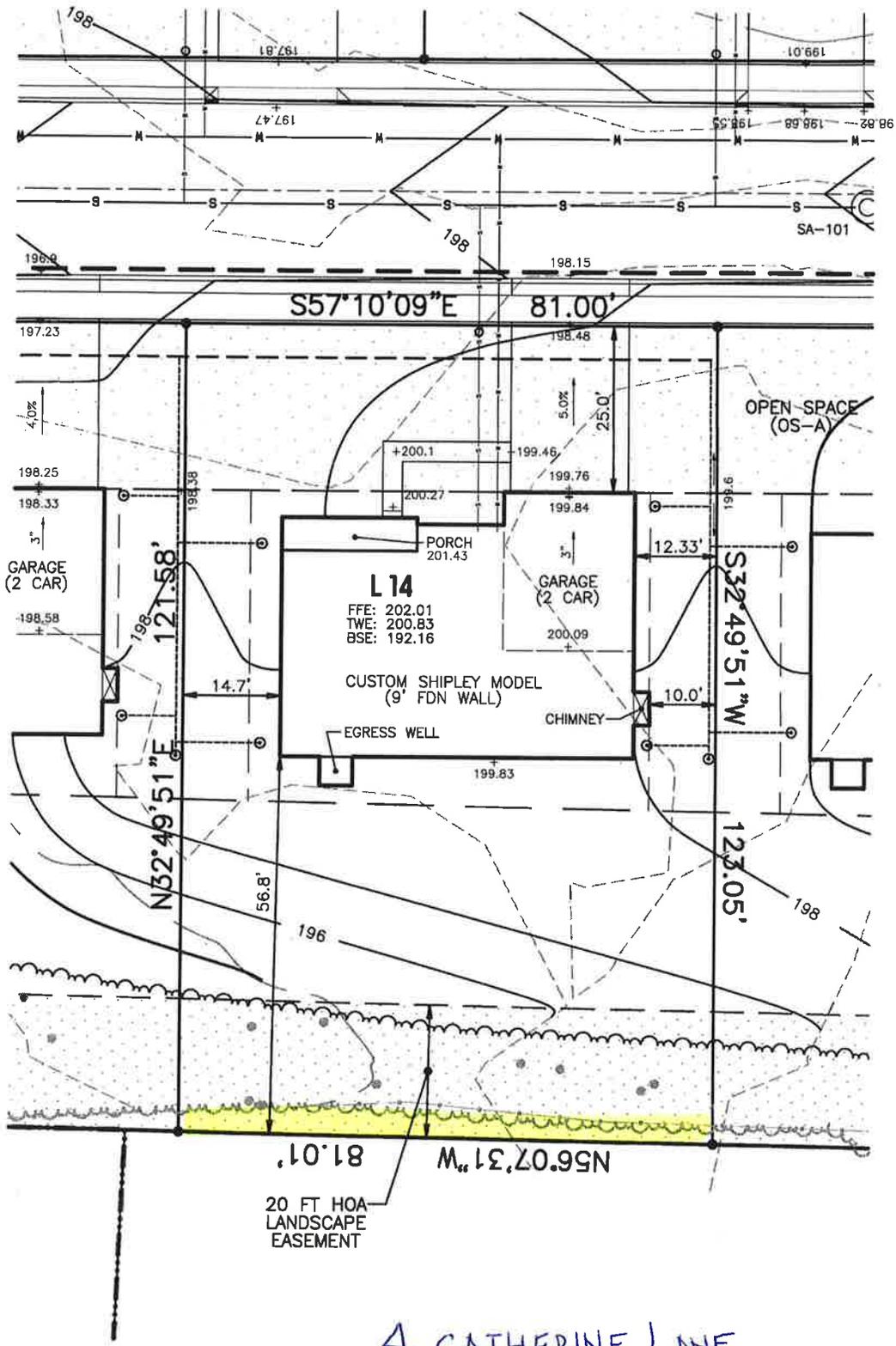
Attachments

**Charles L. Guttenplan, AICP**  
**Director of Planning and Zoning/Zoning Officer**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 484-594-2625 Fax: 610-825-6252  
Email: cguttenplan@whitemarshwp.org





Project No: 16-0112 D Project Name: MAPLE HILL Print Date: Jun 5, 2019 (12:05)



4 CATHERINE LANE

Dir
Item
Min. Lot Area
Min. Width at Sett
Min. Front Yard
Min. Side Yard (E)
Min. Rear Yard
Max. Principal Bld
Max. Building Cove
All NEW dwellings
From External R.O
From all other tra

[2] Minimum Lot Area

1. All construction ment plans for related thereto
2. The contractor to commence
3. Erosion and se disturbance or
4. Sanitary sewer by the contrac reported immed at the lowest i with existing u of construction
5. All sanitary sew Specifications :
6. All utilities shal vertical clearan be maintained once cannot b utility.
7. Sanitary sewer

REL  
BU  
ENC  
PLA  
PRC



# Maple Hill of Whitemarsh Community Association

January 31, 2020

Sheldon Klein  
Randi Backall  
4 Catherine Lane  
Plymouth Meeting, PA 19462

Dear Homeowners,

Thank you very much for submitting your architectural change request for the installation of a 6' high shadowbox fence on your rear property line. Please be advised that your request is approved, conditional upon the following:

- You are required to obtain a Township permit;
- The new fence may not block any swales;
- In the event the installation of the fence requires landscaping to be moved, it should be replanted in another location on the homeowner's lot;
- You are required to properly maintain the fence at all times;
- Any damage to the property, as a result of the installation, will be your responsibility to repair and return to its original condition;
- Any changes must be in accordance with the application as submitted and comply with the Association's governing documents.

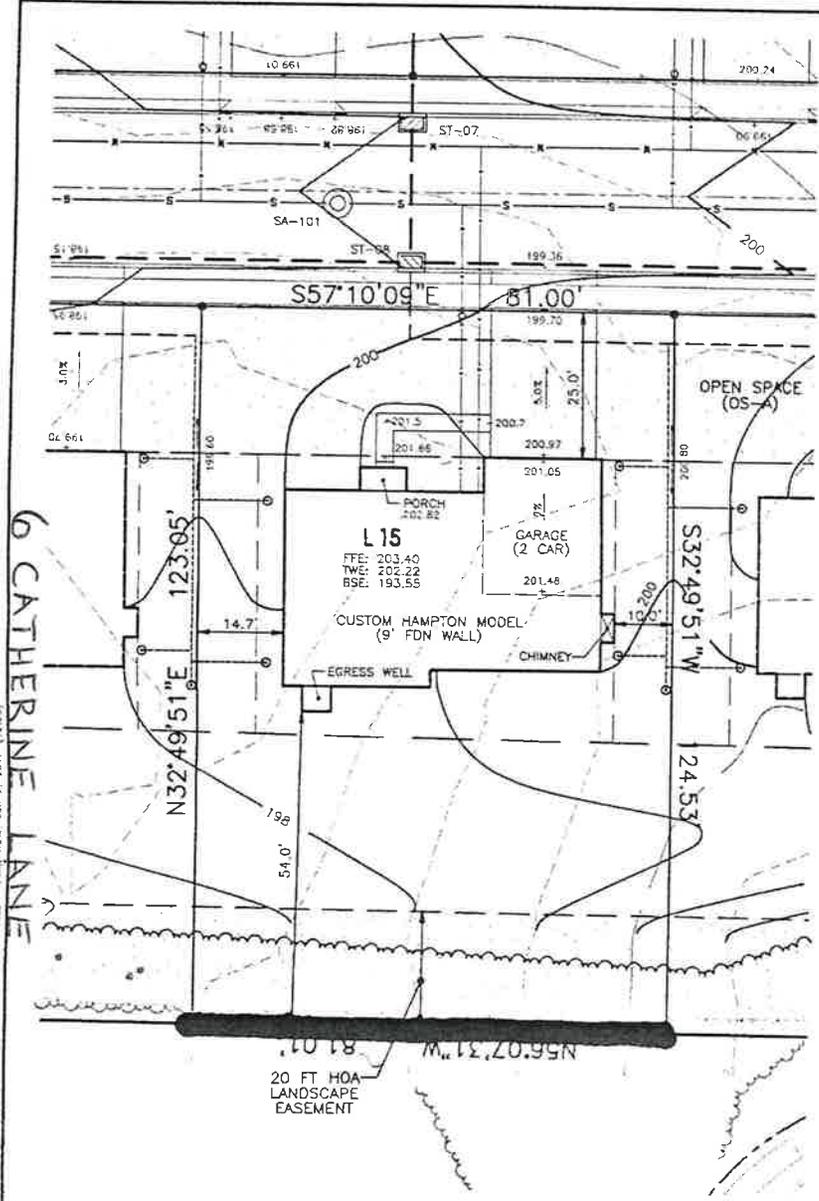
Thank you once again for submitting your request. If you have any questions or need additional information, please feel free to contact Continental Property Management at the number below.

Sincerely,

Board of Directors  
MAPLE HILL OF WHITEMARSH COMMUNITY ASSOCIATION

KM/clc

Project No. 16-0112-D Project Name: MAPLE HILL Plot Date: Jan. 2, 2019 (12:08)



**ZONING and SITE DATA SCHEDULE**

Zoning District: A - Residential District  
Dimensional standards for Conservation Design Subdivisions

Item	Section	Requirement	PLAN PROVIDED
Min Lot Area	116-54 C(3)	7,600 sq. Ft. (2)	10,091.91 sq. (cross) 8,022.11 sq. (net)
Min. Width at Setback Line	116-54 C(4)	60 Ft.	81.00 Ft.
Min. Front Yard	116-54 C(5)	25 Ft.	25.0 Ft.
Min. Side Yard (Rear)	116-54 C(6)	15 Ft.	15.0 Ft. / 14.7 Ft.
Min. Rear Yard	116-54 C(7)	50 Ft.	54.0 Ft.
Max. Principal Blg. Height	116-54 C(8)(a)	35 Ft.	< 35 Ft.
Max. Building Coverage	116-54 C(9)	70 % of lot area	24.17 % (1,924 sq. ft.)

Additional requirements for Conservation Subdivisions

All NEW dwellings shall meet the following setback requirements:			
From External R.O.W.	116-274 B(1)	150 Ft.	N / A
From all other tract Bay	116-274 B(2)	50 Ft.	54.0 Ft.

(2) Minimum Lot Area Required is NET any On-Lot Required Open Space

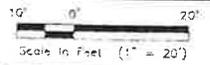
**PERMIT PLAN NOTES**

- All construction shall be in conformance with the approved and recorded Final Land Development plans for MAPLE HILL, last revised Nov. 07, 2017 including all agreements and documents related thereto.
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- Sanitary sewer and all other utility service connection points shall be confirmed independently by the contractor in field prior to the commencement of construction; all connections shall be reported immediately in writing to the engineer of record. Construction shall commence beginning at the lowest invert (point of connection) and progress up problems. Vertical joints (connections) with existing underground installations shall be field verified by test at each commencement of construction.
- All sanitary sewer construction shall be in accordance with "Watermain Township Authority Standard Specifications for Sanitary Sewer Facilities".
- All utilities shall be kept ten (10) feet apart (parallel) or when crossing, at a minimum 18" above vertical clearance (outside edge of pipe to outside edge of pipe); a minimum of 12 inches shall be maintained between sanitary sewer lines and storm lines or water lines. If the minimum clearance cannot be maintained, a concrete encasement shall be provided at the non-sanitary sewer utility.
- Sanitary sewer mains and laterals shall have a minimum of 4'-0" cover.

**RELEASE OF DRAFT PLOT PLAN -  
BUYER SHOULD PERFORM THEIR OWN  
ENGINEERING FOR ANY WORK THEY  
PLAN ON PERFORMING ON THE  
PROPERTY**

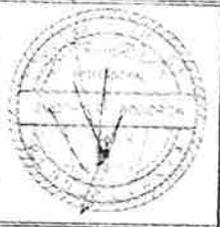
**PLAN LEGEND**

Roadway Centerline	Storm Sewer Line
Existing Elev. Contour	Sanitary Sewer Line
Proposed Elev. Contour	Water Main / Service



THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE APPLICANT AND PROJECT BY DESIGNATED HEREON AND NO OTHER PERSON SHOULD BE CALLED ON FOR THIS SERVICE WITHOUT THE WRITTEN CONSENT OF WOODROW & ASSOCIATES, INC. AS INDICATED HEREON.

WOODROW & ASSOCIATES, INC.  
ALL RIGHTS RESERVED



BUILDING / GRADING PERMIT PLAN EXHIBIT

6 CATHERINE LANE  
 16411-65-00-11625 15, 4 (Lot 15)  
 MAPLE HILL  
 WHITMANSHIP TOWNSHIP - MERCERSBURG COUNTY - PENNSYLVANIA  
**WOODROW & ASSOCIATES, INC.**  
 MUNICIPAL / CIVIL CONSULTING ENGINEERS  
 1108 North Branch Pkwy. Suite 100, P.O. Box 263379  
 Frankfort, KY 40621-0337  
 Tel: (502) 263-3379  
 Fax: (502) 263-3379  
 www.woodrowinc.com

Plot No. 16-0112-D  
 Plot Date: JAN. 02, 2019  
 Sheet No.:

# Maple Hill of Whitemarsh Community Association

January 29, 2020

Mr. and Mrs. James Rubbo  
6 Catherine Lane  
Plymouth Meeting, PA 19462

Dear Mr. and Mrs. Rubbo,

Thank you very much for submitting your architectural change request for the installation of a 6' high shadowbox fence on your rear property line. Please be advised that your request is approved, conditional upon the following:

- You are required to obtain a Township permit;
- The new fence may not block any swales;
- In the event the installation of the fence requires landscaping to be moved, it should be replanted in another location on the homeowner's lot;
- You are required to properly maintain the fence at all times;
- Any damage to the property, as a result of the installation, will be your responsibility to repair and return to its original condition;
- Any changes must be in accordance with the application as submitted and comply with the Association's governing documents.

Thank you once again for submitting your request. If you have any questions or need additional information, please feel free to contact Continental Property Management at the number below.

Sincerely,

Board of Directors  
MAPLE HILL OF WHITEMARSH COMMUNITY ASSOCIATION

KM/clc



# Maple Hill of Whitemarsh Community Association

January 29, 2020

Mr. and Mrs. Mark Glanzmann  
8 Catherine Lane  
Plymouth Meeting, PA 19462

Dear Mr. and Mrs. Glanzmann,

Thank you very much for submitting your architectural change request for the installation of a 6' high shadowbox fence on your rear property line. Please be advised that your request is approved, conditional upon the following:

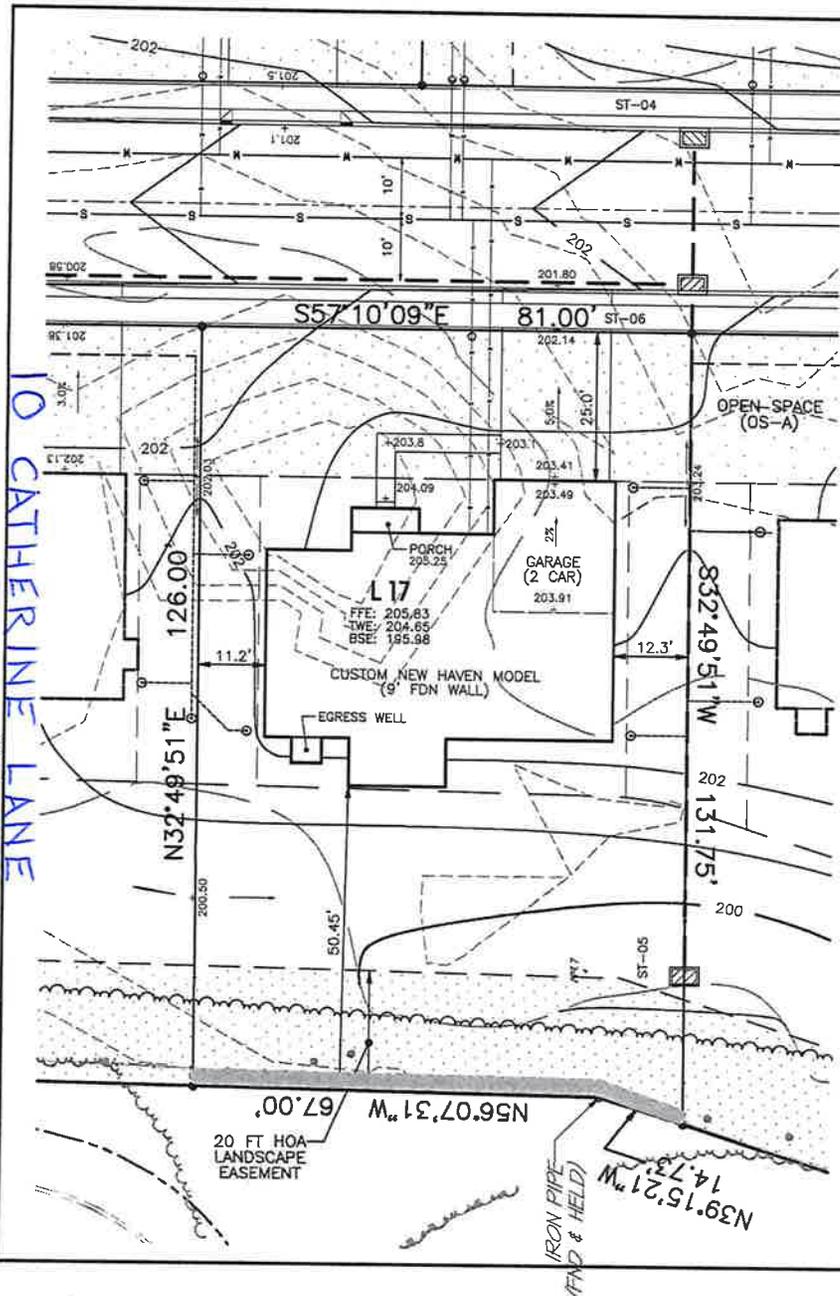
- You are required to obtain a Township permit;
- The new fence may not block any swales;
- In the event the installation of the fence requires landscaping to be moved, it should be replanted in another location on the homeowner's lot;
- You are required to properly maintain the fence at all times;
- Any damage to the property, as a result of the installation, will be your responsibility to repair and return to its original condition;
- Any changes must be in accordance with the application as submitted and comply with the Association's governing documents.

Thank you once again for submitting your request. If you have any questions or need additional information, please feel free to contact Continental Property Management at the number below.

Sincerely,

Board of Directors  
MAPLE HILL OF WHITEMARSH COMMUNITY ASSOCIATION

KM/clc



**ZONING and SITE DATA SCHEDULE**

Zoning District: A – Residential District  
Dimensional standards for Conservation Design Subdivisions

Item	Section	Requirement	PLAN PROVIDED
Min. Lot Area	116-54.C(3)	7,600 Sq. Ft. [2]	10,296.04 SF (Gross) 8,271.04 SF (Net)
Min. Width at Setback Line	116-54.C(4)	60 Ft.	81.00 Ft.
Min. Front Yard	116-54.C(5)	25 Ft.	25.0 Ft.
Min. Side Yard (Each)	116-54.C(6)	10 Ft.	11.2 Ft. / 12.3 Ft.
Min. Rear Yard	116-54.C(7)	30 Ft.	54.0 Ft.
Max. Principal Bldg Height	116-54.C(8)(a)	35 Ft.	< 35 Ft.
Max. Building Coverage	116-54.C(9)	30 % of lot area	27.85 % (2,287 SF)

Additional requirements for Conservation Subdivisions:

All NEW dwellings shall meet the following setback requirements:

From External R.D.W.	116-274.B(1)	100 Ft.	N / A
From all other tract Bdy	116-274.B(2)	50 Ft.	50.45 Ft.

[2] Minimum Lot Area Required is NET any On-Lot Required Open Space

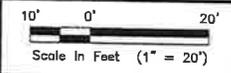
**PERMIT PLAN NOTES**

- All construction shall be in conformance with the approved and recorded Final Land Development plans for MAPLE HILL, last revised Nov. 07, 2017 including all Agreements and Documents related thereto.
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- Sanitary sewer and all other utility service connection points shall be confirmed independently by the contractor in field prior to the commencement of construction. All discrepancies shall be reported immediately in writing to the engineer of record. Construction shall commence beginning at the lowest invert (point of connection) and progress up gradient. Interface points (crossings) with existing underground installations shall be field verified by test pit prior to commencement of construction.
- All sanitary sewer construction shall be in accordance with "Whitemarsh Township Authority Standard Specifications for Sanitary Sewer Facilities".
- All utilities shall be kept ten (10) feet apart (parallel) or when crossing, at eighteen (18) inches vertical clearance (outside edge of pipe to outside edge of pipe). A minimum of 18 inches shall be maintained between sanitary sewer lines and storm lines or water lines. If the minimum clearance cannot be maintained, a concrete encasement shall be provided on the non-sanitary sewer utility.
- Sanitary sewer mains and laterals shall have a minimum of 4'-0" cover.

**RELEASE OF DRAFT PLOT PLAN -  
BUYER SHOULD PERFORM THEIR OWN  
ENGINEERING FOR ANY WORK THEY  
PLAN ON PERFORMING ON THE  
PROPERTY**

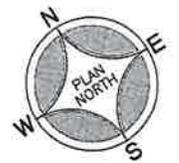
**PLAN LEGEND**

--- Roadway Centerline	--- Storm Sewer Piping
- - - Existing Elev Contour	--- Sanitary Sewer Piping
--- Proposed Elev contour	--- Water Main / Service



THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE APPLICANT AND PROJECT DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT WRITTEN CONSENT OF WOODROW & ASSOCIATES, INC. IS PROHIBITED.

© COPYRIGHT 2018 WOODROW & ASSOCIATES, INC. ALL RIGHTS RESERVED



BUILDING / GRADING PERMIT PLAN EXHIBIT  
for

**10 CATHERINE LANE**  
T.P.N.: 65-00-11005-17-2 (Lot 17)

**MAPLE HILL**  
WHITEMARSH TOWNSHIP – MONTGOMERY COUNTY – PENNSYLVANIA

**WOODROW & ASSOCIATES, INC.**  
MUNICIPAL / CIVIL CONSULTING ENGINEERS  
1108 North Bethlehem Pike / Suite 5 – Lower Oxnard – PA 19002  
Phone: (215) 542-5548 Fax: (215) 542-3678  
Web: www.woodrowinc.com

Job No: 16-0112 D  
Plan Date: JAN. 02, 2019  
Sheet No: 1 of 1

# Maple Hill of Whitemarsh Community Association

January 29, 2020

Mr. and Mrs. Scott Lipner  
10 Catherine Lane  
Plymouth Meeting, PA 19462

Dear Mr. and Mrs. Lipner,

Thank you very much for submitting your architectural change request for the installation of a 6' high shadowbox fence on your rear property line. Please be advised that your request is approved, conditional upon the following:

- You are required to obtain a Township permit;
- The new fence may not block any swales;
- In the event the installation of the fence requires landscaping to be moved, it should be replanted in another location on the homeowner's lot;
- You are required to properly maintain the fence at all times;
- Any damage to the property, as a result of the installation, will be your responsibility to repair and return to its original condition;
- Any changes must be in accordance with the application as submitted and comply with the Association's governing documents.

Thank you once again for submitting your request. If you have any questions or need additional information, please feel free to contact Continental Property Management at the number below.

Sincerely,

Board of Directors  
MAPLE HILL OF WHITEMARSH COMMUNITY ASSOCIATION

KM/clc



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

February 12, 2020

Whitemarsh Township Board of Supervisors  
Whitemarsh Township Municipal Building  
616 Germantown Pike  
Lafayette Hill, PA 19444

ATTENTION: Mr. Richard L. Mellor, Jr., Township Manager

RE: ESCROW RELEASE NO. 3  
The Knolls at Whitemarsh  
Whitemarsh Township, Montgomery County, Pennsylvania  
S/LD #03-14  
Our Project Number 2020-01127

Dear Mr. Mellor:

We have reviewed the request for Escrow Release submitted to us on February 7, 2020 by the developer's representative, Marc Salamone; based on a recent inspection of the development, it has been determined that the items listed have been completed. Therefore, we are enclosing Escrow Release No. 3 for Whitemarsh Knolls, LLC in the amount of:

Seventy-Five Thousand, Four Hundred Sixty-One Dollars and Sixty-Nine Cents

(\$75,461.69)

Included in Release No. 3 is one (1) copy of each of the following:

Completion Certificate and Authorization for Reduction  
Payment Request Breakdown

After the Certificate of Completion is signed, copies of each of the above should be transmitted as follows: Whitemarsh Township - one copy, and Whitemarsh Knolls, LLC - two copies.

Sincerely,

James J. Hersh, PE  
Township Engineer

cc: Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny LLC; Township Solicitor  
O:\MUNICIPAL\2020\2001127-WshT\_Knolls of Whitemarsh SLD 03-14\Construction - LD\Escrow Releases\Release #3.doc

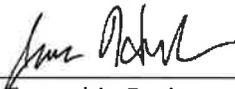
65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

**THE KNOLLS AT WHITEMARSH - S/LD # 03-14  
RELEASE #3**

**COMPLETION CERTIFICATE AND AUTHORIZATION FOR REDUCTION**

We, the undersigned, hereby certify that the work provided for in a certain Site Improvements agreement between the Township of Whitemarsh and Whitemarsh Knolls, LLC, dated the 27<sup>th</sup> day of August 2019, relative to the construction and installation of certain improvements have been completed to the extent of Seventy-Five Thousand, Four Hundred Sixty-One Dollars and Sixty-Nine Cents (\$75,461.69), and this Certificate authorizes Independent Mortgage Company to reduce Loan Account No. 2802, by the sum of Seventy-Five Thousand, Four Hundred Sixty-One Dollars and Sixty-Nine Cents (\$75,461.69) pursuant to a Financial Security Agreement dated the 15<sup>th</sup> day of August, 2019 executed by Marc Salamone, Member, Whitemarsh Knolls, LLC. It is agreed that release of said funds shall not be construed as acceptance of the work by the Township, nor shall this Certificate act or constitute any waiver by said Township, and said Township hereby reserves the right to re-inspect the said work and to require the Developer referred to in said Site Improvements Agreement to correct any and all defects and deficiencies.

DATED: February 12, 2020

  
Township Engineer  
Gilmore & Associates, Inc.

Escrowed Amount	\$	967,839.20
Released to Date	\$	156,157.49
Remaining Escrow	\$	811,681.71

Township Manager

ITEM		ESCROW			CURRENT RELEASE		RELEASED TO DATE		ESCROW REMAINING	
No.	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	QTY	COST	QTY	COST	COST
<b>A</b>	<b>STAKE OUT AND AS BUILT</b>									
1	AS BUILT PLANS	1	LS	\$5,500.00	\$5,500.00					\$5,500.00
2	MONUMENTS	7	EA	\$175.00	\$1,225.00					\$1,225.00
3	LOT PINS	12	EA	\$110.00	\$1,320.00					\$1,320.00
4	CONSTRUCTION STAKEOUT	1	EA	\$22,316.75	\$22,316.75					\$22,316.75
<b>B</b>	<b>EROSION AND SEDIMENT CONTROL</b>									
1	ROCK CONSTRUCTION ENTRANCE	200	SY	\$12.92	\$2,584.00	50	\$646.00	150	\$1,938.00	\$646.00
2	18" SILT FENCE	290	LF	\$1.57	\$455.30					\$455.30
3	12" SILT SOXX	6156	LF	\$3.10	\$19,083.60			6156	\$19,083.60	\$0.00
4	24" SILT SOXX	400	LF	\$8.80	\$3,520.00			400	\$3,520.00	\$0.00
5	ROCK FILTER	1	EA	\$142.80	\$142.80	1	\$142.80			\$0.00
6	INLET PROTECTION SILT SACK	4	EA	\$421.60	\$1,686.40	4	\$1,686.40			\$0.00
7	DIVERSION BERM	265	LF	\$540.60	\$143,259.00			265	\$143,259.00	\$0.00
8	PERMANENT SWALES-MATTING	420	SY	\$23.21	\$9,748.20					\$9,748.20
9	ORANGE CONSTRUCTION FENCE	110	LF	\$1.91	\$210.10			110	\$210.10	\$0.00
10	TREE PROTECTION FENCE	2,295	LF	\$1.91	\$4,383.45			2295	\$4,383.45	\$0.00
11	E&S REMOVAL	1	LS	\$4,424.25	\$4,424.25					\$4,424.25
<b>C</b>	<b>CLEARING/DEMO</b>									
1	CLEARING AND GRUBBING	5.5	AC	\$4,666.50	\$25,665.75	5.50	\$25,665.75			\$0.00
2	SAWCUT ASPHALT	415	LF	\$2.47	\$1,025.05					\$1,025.05
3	REMOVE EXISTING CURB	120	LF	\$9.39	\$1,126.80					\$1,126.80
4	REMOVE EXISTING SIDEWALK	255	SF	\$3.61	\$920.55					\$920.55
5	MILL IN PLACE 6"	2,400	SY	\$3.19	\$7,656.00					\$7,656.00
6	REMOVE EXISTING STORM SEWER	8	LF	\$13.09	\$104.72					\$104.72
7	REMOVE EXISTING FENCING	680	LF	\$4.51	\$3,066.80	680	\$3,066.80			\$0.00
8	REMOVE EXISTING PARKING BUMPERS	10	EA	\$523.20	\$5,232.00					\$5,232.00
<b>D</b>	<b>BASIN/RAIN GARDEN</b>									
1	STRIP TOPSOIL	1656	CY	\$1.74	\$2,881.44	1656	\$2,881.44			\$0.00
2	CUT/FILL/COMPACT	3255	CY	\$2.47	\$8,039.85	3255.0	\$8,039.85			\$0.00
3	CUT TO FILL AREA	1350	CY	\$7.10	\$9,585.00	1350	\$9,585.00			\$0.00
4	CUT/EXPORT	700	CY	\$19.55	\$13,685.00	700	\$13,685.00			\$0.00
5	CUT/FILL KEY TRENCH	90	CY	\$2.89	\$260.10			90	\$260.10	\$0.00
6	TEMP RISER EXTENSION	1	EA	\$1,096.50	\$1,096.50	1	\$1,096.50			\$0.00
7	TEMP SKIMMER	1	EA	\$854.25	\$854.25	1	\$854.25			\$0.00
8	EMERGENCY SPILLWAY	750	SF	\$0.64	\$480.00					\$480.00
9	ANCHOR TRENCH	54	LF	\$6.21	\$335.34					\$335.34
10	GRADE BASIN	4,330	SY	\$0.26	\$1,125.80	2357	\$612.82	1973	\$512.98	\$512.98
11	RESURFACE TOPSOIL	810	CY	\$3.27	\$2,648.70	405	\$1,324.35	405	\$1,324.35	\$1,324.35
12	SEED AND MULCH (TEMP)	54,650	SF	\$0.08	\$4,372.00	27325	\$2,186.00	27325	\$2,186.00	\$2,186.00
13	BASIN CONVERSION	1	LS	\$45,135.00	\$45,135.00					\$45,135.00
14	RAKE SEED AND MULCH(PERM)	1	LS	\$10,000.00	\$10,000.00					\$10,000.00
15	FOREBAY SPILLWAY R-4	10	TN	\$48.00	\$480.00					\$480.00
16	FOREBAY BOTTOM SPEC	1	LS	\$2,500.00	\$2,500.00					\$2,500.00
17	RAIN GARDEN	1	LS	\$3,213.00	\$3,213.00					\$3,213.00

THE KNOLLS AT WHITEMARSH  
S/LD #03-14

No.	ITEM DESCRIPTION	ESCROW			CURRENT RELEASE		RELEASED TO DATE		ESCROW REMAINING		
		QTY	UNIT	UNIT COST	TOTAL COST	QTY	COST	QTY	COST	QTY	COST
<b>E</b>	<b>INITIAL EARTHWORK</b>										
1	STRIP TOPSOIL	942	CY	\$1.91	\$1,799.22			942	\$1,799.22	0	\$0.00
2	CUT/FILL/COMPACT	104	CY	\$2.93	\$304.72			104	\$304.72	0	\$0.00
3	TEMP PARKING AREA	440	SY	\$6.89	\$3,031.60			440	\$3,031.60	0	\$0.00
4	RESPREAD TOPSOIL	260	CY	\$3.27	\$850.20			260	\$850.20	0	\$0.00
5	SEED AND STRAW MULCH	22,185	SY	\$0.08	\$1,774.80			22,185	\$1,774.80	0	\$0.00
<b>F</b>	<b>EARTHWORK</b>										
1	STRIP TOPSOIL	1,511	CY	\$2.00	\$3,022.00			755	\$1,510.00	756	\$1,512.00
2	CUT/FILL/COMPACT	1,520	CY	\$4.00	\$6,080.00			760	\$3,040.00	760	\$3,040.00
3	CUT TO FILL AREA SPREAD AND COMPACT	328	CY	\$9.52	\$3,122.56			164	\$1,561.28	164	\$1,561.28
4	CUT/EXPORT	677	CY	\$19.68	\$13,323.36	677	\$13,323.36			0	\$0.00
5	EXPORT TRENCH SPOILS	1,460	CY	\$18.40	\$26,864.00			0	\$0.00	1,460	\$26,864.00
6	ELECTRIC TRENCHING	230	LF	\$4,321.70	\$992,001.00			0	\$0.00	230	\$4,321.70
7	GRADE SITE	5,085	SY	\$0.26	\$1,322.10			0	\$0.00	5,085	\$1,322.10
8	GRADE PAD	4,160	SY	\$0.85	\$3,536.00			0	\$0.00	4,160	\$3,536.00
9	RESPREAD TOPSOIL	1,136	CY	\$14.20	\$16,131.20			0	\$0.00	1,136	\$16,131.20
10	SEED AND STRAW MULCH(TEMP)	45,755	SF	\$0.08	\$3,660.40			0	\$0.00	45,755	\$3,660.40
11	SEED AND STRAW TOPSOIL STOCKPILE	14,480	CY	\$0.08	\$1,158.40			0	\$0.00	14,480	\$1,158.40
12	SWALE #1 SOIL MIX	1	LS	\$5,000.00	\$5,000.00			0%	\$0.00	100%	\$5,000.00
<b>G</b>	<b>CONCRETE</b>										
1	CONCRETE CURB	1,485	LF	\$19.04	\$28,274.40			0	\$0.00	1,485	\$28,274.40
2	CONCRETE SIDEWALK	1,685	SF	\$8.93	\$15,047.05			0	\$0.00	1,685	\$15,047.05
3	DETECTABLE WARNING SURFACES	21	LF	\$50.00	\$1,050.00			0	\$0.00	21	\$1,050.00
4	STAMPED CONCRETE CROSSWALKS	576	SF	\$16.19	\$9,325.44			0	\$0.00	576	\$9,325.44
5	TRASH ENCLOSURE	1	LS	\$7,403.50	\$7,403.50			0%	\$0.00	100%	\$7,403.50
<b>H</b>	<b>STORM SEWER</b>										
1	SAWCUT STORM	20	LF	\$4.89	\$97.80	20	\$97.80			0	\$0.00
2	LOCATE EXISTING UTILITIES	4	EA	\$204.00	\$816.00	2	\$408.00	2	\$408.00	2	\$408.00
3	24" ORING RCP	48	LF	\$70.00	\$3,360.00			0	\$0.00	48	\$3,360.00
4	18" HDPE	358	LF	\$33.49	\$11,989.42	120	\$4,018.80	120	\$4,018.80	238	\$7,970.62
5	24" HDPE	729	LF	\$40.93	\$29,837.97	280	\$11,460.40	280	\$11,460.40	449	\$18,377.57
6	TWIN 24" HDPE	154	LF	\$82.37	\$12,684.98			0	\$0.00	154	\$12,684.98
7	TYPE M INLET	5	EA	\$2,145.40	\$10,727.00	2	\$4,290.80	2	\$4,290.80	3	\$6,436.20
8	MODIFIED TYPE M INLET	4	EA	\$2,620.55	\$10,482.20	2	\$5,241.10	2	\$5,241.10	2	\$5,241.10
9	6" TYPE M INLET	2	EA	\$3,268.25	\$6,536.50			0	\$0.00	2	\$6,536.50
10	DOUBLE TYPE M INLET	1	EA	\$3,947.40	\$3,947.40	1	\$3,947.40			0	\$0.00
11	STORM MANHOLE	2	EA	\$2,253.35	\$4,506.70			0	\$0.00	1	\$2,253.35
12	DW ENDWALL 24"	2	EA	\$1,101.60	\$2,203.20			0	\$0.00	2	\$2,203.20
13	DW ENDWALL 24" MODIFIED	1	EA	\$3,695.80	\$3,695.80			0	\$0.00	1	\$3,695.80
14	OUTLET STRUCTURE	1	EA	\$2,652.00	\$2,652.00			0	\$0.00	1	\$2,652.00
15	ANTI-SLEEP COLLARS	2	EA	\$828.75	\$1,657.50			0	\$0.00	1	\$828.75
16	R4 RIP RAP	2	EA	\$1,054.00	\$2,108.00			0	\$0.00	2	\$2,108.00
17	TEMP PAVE RESTORATION	5	SY	\$42.71	\$213.55			0	\$0.00	5	\$213.55
18	PERM PAVE RESTORATION	7	SY	\$96.60	\$676.20			0	\$0.00	7	\$676.20
19	8" ROOF DRAIN CONNECTION	128	LF	\$20.00	\$2,560.00			0	\$0.00	128	\$2,560.00



THE KNOLLS AT WHITEMARSH  
S/LD #03-14

ITEM		ESCROW			CURRENT RELEASE		RELEASED TO DATE		ESCROW REMAINING	
No.	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	QTY	COST	QTY	COST	COST
31	KOUSA DOGWOOD (REPLACE FLOW)	10	EA	\$160.00	\$1,600.00	0	\$0.00	10	\$0.00	\$1,600.00
32	SOURWOOD (REPLACE FLOW)	6	EA	\$160.00	\$960.00	0	\$0.00	6	\$0.00	\$960.00
33	NORWAY SPRUCE (REPLACE EVERGREEN)	18	EA	\$335.00	\$6,030.00	0	\$0.00	18	\$0.00	\$6,030.00
34	WHITE PINE (REPLACE EVERGREEN)	22	EA	\$335.00	\$7,370.00	0	\$0.00	22	\$0.00	\$7,370.00
35	GIANT GREEN ARBORVIATE	11	EA	\$335.00	\$3,685.00	0	\$0.00	11	\$0.00	\$3,685.00
36	REPLACEMENT SHRUBS	822	EA	\$46.00	\$37,812.00	0	\$0.00	822	\$0.00	\$37,812.00
37	GROUNDCOVER	2,760	EA	\$0.50	\$1,380.00	0	\$0.00	2760	\$0.00	\$1,380.00
38	PLUGS	2,760	EA	\$0.50	\$1,380.00	0	\$0.00	2760	\$0.00	\$1,380.00
M	MISCELLANEOUS									
1	POST AND RAIL FENCE	850	LF	\$25.00	\$21,250.00	0	\$0.00	850	\$0.00	\$21,250.00
	<b>SUBTOTAL</b>				\$879,853.82		\$66,495.49		\$156,157.49	\$723,696.33
	<b>10% CONTINGENCY</b>				\$87,985.38	0%	\$0.00	100%	\$0.00	\$87,985.38
	<b>SUBTOTAL</b>				\$967,839.20		\$66,495.49		\$156,157.49	\$811,681.71
	<b>RETAINAGE</b>						\$0.00		\$8,966.20	\$8,966.20
	<b>RELEASE OF RETAINAGE</b>						\$8,966.20		\$8,966.20	-\$8,966.20
	<b>AMOUNT OF RELEASE</b>						\$75,461.69		\$156,157.49	\$811,681.71



Ms. Krista Heinrich, PE  
Township Engineer-Whitemarsh Township  
616 Germantown Pike  
Lafayette Hill Pa 19444

February 7, 2020

RE: Knolls at Whitemarsh-Construction Escrow Release #3

Dear Ms. Heinrich,

Please find Construction Escrow Release #3 for the Knolls at Whitemarsh.

Erosion & Sediment Controls

Rock Construction Entrance	1,292.00
Rock Filter	142.80
Inlet Protection-silt sack	421.60

Basin/Rain Garden

Cut/Fill/Compact	4,019.93
Cut to Fill Area	4,792.50
Cut/Export	13,685.00

Earthwork

Cut/Export	13,323.36
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Storm Sewer

Saw Cut	97.80
Locate existing utilities	816.00
18" HDPE (3 runs 120')	4,018.80
24" HDPE (2 runs 280')	11,460.40
Type M Inlet (2 total)	4,290.00
Modified Type M Inlet(2 total)	5,241.10
Double Type M Inlet	3,947.40

<u>Additional Retainage held at release #1 &amp; #2</u>	<u>8,966.20</u>
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Total Construction Escrow Draw Request	\$76,514.89
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Thank you,

Marc Salamone  
Marc Salamone Homes  
[www.marcsalamonehomes.com](http://www.marcsalamonehomes.com)

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932 Sturgis Lane  
Lower Gwynedd, PA 19002  
610-637-2152

**WHITEMARSH TOWNSHIP**

**REPORT OF EXPENDITURES AND PAYROLL**

**MONTH OF JANUARY 2020**

**IN ACCORDANCE WITH ARTICLE 605 OF THE HOME RULE CHARTER OF  
WHITEMARSH TOWNSHIP**

**FROM TOWNSHIP CASH:**

**TOTAL EXPENDITURES AS CHECKS PER ATTACHED REPORTS  
\$983,030.02**

**TOTAL EXPENDITURES BY P-CARD PER ATTACHED REPORTS  
\$ 103,941.11**

**GRAND TOTAL EXPENDITURES \$ 1,086,971.31**

**TOTAL PAYROLLS \$ 721,047.04**

**FROM PENSION FUND:**

**PFM \$4,879.48**

**MEETING DATE: FEBRUARY 27, 2020**

**APPROVED SUBJECT TO ANNUAL AUDIT:**

**LAURA BOYLE NESTER, CHAIR**

\_\_\_\_\_

**FRAN MC CUSKER, VICE CHAIR**

\_\_\_\_\_

**MICHAEL DROSSNER**

\_\_\_\_\_

**VINCENT MANUELE**

\_\_\_\_\_

**JACY TOLL**

\_\_\_\_\_



FOR CASH ACCOUNT: 00 100000

Whitmarsh Township  
AP CHECK RECONCILIATION REGISTER

02/21/2020 09:52  
gwen

FOR: All Except Stale  
CHECK # CHECK DATE TYPE VENDOR NAME

CLEARED BATCH CLEAR DATE

UNCLEARED

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED
20332	01/03/2020	PRINTED	C & C TECHNOLOGIES	1,500.00
20333	01/03/2020	PRINTED	005649	7,776.00
20334	01/03/2020	PRINTED	000712 MONTGOMERY COUNTY TREASUR	8,000.00
20339	01/07/2020	PRINTED	000836 PENNA. CHIEFS OF POLICE A	7,350.04
20340	01/10/2020	PRINTED	005468 VANTAGEPOINT TRANSFER AGE	8,818.05
20341	01/10/2020	PRINTED	005954 AETNA	1,303.83
20342	01/10/2020	PRINTED	005491 AQUA PA	800.00
20343	01/10/2020	PRINTED	006969 ASH ASSOCIATES	1,740.00
20344	01/10/2020	PRINTED	007620 ASHLYN BRADY	244.97
20345	01/10/2020	PRINTED	004854 ASSOCIATED IMAGING SOLUTI	3,402.08
20346	01/10/2020	PRINTED	000102 H. A. BERKHEIMER, INC.	12,918.04
20347	01/10/2020	PRINTED	007695 COVANTA ENERGY, LLC	2,081.25
20348	01/10/2020	PRINTED	005050 DINEEN COMMUNICATIONS, LT	5,625.00
20349	01/10/2020	PRINTED	004084 DRESLIN & CO. INC.	1,785.00
20350	01/10/2020	PRINTED	006468 DELAWARE VALLEY MUNICIPAL	164,665.00
20351	01/10/2020	PRINTED	004034 DELAWARE VALLEY HEALTH IN	55,761.00
20352	01/10/2020	PRINTED	007293 DELAWARE VALLEY INSURANCE	68,326.75
20353	01/10/2020	PRINTED	000274 DELAWARE VAL WORKERS COMP	3,500.00
20354	01/10/2020	PRINTED	008470 GAILEY MURRAY, LLP	406.50
20355	01/10/2020	PRINTED	006025 GLORIA JAVIE	2,998.96
20356	01/10/2020	PRINTED	007631 HARTFORD - PRIORITY ACCOU	1,031.90
20357	01/10/2020	PRINTED	007631 HARTFORD - PRIORITY ACCOU	792.50
20358	01/10/2020	PRINTED	007199 HEINRICH & KLEIN ASSOCIAT	13,720.00
20359	01/10/2020	PRINTED	005974 HOUGH ASSOCIATES	177,645.00
20360	01/10/2020	PRINTED	006639 J P MASCARO & SONS/TRASH	5,775.00
20361	01/10/2020	PRINTED	007652 J. DAVIS PRINTING	550.00
20362	01/10/2020	PRINTED	008086 JAMES W. BROOKE	406.50
20363	01/10/2020	PRINTED	004882 JANET APEL	406.50
20364	01/10/2020	PRINTED	006028 JEAN THOMPSON	135.50
20365	01/10/2020	PRINTED	002037 JEANETTE E. HIPPE	353.03
20366	01/10/2020	PRINTED	001525 JETPAY PAYROLL SERVICES	165.00
20367	01/10/2020	PRINTED	008060 KATHLEEN DUTILL	90.00
20368	01/10/2020	PRINTED	008251 MCATO	630.00
20369	01/10/2020	PRINTED	002115 MEA	1,700.00
20370	01/10/2020	PRINTED	008260 MEL'S KITCHEN	125.00
20371	01/10/2020	PRINTED	008162 NATHAN CRITTENDON	813.00
20372	01/10/2020	PRINTED	002289 NAZARETH GALIE	15.95
20373	01/10/2020	PRINTED	005094 PENNSYLVANIA AMERICAN WAT	880.24
20374	01/10/2020	PRINTED	000856 PECO ENERGY COMPANY	4,294.96
20375	01/10/2020	PRINTED	007306 PETROLEUM TRADERS CORPORA	75.00
20376	01/10/2020	PRINTED	009999 ALEX PIENITKA	1,352.50
20377	01/10/2020	PRINTED	009999 BRIAN & CARLY HANNA	200.00
20378	01/10/2020	PRINTED	005350 SIGNAL SERVICE, INC.	406.50
20379	01/10/2020	PRINTED	006027 THELMA BRADLEY	2,440.00
20380	01/10/2020	PRINTED	004981 TRAIRS, LLC	8.92
20381	01/10/2020	PRINTED	000093 VERIZON	45.00
20382	01/17/2020	PRINTED	008251 MCATO	165.00
20383	01/17/2020	PRINTED	007193 APWM	26,187.24
20384	01/17/2020	PRINTED	005491 AQUA PA	1,370.00
20385	01/17/2020	PRINTED	007620 ASHLYN BRADY	71.50
20386	01/17/2020	PRINTED	007123 CBIZ MODEL CONSULTING	345.83
20387	01/17/2020	PRINTED	007913 CLARITY WATER TECHNOLOGIE	2,127.38
20388	01/17/2020	PRINTED	008123 CNS CLEANING CO., INC	



Whitmarsh Township  
 AP CHECK RECONCILIATION REGISTER

02/21/2020 09:52  
 9wen

FOR CASH ACCOUNT: 00 100000

FOR: All Except Stale  
 CLEARED BATCH CLEAR DATE

CHECK # CHECK DATE TYPE VENDOR NAME

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED
20388	01/17/2020	PRINTED	005050 DINEEN COMMUNICATIONS, LT	620.25
20389	01/17/2020	PRINTED	004128 ERIC HOUSEHOLDER	54.40
20390	01/17/2020	PRINTED	004891 FUREY & BALDASSARI, P.C.	4,945.00
20391	01/17/2020	PRINTED	008291 GREAT VALLEY RECYCLING	10,619.77
20392	01/17/2020	PRINTED	004147 ICMA RETIREMENT CORP	5,447.31
20393	01/17/2020	PRINTED	005718 JOHN S POSEN, INC	90.87
20394	01/17/2020	PRINTED	006717 MSWAT-CR	3,000.00
20395	01/17/2020	PRINTED	000800 PA. RECREATION & PARK SOC	516.00
20396	01/17/2020	PRINTED	007546 PATIENT FIRST	30.00
20397	01/17/2020	PRINTED	000856 PECO ENERGY COMPANY	719.35
20398	01/17/2020	PRINTED	006922 PERSONAL PROTECTION CONSU	110.00
20399	01/17/2020	PRINTED	000851 PETTY CASH	282.34
20400	01/17/2020	PRINTED	007887 READY REFRESH BY NESTLE	258.34
20401	01/17/2020	PRINTED	006159 REMINGTON VERNICK & BEACH	2,572.20
20402	01/17/2020	PRINTED	006981 RIDGE PIKE CARWASH INC.	360.00
20403	01/17/2020	PRINTED	007964 ROBERT BRODIE	125.00
20404	01/17/2020	PRINTED	008029 ROBERT BROWN	523.32
20405	01/17/2020	PRINTED	000093 VERIZON	255.48
20406	01/22/2020	PRINTED	005468 VANTAGEPOINT TRANSFER AGE	79,788.43
20407	01/22/2020	PRINTED	005468 VANTAGEPOINT TRANSFER AGE	6,886.12
20408	01/24/2020	PRINTED	007620 ASHLYN BRADY	1,270.00
20409	01/24/2020	PRINTED	002967 CRAIG CUBBIN	125.00
20410	01/24/2020	PRINTED	006835 CRAIG SATCHELL	100.00
20411	01/24/2020	PRINTED	004904 DCED- PA DEPT COMMUNITY &	778.50
20412	01/24/2020	PRINTED	008055 E-COLLECT	5,393.52
20413	01/24/2020	PRINTED	005675 ENTERPRISE NEWSPAPERS	648.00
20414	01/24/2020	PRINTED	005718 JOHN S POSEN, INC	233.61
20415	01/24/2020	PRINTED	005613 MARK T WILLIAMS	5,375.00
20416	01/24/2020	PRINTED	004695 MASCANTONIO PLUMBING	228.61
20417	01/24/2020	PRINTED	008235 MUNICIPAL TAX SYSTEM	1,700.00
20418	01/24/2020	PRINTED	007306 PETROLEUM TRADERS CORPORA	3,953.05
20419	01/24/2020	PRINTED	008221 ROBERT BATES	125.00
20420	01/24/2020	PRINTED	005350 SIGNAL SERVICE, INC.	685.84
20421	01/24/2020	PRINTED	004981 TRAIRS, LLC	2,367.50
20422	01/31/2020	PRINTED	007020 AMERICAN PLANNING ASSOCIA	188.00
20423	01/31/2020	PRINTED	007620 ASHLYN BRADY	1,270.00
20424	01/31/2020	PRINTED	005649 C & C TECHNOLOGIES	1,773.00
20425	01/31/2020	PRINTED	007134 FINAA- EASTERN PA CHAPTE	200.00
20426	01/31/2020	PRINTED	008416 GREAT AMERICA FINANCIAL S	1,820.06
20427	01/31/2020	PRINTED	007199 HEINRICH & KLEIN ASSOCIAT	810.00
20428	01/31/2020	PRINTED	000495 HIGHWAY MATERIALS, INC.	325.64
20429	01/31/2020	PRINTED	006843 INTERNATIONAL ASSOCIATION	100.00
20430	01/31/2020	PRINTED	001525 JETPAY PAYROLL SERVICES	355.24
20431	01/31/2020	PRINTED	004695 MASCANTONIO PLUMBING	150.00
20432	01/31/2020	PRINTED	002827 MICHAEL GEHMAN	149.00
20433	01/31/2020	PRINTED	006947 NATIONAL ASSOCIATION OF F	65.00
20434	01/31/2020	PRINTED	005800 OBERMAYER REBMAN MAXWELL	1,761.28
20435	01/31/2020	PRINTED	000856 PECO ENERGY COMPANY	44.87
20436	01/31/2020	PRINTED	007306 PETROLEUM TRADERS CORPORA	2,084.96
20437	01/31/2020	PRINTED	007356 PLGIT LOCKBOX	80,944.47
20438	01/31/2020	PRINTED	009999 MARK AND ANN DOOLEY	10,782.32
20439	01/31/2020	PRINTED	009999 MINI RICHMAN	250.00



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Whitemarsh Township  
AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 00 100000

FOR: All Except State

CHECK # CHECK DATE TYPE VENDOR NAME UNCLEARED CLEARED BATCH CLEAR DATE

20440	01/31/2020	PRINTED	ROBERT BROWN	08029			518.42
20441	01/31/2020	PRINTED	ROCKWELL ASSOCIATES	08187			300.00
20442	01/31/2020	PRINTED	T & M ASSOCIATES	06546			115,765.27
62251	01/09/2020	PRINTED	AQUA PA	005491			164.94
62252	01/09/2020	PRINTED	AQUA PA	005491			227.40
62253	01/09/2020	PRINTED	DEMCO, INC.	001957			182.24
62254	01/09/2020	PRINTED	DURKAN CONSULTING GROUP	007902			100.00
62255	01/09/2020	PRINTED	EXECUTIVE CLEANING SERVIC	007031			1,250.00
62256	01/09/2020	PRINTED	INGRAM LIBRARY SERVICES	001915			563.64
62257	01/16/2020	PRINTED	AMBLER GAZETTE	008342			60.00
62258	01/16/2020	PRINTED	BUSINESS CARD	005196			528.00
62259	01/16/2020	PRINTED	INGRAM LIBRARY SERVICES	001915			19.18
62260	01/16/2020	PRINTED	OLIVER SPRINKLER CO, INC.	001496			1,520.00
62261	01/16/2020	PRINTED	TRAVELERS	006730			349.38
62262	01/23/2020	PRINTED	BUSINESS CARD	005196			404.00
62263	01/23/2020	PRINTED	INGRAM LIBRARY SERVICES	001915			1,125.06
62264	01/23/2020	PRINTED	MCLINC	002630			8,333.75
62265	01/23/2020	PRINTED	OLIVER SPRINKLER CO, INC.	001496			30.00
62266	01/23/2020	PRINTED	SUSAN C. MICHELIS	007099			600.00
62267	01/23/2020	PRINTED	VERIZON	000093			295.53
62268	01/30/2020	PRINTED	DEMCO, INC.	001957			196.47
62269	01/30/2020	PRINTED	DURKAN CONSULTING GROUP	007902			100.00
62270	01/30/2020	PRINTED	INGRAM LIBRARY SERVICES	001915			803.46
62271	01/30/2020	PRINTED	O'HAGAN MEYER	008568			1,928.08
62272	01/30/2020	PRINTED	RUDOLPH CLARKE, LLC	005874			105.00
62273	01/30/2020	PRINTED	SYNCHRONY BANK/AMAZON	004420			971.13

130 CHECKS CASH ACCOUNT TOTAL

983,030.02

3

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Whitemarsh Township  
AP CHECK RECONCILIATION REGISTER

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UNCLEARED                      CLEARED

130 CHECKS                      FINAL TOTAL                      983,030.02                      .00

\*\* END OF REPORT - Generated by Gwen Pace \*\*

# Transaction Search - Company

BMO, Statement Period 12/28/2019 to 01/27/2020

## Mapped Cards

### Dept Administration

Posting Date	Tran Date	Account	Supplier		Amount
1/3/2020	1/2/2020	XXXX-XXXX-XXXX-0644	Acme Uniforms	\$	96.16
1/3/2020	1/2/2020	XXXX-XXXX-XXXX-0644	Acme Uniforms	\$	386.01
1/27/2020	1/25/2020	XXXX-XXXX-XXXX-0644	Amzn Mktp US Cd3dw29v3	\$	1,172.72
1/27/2020	1/27/2020	XXXX-XXXX-XXXX-0644	Amzn Mktp US Ht8kd01a3	\$	448.45
1/6/2020	1/3/2020	XXXX-XXXX-XXXX-0644	Bjs Wholesale #0092	\$	205.76
1/17/2020	1/16/2020	XXXX-XXXX-XXXX-0644	Can Canonfinancial Cfs	\$	1,518.07
1/13/2020	1/10/2020	XXXX-XXXX-XXXX-0644	Canon Solutions Amer I	\$	61.24
1/16/2020	1/15/2020	XXXX-XXXX-XXXX-0644	Contractor Resource	\$	26.99
1/8/2020	1/7/2020	XXXX-XXXX-XXXX-0644	Usps Po 4143400844	\$	10.40
			Debit Total USD	\$	3,925.80
			Credit Total USD	\$	-
			Total USD	\$	3,925.80

### Ward Christopher P

Posting Date	Tran Date	Account	Supplier		Amount
1/8/2020	1/6/2020	XXXX-XXXX-XXXX-2561	Fbi National Academy A	\$	125.00
1/17/2020	1/16/2020	XXXX-XXXX-XXXX-2561	All Traffic Solutions	\$	565.00
1/22/2020	1/21/2020	XXXX-XXXX-XXXX-2561	All Traffic Solutions	\$	3,000.00
			Debit Total USD	\$	3,690.00
			Credit Total USD	\$	-
			Total USD	\$	3,690.00

### Dept Finance

Posting Date	Tran Date	Account	Supplier		Amount
1/1/2020	12/31/2019	XXXX-XXXX-XXXX-4406	21cm Pa Newspapers Adv	\$	633.08
1/1/2020	12/31/2019	XXXX-XXXX-XXXX-4406	21cm Pa Newspapers Adv	\$	2,452.32
1/9/2020	1/8/2020	XXXX-XXXX-XXXX-4406	4te Militia Hill Secur	\$	466.00
1/15/2020	1/14/2020	XXXX-XXXX-XXXX-4406	Advance Stamp Co Inc	\$	91.25
1/27/2020	1/24/2020	XXXX-XXXX-XXXX-4406	Advance Stamp Co Inc	\$	41.50
1/7/2020	1/6/2020	XXXX-XXXX-XXXX-4406	Amazon.Com Qy5431hk3	\$	87.98
1/20/2020	1/20/2020	XXXX-XXXX-XXXX-4406	Amazon.Com Td3jy55v3	\$	80.79

1/27/2020	1/24/2020	XXXX-XXXX-XXXX-4406	Amzn Mktp US 9i4eq09s3	\$	143.99
1/27/2020	1/25/2020	XXXX-XXXX-XXXX-4406	Amzn Mktp US Kg5ku51n3	\$	20.38
1/14/2020	1/13/2020	XXXX-XXXX-XXXX-4406	Amzn Mktp US Lb5o77vz3	\$	125.97
1/9/2020	1/9/2020	XXXX-XXXX-XXXX-4406	Amzn Mktp US Sj1gn5rm3	\$	15.99
1/24/2020	1/23/2020	XXXX-XXXX-XXXX-4406	Amzn Mktp US Uy4r84uy3	\$	14.99
1/8/2020	1/7/2020	XXXX-XXXX-XXXX-4406	Clemens Uniform	\$	59.60
1/3/2020	1/3/2020	XXXX-XXXX-XXXX-4406	Comcast	\$	152.87
1/3/2020	1/3/2020	XXXX-XXXX-XXXX-4406	Comcast	\$	210.33
1/9/2020	1/9/2020	XXXX-XXXX-XXXX-4406	Comcast	\$	94.92
1/9/2020	1/9/2020	XXXX-XXXX-XXXX-4406	Comcast	\$	152.87
1/17/2020	1/17/2020	XXXX-XXXX-XXXX-4406	Comcast	\$	143.35
1/17/2020	1/17/2020	XXXX-XXXX-XXXX-4406	Comcast	\$	190.33
1/14/2020	1/13/2020	XXXX-XXXX-XXXX-4406	Contract Cleaners Supp	\$	52.64
1/15/2020	1/14/2020	XXXX-XXXX-XXXX-4406	Fedex 90879425	\$	71.28
1/15/2020	1/13/2020	XXXX-XXXX-XXXX-4406	Fssolutions	\$	416.45
1/6/2020	1/3/2020	XXXX-XXXX-XXXX-4406	General Code Llc	\$	1,195.00
1/6/2020	1/3/2020	XXXX-XXXX-XXXX-4406	Gf Sayre Inc	\$	250.15
1/6/2020	1/3/2020	XXXX-XXXX-XXXX-4406	Granturk Edpmnt Co Inc	\$	255.33
1/15/2020	1/14/2020	XXXX-XXXX-XXXX-4406	Green Guard First Aid	\$	284.51
1/1/2020	12/31/2019	XXXX-XXXX-XXXX-4406	Int In Penn Fabricati	\$	295.00
1/1/2020	12/31/2019	XXXX-XXXX-XXXX-4406	Interstate Battery Sys	\$	860.65
1/1/2020	1/1/2020	XXXX-XXXX-XXXX-4406	Jce Ehrlich-Rentokil	\$	1,032.00
1/6/2020	1/4/2020	XXXX-XXXX-XXXX-4406	Jce Ehrlich-Rentokil	\$	323.00
1/14/2020	1/14/2020	XXXX-XXXX-XXXX-4406	Jce Ehrlich-Rentokil	\$	175.00
1/1/2020	12/31/2019	XXXX-XXXX-XXXX-4406	Mack Services Group	\$	497.21
1/6/2020	1/3/2020	XXXX-XXXX-XXXX-4406	Mack Services Group	\$	142.91
1/14/2020	1/13/2020	XXXX-XXXX-XXXX-4406	Mack Services Group	\$	449.95
1/24/2020	1/23/2020	XXXX-XXXX-XXXX-4406	McDonald Uniforms	\$	1,087.40
1/6/2020	1/3/2020	XXXX-XXXX-XXXX-4406	Montgomery Animal Hosp	\$	122.00
1/6/2020	1/4/2020	XXXX-XXXX-XXXX-4406	Msc	\$	513.82
1/6/2020	1/3/2020	XXXX-XXXX-XXXX-4406	Norris Sales Cnp	\$	74.69
1/7/2020	1/6/2020	XXXX-XXXX-XXXX-4406	Office Basics Inc	\$	25.01
1/15/2020	1/13/2020	XXXX-XXXX-XXXX-4406	Office Depot #1099	\$	65.82
1/2/2020	12/31/2019	XXXX-XXXX-XXXX-4406	Oliver Heating And Coo	\$	165.00
1/6/2020	1/3/2020	XXXX-XXXX-XXXX-4406	Oliver Heating And Coo	\$	330.00
1/15/2020	1/13/2020	XXXX-XXXX-XXXX-4406	Oliver Heating And Coo	\$	5,515.00
1/14/2020	1/13/2020	XXXX-XXXX-XXXX-4406	Peco Commercial Pmt	\$	3,497.58
1/14/2020	1/13/2020	XXXX-XXXX-XXXX-4406	Peco Commercial Pmt	\$	3,924.19
1/14/2020	1/13/2020	XXXX-XXXX-XXXX-4406	Peco Commercial Pmt	\$	5,005.95
1/2/2020	12/31/2019	XXXX-XXXX-XXXX-4406	Pennsylvania One Call	\$	190.46
1/6/2020	1/3/2020	XXXX-XXXX-XXXX-4406	Pennsylvania One Call	\$	304.58
1/14/2020	1/13/2020	XXXX-XXXX-XXXX-4406	Praxair Dist Inc Oam	\$	63.24
1/14/2020	1/13/2020	XXXX-XXXX-XXXX-4406	Schank Printing	\$	494.00
1/14/2020	1/13/2020	XXXX-XXXX-XXXX-4406	Sherwin Williams 70506	\$	34.54

1/13/2020	1/10/2020	XXXX-XXXX-XXXX-4406	Silvi Concrete Product	\$	6,089.67
1/7/2020	1/6/2020	XXXX-XXXX-XXXX-4406	Squ Sq Signal Fire Pr	\$	125.00
1/6/2020	1/4/2020	XXXX-XXXX-XXXX-4406	Staples Inc - Vt	\$	30.78
1/15/2020	1/14/2020	XXXX-XXXX-XXXX-4406	Staples Inc - Vt	\$	15.39
1/10/2020	1/9/2020	XXXX-XXXX-XXXX-4406	Stapls7303569673000001	\$	67.66
1/13/2020	1/10/2020	XXXX-XXXX-XXXX-4406	Stapls7303641857000001	\$	99.94
1/24/2020	1/23/2020	XXXX-XXXX-XXXX-4406	Stapls7303992554000001	\$	115.55
1/1/2020	12/31/2019	XXXX-XXXX-XXXX-4406	The Jaydor Company	\$	487.50
1/8/2020	1/7/2020	XXXX-XXXX-XXXX-4406	U S Municipal Supply	\$	833.52
12/30/2019	12/29/2019	XXXX-XXXX-XXXX-4406	Ups 0000rr1568	\$	18.20
1/6/2020	1/5/2020	XXXX-XXXX-XXXX-4406	Ups 0000rr1568	\$	6.06
1/13/2020	1/12/2020	XXXX-XXXX-XXXX-4406	Ups 0000rr1568	\$	12.74
1/20/2020	1/19/2020	XXXX-XXXX-XXXX-4406	Ups 0000rr1568	\$	19.10
1/27/2020	1/26/2020	XXXX-XXXX-XXXX-4406	Ups 0000rr1568	\$	6.37
1/24/2020	1/23/2020	XXXX-XXXX-XXXX-4406	Vector Security Inc -	\$	31.00
1/15/2020	1/14/2020	XXXX-XXXX-XXXX-4406	Verizon Recurring Pay	\$	120.58
1/13/2020	1/12/2020	XXXX-XXXX-XXXX-4406	Vzwrlls Apocc Visb	\$	560.16
1/13/2020	1/12/2020	XXXX-XXXX-XXXX-4406	Vzwrlls Apocc Visb	\$	6,167.28
1/14/2020	1/13/2020	XXXX-XXXX-XXXX-4406	Waterworks	\$	18.00
1/24/2020	1/22/2020	XXXX-XXXX-XXXX-4406	Wb Mason	\$	143.92
1/20/2020	1/19/2020	XXXX-XXXX-XXXX-4406	West Generators Servic	\$	383.00
1/8/2020	1/7/2020	XXXX-XXXX-XXXX-4406	Xerox Corporation/Rbo	\$	38.96
1/8/2020	1/7/2020	XXXX-XXXX-XXXX-4406	Xerox Corporation/Rbo	\$	185.66
1/6/2020	1/3/2020	XXXX-XXXX-XXXX-4406	Zep Sales And Service	\$	302.05
			Debit Total USD	\$	48,770.96
			Credit Total USD	\$	-
			Total USD	\$	48,770.96

**Keenan Greg S .**

Posting Date	Tran Date	Account	Supplier		Amount
12/30/2019	12/27/2019	XXXX-XXXX-XXXX-8669	Chewy.Com	\$	120.82
1/17/2020	1/16/2020	XXXX-XXXX-XXXX-8669	Chewy.Com	\$	120.82
1/17/2020	1/16/2020	XXXX-XXXX-XXXX-8669	Efurnituremax, Llc	\$	363.99
1/9/2020	1/7/2020	XXXX-XXXX-XXXX-8669	Fbi Leeda Inc	\$	695.00
1/9/2020	1/7/2020	XXXX-XXXX-XXXX-8669	Fbi Leeda Inc	\$	695.00
1/9/2020	1/7/2020	XXXX-XXXX-XXXX-8669	Fbi Leeda Inc	\$	695.00
1/9/2020	1/7/2020	XXXX-XXXX-XXXX-8669	Fbi Leeda Inc	\$	695.00
1/7/2020	1/6/2020	XXXX-XXXX-XXXX-8669	Streetcop	\$	175.00
1/7/2020	1/6/2020	XXXX-XXXX-XXXX-8669	Training Force Usa	\$	199.00
			Debit Total USD	\$	3,759.63
			Credit Total USD	\$	-
			Total USD	\$	3,759.63

**Nowak Jeffrey J .**

Posting Date	Tran Date	Account	Supplier	Amount
1/6/2020	1/3/2020	XXXX-XXXX-XXXX-9114	Fbi National Academy A	\$ 125.00
1/14/2020	1/13/2020	XXXX-XXXX-XXXX-9114	Training Force Usa	\$ 398.00
			Debit Total USD	\$ 523.00
			Credit Total USD	\$ -
			Total USD	\$ 523.00

**FIELDS JOHN**

Posting Date	Tran Date	Account	Supplier	Amount
1/6/2020	1/4/2020	XXXX-XXXX-XXXX-3443	Amzn Mktp US 9h90d1r53	\$ 27.99
1/3/2020	1/2/2020	XXXX-XXXX-XXXX-3443	Lowes #00757	\$ 76.52
12/30/2019	12/27/2019	XXXX-XXXX-XXXX-3443	Mohawk Lifts	\$ 17,055.79
12/30/2019	12/27/2019	XXXX-XXXX-XXXX-3443	Nat Alexander Company	\$ 1,715.98
1/16/2020	1/14/2020	XXXX-XXXX-XXXX-3443	The Home Depot #4106	\$ 121.58
1/2/2020	12/31/2019	XXXX-XXXX-XXXX-3443	The Home Depot 4106	\$ 328.65
1/2/2020	12/31/2019	XXXX-XXXX-XXXX-3443	The Home Depot 4106	\$ 419.57
			Debit Total USD	\$ 19,746.08
			Credit Total USD	\$ -
			Total USD	\$ 19,746.08

**Walker Jon**

Posting Date	Tran Date	Account	Supplier	Amount
12/31/2019	12/30/2019	XXXX-XXXX-XXXX-0210	4te Militia Hill Secur	\$ 678.00
1/22/2020	1/21/2020	XXXX-XXXX-XXXX-3272	7 Springs Lodging	\$ 390.00
12/30/2019	12/27/2019	XXXX-XXXX-XXXX-0210	Adobe Acrobat Pro	\$ 14.99
1/20/2020	1/20/2020	XXXX-XXXX-XXXX-3272	Amazon.Com 0s4v59dq3	\$ 46.67
1/20/2020	1/20/2020	XXXX-XXXX-XXXX-3272	Amazon.Com 8w7l180n3	\$ 28.10
1/16/2020	1/15/2020	XXXX-XXXX-XXXX-3272	Amzn Mktp US 0m0tu3p73	\$ 44.87
1/22/2020	1/21/2020	XXXX-XXXX-XXXX-3272	Amzn Mktp US Q90jd4ay3	\$ 57.17
1/16/2020	1/16/2020	XXXX-XXXX-XXXX-3272	Amzn Mktp US Sj7hq0n73	\$ 75.00
1/20/2020	1/17/2020	XXXX-XXXX-XXXX-3272	Eig Constantcontact.C	\$ 125.00
1/23/2020	1/22/2020	XXXX-XXXX-XXXX-3272	Geiger - Ecommerce Plp	\$ 989.18
1/20/2020	1/17/2020	XXXX-XXXX-XXXX-3272	Giant 6481	\$ 41.83
1/24/2020	1/23/2020	XXXX-XXXX-XXXX-3272	Giant 6481	\$ 33.55
1/27/2020	1/24/2020	XXXX-XXXX-XXXX-3272	Joseph J Zummo Hardwar	\$ 80.00
1/24/2020	1/23/2020	XXXX-XXXX-XXXX-3272	Lowes #00757	\$ 6.98
1/24/2020	1/23/2020	XXXX-XXXX-XXXX-3272	Lowes #00757	\$ 32.64
1/24/2020	1/23/2020	XXXX-XXXX-XXXX-3272	Lowes #00757	\$ 33.80
1/21/2020	1/20/2020	XXXX-XXXX-XXXX-3272	Netflix.Com	\$ 9.53
1/22/2020	1/21/2020	XXXX-XXXX-XXXX-3272	Parecparksociety	\$ 140.00

1/22/2020	1/21/2020	XXXX-XXXX-XXXX-3272	Parecparksociety	\$	295.00
1/20/2020	1/17/2020	XXXX-XXXX-XXXX-3272	Party City 1182	\$	9.51
1/3/2020	1/2/2020	XXXX-XXXX-XXXX-0210	Sherwin Williams 70506	\$	85.81
1/6/2020	1/3/2020	XXXX-XXXX-XXXX-0210	Sherwin Williams 70506	\$	41.93
1/24/2020	1/23/2020	XXXX-XXXX-XXXX-3272	Sherwin Williams 70506	\$	44.58
1/16/2020	1/16/2020	XXXX-XXXX-XXXX-3272	Target.Com	\$	38.74
1/16/2020	1/16/2020	XXXX-XXXX-XXXX-3272	Target.Com	\$	45.94
1/20/2020	1/16/2020	XXXX-XXXX-XXXX-3272	The Home Depot #4106	\$	33.75
1/20/2020	1/16/2020	XXXX-XXXX-XXXX-3272	The Home Depot 4106	\$	90.00
			Debit Total USD	\$	3,512.57
			Credit Total USD	\$	-
			Total USD	\$	3,512.57

### Dept Police

Posting Date	Tran Date	Account	Supplier		Amount
1/8/2020	1/6/2020	XXXX-XXXX-XXXX-4950	Axon	\$	2,098.80
1/3/2020	1/3/2020	XXXX-XXXX-XXXX-4950	Comcast	\$	14.73
1/6/2020	1/3/2020	XXXX-XXXX-XXXX-4950	Dunkin #302013 Q35	\$	17.98
1/23/2020	1/23/2020	XXXX-XXXX-XXXX-4950	Ena Frigidaire	\$	131.51
1/13/2020	1/9/2020	XXXX-XXXX-XXXX-4950	Officemax/Officedept#6	\$	91.39
1/3/2020	1/2/2020	XXXX-XXXX-XXXX-4950	Panera Bread #203953 P	\$	45.14
1/13/2020	1/10/2020	XXXX-XXXX-XXXX-4950	Philly Pretzel Plymo	\$	12.00
1/20/2020	1/17/2020	XXXX-XXXX-XXXX-4950	Philly Pretzel Plymo	\$	9.00
12/30/2019	12/29/2019	XXXX-XXXX-XXXX-4950	Ptc Ez Pass Auto Re.	\$	175.00
			Debit Total USD	\$	2,595.55
			Credit Total USD	\$	-
			Total USD	\$	2,595.55

### Recreation 1 Prk

Posting Date	Tran Date	Account	Supplier		Amount
1/14/2020	1/13/2020	XXXX-XXXX-XXXX-4927	Amazon.Com Pu8y212l3	\$	9.97
1/10/2020	1/10/2020	XXXX-XXXX-XXXX-4927	Amzn Mktp US 870xj9ms3	\$	83.21
1/10/2020	1/9/2020	XXXX-XXXX-XXXX-4927	Amzn Mktp US Jk9kl4r33	\$	22.95
1/14/2020	1/13/2020	XXXX-XXXX-XXXX-4927	Amzn Mktp US Md9wj6s23	\$	140.11
1/7/2020	1/6/2020	XXXX-XXXX-XXXX-4927	Amzn Mktp US Nr5cu5mm3	\$	185.91
1/8/2020	1/7/2020	XXXX-XXXX-XXXX-4927	Amzn Mktp US Wr2hk75u3	\$	15.50
1/9/2020	1/8/2020	XXXX-XXXX-XXXX-4927	Bjs Wholesale #0092	\$	59.99
1/6/2020	1/3/2020	XXXX-XXXX-XXXX-4927	Ds Services Standard C	\$	35.98
1/13/2020	1/10/2020	XXXX-XXXX-XXXX-4927	Giant 6481	\$	18.99
1/13/2020	1/10/2020	XXXX-XXXX-XXXX-4927	Giant 6481	\$	37.70
1/8/2020	1/7/2020	XXXX-XXXX-XXXX-4927	Lowes #00757	\$	11.88
1/10/2020	1/9/2020	XXXX-XXXX-XXXX-4927	Lowes #00757	\$	11.68

1/7/2020	1/6/2020	XXXX-XXXX-XXXX-4927	Pa Child Abuse Cert	\$	65.00
1/13/2020	1/10/2020	XXXX-XXXX-XXXX-4927	Party City 1182	\$	83.05
1/13/2020	1/9/2020	XXXX-XXXX-XXXX-4927	Philly Pretzel Wadsw	\$	10.00
1/8/2020	1/7/2020	XXXX-XXXX-XXXX-4927	Sherwin Williams 70506	\$	10.99
1/10/2020	1/9/2020	XXXX-XXXX-XXXX-4927	Sherwin Williams 70506	\$	44.58
			Debit Total USD	\$	847.49
			Credit Total USD	\$	-
			Total USD	\$	847.49

### Recreation 2 Prk&Rec

Posting Date	Tran Date	Account	Supplier		Amount
1/14/2020	1/13/2020	XXXX-XXXX-XXXX-5502	Identogo - Pa Fingerpr	\$	24.85
			Debit Total USD	\$	24.85
			Credit Total USD	\$	-
			Total USD	\$	24.85

### Works Public

Posting Date	Tran Date	Account	Supplier		Amount
1/10/2020	1/9/2020	XXXX-XXXX-XXXX-4174	American Signal Compan	\$	1,920.00
1/7/2020	1/6/2020	XXXX-XXXX-XXXX-4174	Bergeys Ford	\$	244.51
1/10/2020	1/9/2020	XXXX-XXXX-XXXX-4174	Bergeys Ford	\$	2,149.62
1/17/2020	1/16/2020	XXXX-XXXX-XXXX-4174	Bergeys Ford	\$	38.64
1/16/2020	1/15/2020	XXXX-XXXX-XXXX-4174	Carfagno Chevrolet	\$	257.16
1/17/2020	1/16/2020	XXXX-XXXX-XXXX-4174	Colliflower Inc Hq	\$	45.16
1/8/2020	1/7/2020	XXXX-XXXX-XXXX-4174	Freightliner Of Philad	\$	427.17
1/8/2020	1/7/2020	XXXX-XXXX-XXXX-4174	Gl Sayre Inc	\$	297.60
1/24/2020	1/23/2020	XXXX-XXXX-XXXX-4174	Gl Sayre Inc	\$	73.84
1/8/2020	1/7/2020	XXXX-XXXX-XXXX-4174	Granturk Edpmnt Co Inc	\$	123.24
1/1/2020	12/31/2019	XXXX-XXXX-XXXX-4174	Mobile Lifts Llc	\$	91.00
1/27/2020	1/24/2020	XXXX-XXXX-XXXX-4174	Mobile Lifts Llc	\$	17.60
1/14/2020	1/13/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	\$	55.41
1/17/2020	1/16/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	\$	28.68
1/23/2020	1/22/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	\$	51.72
1/24/2020	1/23/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	\$	43.98
1/24/2020	1/23/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	\$	(51.74)
1/24/2020	1/23/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	\$	51.74
1/13/2020	1/10/2020	XXXX-XXXX-XXXX-4174	Plow Parts Direct	\$	881.89
1/21/2020	1/20/2020	XXXX-XXXX-XXXX-4174	Sol Snap-On Industrial	\$	180.90
1/9/2020	1/7/2020	XXXX-XXXX-XXXX-4174	The Home Depot #4106	\$	32.13
			Debit Total USD	\$	7,011.99
			Credit Total USD	\$	(51.74)
			Total USD	\$	6,960.25

## Works 2 Public

Posting Date	Tran Date	Account	Supplier		Amount
1/10/2020	1/8/2020	XXXX-XXXX-XXXX-0867	Aftermarket Parts & Se	\$	620.00
1/3/2020	1/2/2020	XXXX-XXXX-XXXX-0867	Bjs Wholesale #0092	\$	99.99
1/15/2020	1/14/2020	XXXX-XXXX-XXXX-0867	Colliflower Inc Hq	\$	301.08
1/17/2020	1/16/2020	XXXX-XXXX-XXXX-0867	Concrete Service Mater	\$	63.61
1/17/2020	1/16/2020	XXXX-XXXX-XXXX-0867	Cubicle Keys	\$	56.00
1/22/2020	1/21/2020	XXXX-XXXX-XXXX-0867	Eagleville Fence Co	\$	867.50
1/17/2020	1/16/2020	XXXX-XXXX-XXXX-0867	Electrofast Distributi	\$	31.93
1/24/2020	1/23/2020	XXXX-XXXX-XXXX-0867	Galeton	\$	629.64
1/23/2020	1/22/2020	XXXX-XXXX-XXXX-0867	Hajoca Weinstein 410	\$	46.01
1/1/2020	12/31/2019	XXXX-XXXX-XXXX-0867	Holods True Value	\$	451.98
1/27/2020	1/24/2020	XXXX-XXXX-XXXX-0867	Oliver Sprinkler Inc	\$	775.00
1/15/2020	1/13/2020	XXXX-XXXX-XXXX-0867	Ppc Lubricants Inc	\$	2,355.95
1/13/2020	1/10/2020	XXXX-XXXX-XXXX-0867	Staples 00102491	\$	111.03
1/17/2020	1/16/2020	XXXX-XXXX-XXXX-0867	Staples 00102491	\$	266.33
1/8/2020	1/7/2020	XXXX-XXXX-XXXX-0867	Star Lawn Mower 2	\$	512.77
1/6/2020	1/2/2020	XXXX-XXXX-XXXX-0867	The Home Depot #4106	\$	18.04
1/15/2020	1/13/2020	XXXX-XXXX-XXXX-0867	The Home Depot #4106	\$	59.92
1/16/2020	1/14/2020	XXXX-XXXX-XXXX-0867	The Home Depot #4106	\$	23.40
1/17/2020	1/15/2020	XXXX-XXXX-XXXX-0867	The Home Depot #4106	\$	149.00
1/27/2020	1/23/2020	XXXX-XXXX-XXXX-0867	The Home Depot #4106	\$	3.36
1/27/2020	1/24/2020	XXXX-XXXX-XXXX-0867	The Home Depot #4106	\$	(21.94)
1/27/2020	1/24/2020	XXXX-XXXX-XXXX-0867	The Home Depot #4106	\$	36.84
1/27/2020	1/24/2020	XXXX-XXXX-XXXX-0867	The Jaydor Company	\$	675.00
1/20/2020	1/18/2020	XXXX-XXXX-XXXX-0867	Tonellis Takeout	\$	59.59
1/27/2020	1/24/2020	XXXX-XXXX-XXXX-0867	U S Municipal Supply	\$	1,324.00
			Debit Total USD	\$	9,537.97
			Credit Total USD	\$	(21.94)
			Total USD	\$	9,516.03

## Halbom Sean

Posting Date	Tran Date	Account	Supplier		Amount
1/20/2020	1/19/2020	XXXX-XXXX-XXXX-0228	Eig Constantcontact.C	\$	68.90
			Debit Total USD	\$	68.90
			Credit Total USD	\$	-
			Total USD	\$	68.90
				\$	103,941.11



PFM Asset Management  
 1735 Market Street, 43rd Floor  
 Philadelphia, PA 19103-7502

215-567-6100 phone  
 215-567-4180 fax  
 www.pfm.com

Whitemarsh Township Police Pension Plan  
 Leonard R. Gricoski, Director of Finance  
 616 Germantown Pike  
 Lafayette Hill, PA 19444

For Period December 1, 2019 to December 31,2019  
 Invoice # : MAC-M1219-12117

**INVOICE FOR INVESTMENT ADVISORY SERVICES**

Client ID	Days	Description	Assets	Fee
05.01591.003	31	WHITEMARSH TOWNSHIP POLICE PENSION PLAN	\$ 24,980,771.11	\$ 7,425.79
		Expense Credit Fixed-Income Fund		(994.26) *
		Expense Credit Domestic Equity Fund		(1,227.53) *
		Expense Credit International Equity Fund		(324.52) *
<b>Total Amount Due :</b>				<b>\$4,879.48</b>

**Fee Structure:**  
 35 bps on assets under management

\*Expense credit for net management fees earned by PFM from the PFM Multi-Manager Series Trust Funds  
 For questions or additional information, please contact your Client Manager:  
 Bikram Chadha; Phone 215-567-6100, e-mail chadhab@pfm.com

**Please Include With Payment:**

Amount Enclosed : \$ \_\_\_\_\_  
 Invoice # : MAC-M1219-12117  
 Client ID(s) : 05.01591.003

**Via ACH (preferred):**  
 PFM Asset Management LLC  
 Bank Name: M&T Bank  
 ACH# (ACH): 031302955  
 Account #: 9863040128

**Via Wire:**  
 Bank Name: M&T Bank  
 ABA# (Wire): 022000046  
 Account #: 9863040128

**Via Mail:**  
 PFM Asset Management LLC  
 P.O. Box 62923  
 Baltimore, MD 21264-2923

**TERMS : DUE UPON RECEIPT**