Whitemarsh TOWNSHIP

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BOARD of SUPERVISORS

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

Richard L. Mellor, Jr.
Township Manager

WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS

MEETING OF OCTOBER 8, 2020 6:00 PM

ZOOM MEETING PARTICIPATION INFORMATION

The Whitemarsh Township Board of Supervisors will hold their monthly meeting on Thursday, October 8, 2020 at 6:00 p.m. In response to the COVID 19 health pandemic, and to promote social distancing this meeting will be conducted via ZOOM. Members of the Board, staff and public will participate remotely. The public may join this meeting by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the meeting:

- **Meeting Date:** Thursday, October 8, 2020
- **Meeting Time:** 6:00 PM
- **Meeting URL:** https://us02web.zoom.us/j/85663864292
- **Meeting via Zoom App:** if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 856 6386 4292
- **Meeting dial in number (no video):** 1-646-558-8656
- **Meeting ID number (to be entered when prompted):** 856 6386 4292

Public comment via email to Township Manager Rick Mellor, **rmellor@whitemarshtwp.org** must be submitted one hour before the start of the meeting. Public comment will also be accepted via the ZOOM chat button during the meeting. In both cases you will need to provide your name and address for the record.

Persons with a disability who wish to participate in the public hearing and require an auxiliary aid, service or other accommodation to participate in the hearing should contact Whitemarsh Township at 484-594-2601.

WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
MEETING OF OCTOBER 8, 2020 6:00 PM

BOYLE-NESTER ____ DROSSNER_____MANUELE ____ McCUSKER ____TOLL ____

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Fire Company's Service Years Recognition
Update on The Highland's Legislation

PUBLIC HEARINGS

APPROVAL OF MINUTES

September 10, 2020

BOARD PUBLIC DISCUSSION ITEMS

Review SLD #02-19; Argos Associates/Adelphi Land Associates/Polergodom Group; Longfield Farms/Butler Pike – Preliminary Plan
Construction of 58 Townhouses
Review SLD #09-19; Conference Facilities, Inc./800 Ridge Pike – Preliminary/Final Plan
2-lot minor subdivision; separate the golf course and conference center uses; no development proposed

CONSIDER ACTION ITEMS

Ordinances

Consider Ordinance Amendment
Process the minor nonviolent offenses of personal possession or personal use of small amounts of marijuana and personal possession of marijuana paraphernalia

Resolutions

Consider SLD #02-19; Argos Associates/Adelphi Land Associates/Polergodom Group; Longfield Farms/Butler Pike – Preliminary Plan
Construction of 58 Townhouses
Consider SLD #09-19; Conference Facilities, Inc./800 Ridge Pike – Preliminary/Final Plan
2-lot minor subdivision; separate the golf course and conference center uses; no development proposed
Consider PA DCED Multimodal Transportation Fund Grant
Colonial Drive/Flourtown Road Traffic Signal

Motions

Consider Fire Capital Expenditure
Spring Mill Fire Company - Replacement HVAC units; $90,000
Consider Board/Commission Appointments
Aaron Kostyk – Planning Commission
Yassine Sellami – Environmental Advisory Board
Consider Escrow Release No. 1; $24,770.25
RockCorp, LLC/509-515 Bethlehem Pike
Consider September 2020 Expenditures and Payroll and Pension Plan Paid Costs
$1,164,213.18 and $623,632.48 and $9,669.55

PUBLIC COMMENT PERIOD

BOARD MEMBER COMMENTS

ANNOUNCE EXECUTIVE SESSION

ADJOURNMENT

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.

OCTOBER 8, 2020

FIRE COMPANY'S SERVICE YEARS RECOGNITION

BARREN HILL VOLUNTEER FIRE COMPANY

Prakash Bhuyan – 5 years of Service
Eugene Langerfeld – 5 Years of Service
Chris Roberts – 10 Years of Service
Dave Cox – 15 Years of Service
Shaun Maher – 20 Years of Service
Ed Swift – 20 Years of Service
Scott Yoder – 25 Years of Service
John Ward – 30 Years of Service
(59 Year member of Flourtown Fire Company as well)

SPRING MILL FIRE COMPANY

Jeff Heil Jr. – 5 years
Zach Hack - 5 years
Stephen Teller – 5 years
Mike Stoddard – 15 years
Chester Kwaitkowski – 30 years
Art Rothstein – 30 years
Mike Sobeck – 30 years
Ray Lebold – 40 years
Steve Dragon – 45 years
John Lebold – 50 years
Ed Bailey – 60 years

WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES

SEPTEMBER 10, 2020

The Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was held on Thursday, September 10, 2020 at 6:00 PM, a virtual ZOOM meeting, due to COVID-19 pandemic.

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; Krista Heinrich, P.E. Township Engineer and Charles L. Guttenplan, AICP

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Supervisor McCusker announced:

A reminder to all residents, Yard Waste will be collected this Saturday, September 12th in accordance with the Holiday Trash collection schedule. Please sign up for the eNewsletter or follow up social media pages for regular reminders.

The Fall edition of Whitemarsh Living will be hitting doorsteps in mid-October. A digital copy will also be available on the website. If you would like to opt-out of the printed edition, please do so by going to our website: www.WhitemarshTWP.org/opt-out

Stenton Avenue will be closed between Flourtown Road and Joshua Road from September 14th until October 23rd. Residents at Creekside will have access from Joshua, but through traffic will be closed 24/7. This schedule is weather-dependent.

MOTIONS

1. Resignation - Peter Cornog – Planning Commission

Chair Nester introduced Mr. Cornog, resident and member of the Planning Commission who is moving. Supervisor Manuele (BOS Liaison to the Planning Commission) spoke of the work Mr. Cornog did for the township over the past few decades both on the Planning Commission and the Board of Supervisors. He stated he is an ardent proponent of long term interest in the township and the community. He thanked him for his leadership and tireless work for the township. Mr. Cornog thanked the Board and said it was a pleasure living and serving in the township.

On a motion by Supervisor Toll, seconded by Supervisor McCusker (Vote (5-0) the Board of Supervisors accepted the resignation of Peter Cornog from the Planning Commission and thank him for his 11 years of service on the Planning Commission.

PUBLIC HEARINGS

1. Conditional Use #02-20; Dhavel Shah/505½ Germantown Pike - Dental Office in the VC-1 District

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
Edward Hughes, Attorney for the Applicant
Ketav Shah
Dhaval Shah

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

MOTIONS (Continued)

2. Conditional Use #02-20; Dhavel Shah/505½ Germantown Pike

On a motion by Supervisor Toll, seconded by Supervisor Manuele (Vote 5-0) the Board of Supervisors approved Conditional Use #02-20; Dhavel Shah/505 ½ Germantown Pike for a Dental Office in the VC-1 District.

APPROVAL OF MINUTES

1. August 13, 2020

On a motion by Supervisor McCusker, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors approved the August 13, 2020 meeting minutes.

BOARD PUBLIC DISCUSSION ITEMS

1. SLD #02-19; Argos Associates/Adelphi Land Associates/Polergodom Group; Longfield Farms/Butler Pike – Preliminary Plan

Mr. Guttenplan explained SLD #02-19, Preliminary Land Development Plans is for Argos Associates/ Adelphi Land Associates/Polergodom Group, Ltd. for 'Longfield Farm', for development of 58 townhomes on the site, within the VC-4, Village Commercial District, Sub-district 4. In addition to the 58 townhomes, there is an existing pre-1940's single-family home, fronting on Butler Pike, which is being preserved as part of the development. The approximate 15-acre site is located adjacent to the

intersection of Butler and Skippack Pikes. This plan was reviewed by the Planning Commission at their June 23 and August 11, 2020 meetings. At the conclusion of another lengthy discussion on August 11th, the Planning Commission made three motions. One was to recommend approval of the first 8 waivers requested from the Subdivision and Land Development Ordinance (with a minor modification to one) and to recommend approval of the final three waivers all of which dealt with engineering details of the stormwater system. The second motion was to recommend granting a partial waiver from Section105-53.D. of the Subdivision and Land Development Ordinance to recommend that the Board not accept a payment of a fee in lieu (of open space land) but that the Board require an additional 10% of open area above and beyond the 45% on the site already depicted as open space, and that this additional open space be preserved and maintained by the Homeowners' Association.

Rick Collier, Planner for the applicant, did a PowerPoint presentation of the project. He introduced the applicant's team. He gave an overview of the plans and explained where the project is, how the townhomes would be clustered, how to enter and exit the development and the remaining open space on the property. He explained all of the stormwater would be contained on the property and slowly released onto Skippack Pike. He explained the circulation of the community and the layout of the development. He explained where the sidewalks would be located. He explained the new landscape plan. He provided images of the proposed townhouses. He explained the land development plan is substantially the same as granted with the Condition Use. He said the comments from the review letters have been addressed. He explained revision including the stormwater managed by basins and meter tot existing systems in Skippack Pike – no project water will flow under Butler Pike to Whitpain Township. He stated there were minor shifts in three buildings to save more trees, including a heritage tree. He stated the original landscape plan was revised to be compliant and open space was preserved in two locations for community recreation as part of the total open space. He explained they agree to pay a Park and Recreation Fee in lieu of dedication of land for such uses and the Traffic Impact Fee.

Supervisor Manuele asked if the plan has changed for adding the 1.5 acres. Mr. Collier stated the plan has not changes and explained the addition. Supervisor Drossner asked if the Planning Commission was requesting 10% over and above the 44%. Mr. Guttenplan stated his understanding was the Planning Commission was asking for an additional 1.5 acres above the 44%.

Supervisor Drossner asked about the left turn going south on Butler Pike. Mr. Collier showed the area and the dedicated left-turn into the development. Supervisor Drossner asked after turning into the development can you go straight thru. Mr. Collier stated you can go straight thru as that is a boulevard. Brian Keaveney, Traffic Consultant spoke about the possible traffic in the neighborhood and traffic calming measures which would be maintained by the Homeowners Association. Chair Nester asked what calming measurers were being considered. Mr. Keaveney stated no specific measures have been outlined at this time. He made suggestions of types of measures that could be implemented. Chair Nester asked if it was right turn only into the development from Skippack Pike. Mr. Keaveney verified it is right turn only off of Skippack Pike and right turn only onto Skippack Pike. Supervisor Manuele asked why the calming measures can't be required. There was a discussion of traffic in the development, when the speed measures should be installed and the costs associated with the speed measures and stop signs. Chair Nester asked if they were widening the intersections to add turn lanes. Mr. Keaveney stated at the main driveway there may need to be some widening and explained the stop sign placement.

Supervisor Drossner asked for the calculation of the fee-in-lieu. Mr. Guttenplan explained the basic rule is the fee is the higher of two values. The first is the market value of the 10% of the site or

$1,000 per dwelling unit. He explained this fee was based on the assessed value and the various ratios that are used to compare assed value to market value. He stated the fee is based on the 10% of market value of the site. Supervisor Manuele asked how old the value used for the calculation. Robert Downs, the owner's representative, stated he is not sure how old the assessed value is and he explained the methodology used to calculate the fee-in-lieu. Supervisor Manuele stated he agrees with Supervisor Drossner that the fee seems low and the value does not include the conditional use and he feels there should be some adjustments resulting from the conditional use. Mr. Downs stated the property was not appraised before or after the conditional use. Mr. Guttenplan explained there is a process in the Subdivision and Land Development ordinance for various appraisals when there is a question about the market value that is computed.

Chair Nester asked about the stormwater issues at the 1051 Butler Pike and if the stormwater resolution provided helps this property. Mr. Collier explained all of the water from this project will go to Skippack Pike no longer being discharge into the pipe under Butler Pike.

Pat Sheinman (Butler Pike, Whitpain Township) stated she has concerns regarding traffic safety on Butler Pike and having a left turn lane in front of her driveway will not be safe for current residents. She has concerns the timeline of the project. She is concerned with the fact that they are working in phases as they sell the properties. Mr. Collier agreed that the project will be done in phases; however, it is unknown how many phases there would be. Mr. Downs clarified how the building project would proceed. Dave Gremlin, representing the Sheinmans (Whitpain Township) thanked the development team for solving the stormwater problem. He reiterated traffic safety is a concern. He also spoke about Open Space and his opposition to the fee-in-lieu. He brought up the issue of traffic and school bus safety. He asked for a clarification of sidewalks. Mr. Collier explained there are sidewalks along the entire length of Butler Pike and Skippack Pike.

Supervisor Drossner asked if there were issues about school buses turning into the development. There was a discussion of school buses in the neighborhood. Mr. Keaveney stated the school buses can maneuver in the development and the location of the school bus stops is up to the school district.

Steve Kaufman (Harts Ridge Road) spoke about the value of the 1.5 acres and examples of appraisals the township had done on private property in the area compared to county land value. He spoke about the landscape plan and his concern about the hedgerow. He asked about the open space shown on the property and the calculation of open space. Mr. Collier said additional open space does not include the basins and the open space is for the residents of the development. Supervisor Manuele asked for clarification. Mr. Collier stated the open space does not include the basins but does include the buffers. Mr. Kilkenny suggested that staff look into Mr. Kaufman's comments.

Ms. Heinrich listed the waivers being requested. There was a discussion of the request to reduce the Right of Way and Cartway to 26'. Supervisor Toll asked if that would hinder vehicles. Ms. Heinrich stated the developer has provided a provided a turning analysis which shows a fire truck can access the sight and each building. There was a discussion about the variance for no curbs along Butler and Skippack Pikes. Supervisor Manuele pointed out there are currently no curbs there. Mr. Kilkenny spoke to the request for a Fee-in-lieu in the waivers and explained that township staff, his office and the developers will be working on the Fee-in-lieu request.

Chair Nester stated overall the Board concerns are the Fee-in-lieu. Supervisor Manuele agreed the Fee-in-lieu calculation and traffic calming.

Sydelle Zove (Harts Ridge Road) asked for clarification of a traffic issue. She asked if traffic would be two way or one way. Mr. Keaveny answered it is two way throughout the development. She suggested traffic calming decisions will be important. She asked how far apart are speed humps constructed and how many bumps could be installed. He stated 400' and logically placed and it would be approximately 3-4 and the narrower roadways would also be a traffic calming measure. Supervisor Manuele stated the number of stop signs would also reduce the number of speed humps. There was a discussion about stop signs and the installation. Ms. Zove stated she is confused about the Fee-in-lieu and the two different requirements of Fee-in-lieu for Open Space and for Park and Recreation.

RESOLUTIONS

1. SLD #02-19; Argos Associates/Adelphi Land Associates/Polergodom Group; Longfield Farms/Butler Pike – Preliminary Plan

On a motion by Chair Nester, seconded by Supervisor Toll (Vote 5-0) the Board of Supervisors **TABLED** the resolution granting Preliminary Plan approval for SLD #02-19; Argos Associates/Adelphi Land Associates/Polergodom Group; Longfield Farms/Butler Pike for the Construction of 58 Townhouses.

ORDINANCES

1. Purchase Real Property under Act 153 - The Highlands/7001 Sheaff Lane

Mr. Mellor read the Agreement of Sale and explained the ordinance is to purchase real property in accordance with the Whitemarsh Township Home Rule Charter for a 27.82 acre Conservation Easement at The Highlands Mansion located at 7001 Sheaff Lane. He explained the six provisions of oversight that are included Sale Agreement. First, the Board of the Highland Historical Society (HHS) as soon as possible after the agreement is signed will expand its Board by one member who will be a member of the Township Board of Supervisors. All of the insurance policies that cover the HHS Board members would extend to the new member. Second, thirty days prior to the Highlands fiscal year, each year HHS will submit a capital plan to the Board of Supervisors of Whitemarsh Township for review and approval. Third, prior to HHS making any expenditure of $5,000 or greater that does not appear in the annual capital plan the Board of Supervisors shall review and if appropriate approve the expenditure. Four, HHS will provide the Township quarterly reports. Five, HHS shall attain an annual report from a reputable CPA and submit it to the Township. Six, HHS acknowledges that the use, maintenance on the open space parcel will be limited to terms of the conservation easement.

He stated the Township has been working with the Highlands Historical Society and Representative Mary Jo Daley to preserve the 44 acre historic property since the Pennsylvania Historical and Museum Commission (PHMC) has included the property on their list to divest. As a result, the Highland Historical Society (HHS) approached the Township and the Open Space Committee with a plan that would allow the State to sell the property to the HHS for $1 and then the Township would enter into an Agreement of Sale with HHS. The Township would purchase a Conservation Easement from HHS to preserve the 27.82 acres of open space in the amount of $3.01 million dollars. The funds would come

from the Township's Open Space Earned Income Tax (EIT) fund and be used by HHS to improve and maintain the historic late 18th century Georgian mansion and two-acre formal garden. He further explained the State Legislature would have to ultimately approve the deal presented above and Rep. Daley has agreed to introduce legislation with the support of PHMC and the Pennsylvania Department of General Service (DGS) which is the Department that oversees real estate transactions for the Commonwealth. Rep. Daley is proposing a bill to the State Legislature that would protect the investment of the Township's purchase of the Conservation Easement. The Township Open Space Committee has recommended and supports this transaction and the use of Open Space EIT funds for the purchase of the Conservation Easement. He said the Township appreciates the support of the Highlands Historical Society in their commitment to oversee the preservation of The Highlands.

Joanna Walters, President of HHS, thanked the Board of Supervisors, the Township, Representative Mary Jo Daley and former Representative Kate Harper for their support. She explained the background of how HHS worked to get this agreement. She spoke of the uniqueness of the property.

Katie Dix (Fort Washington) stated the Highlands is a treasure of the neighborhood. She has attended many events there and grew up in Flourtown and appreciates the Township's willingness to preserve the property.

Eli Glick (Whitefield Drive) spoke to his concern and opposition of the purchase of the Highlands. He agrees in preservation of open space and he agrees to the preservation of the Highlands. He opposes the methodology being used between the Township and HHS. He stated the process should have been more open and transparent. He questioned why the township is not the purchaser for one dollar with the state and have an independent overseer. He suggested most of the property is passive open space and should be put to more ecological use and suggested Natural Lands Trust be on board. He questioned the partnership of the HHS.

Steve Kaufmann (Harts Ridge Road), Chair of the Open Space Committee, stated as far as transparency the Highlands has been on the Open Space Committees agendas for the last two or three years. He stated the township taking over the property for one dollar is impractical because the state said whoever took it over is obligated to fix it up. He stated the township is being given the opportunity to protect open space. HHS has been running the Highlands and raising money for years he said it is the perfect group to take over.

Joanna Walters stated she appreciated the thoughts and concerns from Mr. Glick and pleased that he is proud supporter of open space and stated she feels they are very much aligned with what they want to accomplish. She stated HHS was formed in 1975 to honor and protect this treasure in the township and they have a long history of protecting and preserving the Highlands and committed to its future. She explained the history of the transaction. Mr. Glick responded his concern was how the information for the sale was presented.

Sydelle Zove stated her concern is accessibility to the Highlands. She asked if the conservation easement is for just the land stated or if it is for the whole property. She asked that the township ensure that it is accessible to the public.

Kim Sheppard (Whitemarsh Foundation) supports the Open Space acquisition. She stated as to the Haas property that the family left a large endowment for the property to be taken care of. The

Highlands does not have that. She said this purchase is what Act 153 is for.

On a motion by Supervisor Manuele, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors adopted **Ordinance #1002** to allow the purchase of real property under Act 153 and the Township's Home Rule Charter for a 27.82 acre Conservation Easement at the Highlands/7001 Sheaff Lane in the amount of $3,010,000.00.

2. Adopting the 2015 International Fire Code as the Township's Fire Prevention Code

Fire Marshal Nick Weaver explained the adoption of the 2015 International Fire Code will provide the legal authority to enforce the current fire code. The township's adopted fire code by ordinance is the 1982 edition of NFPA (National Fire Protection Association) 1 Fire Code. The Pennsylvania Uniform Construction Code presently utilizes the 2015 International Code Council Series, such as our 2015 International Building Code. Adopting the fire code will allow the township to legally enforce fire and safety requirements with current standards. He stated the adoption of a Fire Inspection Program would allow the township to enforce the fire code fairly and equally to all commercial properties of the township. The Program would also promote positive relationships with property and business owners with a shared mission of providing safe buildings. Visiting every commercial property annually would verify that all required permits are obtained for construction and operational purposes. A business list and emergency contact list would be able to be up to date constantly with the valuable information available readily.

On a motion by Supervisor Manuele, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors adopted **Ordinance #1003** to enact the 2015 International Fire Code, with amendments as the Whitemarsh Township Fire Code.

RESOLUTIONS (CONTINUED)

2. 2021 Minimum Municipal Obligation (MMO) - Police and Non-uniformed Pension Plans

Mr. Mellor explained Act 205 requires the Township to submit a 2021 budget for the Police and Non-Uniformed Employee pension plans by September 30, 2020. The required contribution amount is known as the Minimum Municipal Contribution (MMO) as determined by the Plan Actuary based in part on the Act 205 Actuarial Valuation Report dated January 1, 2019. The Police Pension Plan is a Defined Benefit Plan subject to the provisions of Act 600. The current Police labor contract requires a 5% officer contribution on applicable employee compensation. The Officer contributions projected at $227,669 are applied to the Total Police Pension Plan Financial Requirement $1,300,085 (line 8) to arrive at the Township MMO of $1,072,416. The Non- Uniform Employee Plan is a Defined Contribution Plan where the Township matches employee contributions up to 6% of compensation. The Total Financial Requirement for the Employee Pension Plan of $252,007 includes Normal Costs of $182,007 based on 6% of compensation plus a $70,000 provision for administrative expenses. The combined MMO for both Plans totals $1,324,423 comprised of $1,072,416 for the Police Plan and $252,007 for the Non-Uniformed Employee Plan. The combined MMO calculated for 2020 was $1,256,989. The primary reason for the increase between years is a decrease in portfolio the Whitemarsh Township Police Pension Plan performance between years.

DRAFT

On a motion by Supervisor Toll, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors adopted **Resolution #2020-17**approving the 2021 Minimum Municipal Obligation for the Police and non-uniformed pension plans in the combined amount of $1,324,423.

3. Annual Emergency Operation Plan Promulgation - Emergency Operations Plan (EOP) for Whitemarsh Township

Mr. Mellor explained the Emergency Operations Plan (EOP) for Whitemarsh Township requires a promulgation to adopt and follow it annually. This annual update has the Board reaffirm they follow the applicable state laws, the plan, ICS/NIMS, and the EOP. The EOP is amended frequently with updated information and contacts

On a motion by Supervisor McCusker, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors adopted **Resolution #2020-18** approving the Annual Emergency Operation Plan Promulgation.

MOTIONS (continued)

3. Ordinance Advertisement - Process the minor nonviolent offenses of personal possession or personal use of small amounts of marijuana and personal possession of marijuana paraphernalia

Mr. Kilkenny explained the proposed ordinance provides the following procedure for citation for a violation of the ordinance: "Any person who is found in violation of this section of this Chapter shall be issued a non-traffic summary citation by the police or other authorized law enforcement officer or, alternatively, the officer can obtain the subject's name and address and later send the citation by first-class mail, all to be in accordance with the Pennsylvania Rules of Criminal Procedure. In addition, the proposed ordinance provides the following procedure for minors found in personal possession or personal use of a small amount of marijuana or possession of marijuana paraphernalia: Any police officer or other authorized law enforcement officer who observes a violation of this section of this Chapter by a person under 18 years of age shall: Temporarily detain the minor and follow all existing procedures for the handling of summary offenses committed by a minor; Advise the parent or guardian that the minor was found in personal possession of a small amount of marijuana or to have been engaging in personal use of a small amount of marijuana; Issue a copy of the citation to the parent or guardian advising that he or she is responsible for the payment of the violation fine; and provide the parent or guardian with contact information for a local agency where substance abuse educational and treatment programs are available. The ordinance defines the operative terms "marijuana", marijuana paraphernalia", "personal possession", "personal use", and "small amount". Significantly, a "small amount" of marijuana is defined as, "thirty (30) grams or less of marijuana or eight (8) grams or less of hashish." Also of significance is that the proposed ordinance does not supersede federal or state law: This Chapter shall not be construed to supersede any existing Pennsylvania or Federal law. The Whitemarsh Township police and law enforcement officers retain the authority to enforce any applicable laws, and it is the Board of Supervisors' intent that such law enforcement officers may undertake custodial arrests where there is probable cause to believe that a criminal offense other than personal possession or personal use of a small amount of marijuana or personal possession of marijuana paraphernalia has been or is being committed. Many other municipalities in Pennsylvania including cities such as Philadelphia, Pittsburgh, Allentown, Lancaster, and Harrisburg, and Montgomery County municipalities such as East Norriton Township and Norristown have enacted ordinances providing for

the alternative processing and handling of persons who are in personal possession or are personally using small amounts of marijuana or possessing marijuana paraphernalia. If the Board wishes to proceed with the ordinance, it will need to determine the fines for the respective violations. By way of local example, the Municipality of Norristown has imposed a $25 fine for first and second violations of the ordinance and a $75 fine for the third violation. All subsequent offenses are charged in accordance with state and/or federal law.

Supervisor Drossner explained this is being done because of the disproportionate amount of minority contacts during marijuana arrests. He said he is proud of the Board doing this. He said it is still on record. There was a discussion of the fines. The Board set the fine at $50 for each violation. Supervisor McCusker agreed with Supervisor Drossner.

Sydelle Zove said she appreciates Supervisor Drossner's comments and agrees with them. She asked if there would discretion to do community service in lieu of the fine. Mr. Kilkenny stated that is built into the ordinance, this would be under the District Justice jurisdiction.

On a motion by Supervisor Drossner, seconded by Supervisor Toll (Vote 5-0) the Board of Supervisors authorized the Ordinance advertisement to process the minor nonviolent offenses of personal possession or personal use of small amounts of marijuana and personal possession of marijuana paraphernalia.

4. Fire Police Appointment

On a motion by Supervisor Drossner, seconded by Supervisor Manuele (Vote 5-0) the Board of Supervisors authorized the appointment of Michael Center as Fire Police with Spring Mill Fire Company.

5. August 2020 Expenditures and Payroll and Pension Plan Paid Costs

On a motion by Supervisor Drossner seconded by Supervisor Toll (Vote 5-0) the Board of Supervisors approved expenditures totaling $835,067.32; and payroll totaling $668,490.57 and pension paid costs totaling $3,554.51 for August 2020.

AMEND AGENDA

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

6. Resignation of Nathan Crittendon, Finance Director

Chair Nester stated she is very sad about this – but happy for him. Mr. Mellor explained Nate will be furthering his career in another municipality. He stated it was a tough decision for Nate. He further explained the reason the Board of Supervisors will be accepting the resignation is because with the Home Rule Charter of the Township, the Board appoints the Finance Director. He stated he is recommending an Interim Finance Director and then post the position and bring the new Director in and trained by the Interim.

Supervisor McCusker stated when hired, they knew Nate was going place and this is a testament to the staff at Whitemarsh, that it shows the talent in the township building. He congratulated Nate.

On a motion by Supervisor Toll, seconded by Supervisor McCusker (Vote 5-0) the of Supervisors accepted the resignation of Nathan Crittendon as Finance Director and wish him and his family best wishes as he moves forward in his career.

PUBLIC COMMENT PERIOD

Sydelle Zove (Harts Ridge Road) asked that the township not forget the Abolition Hall property. That it is a very historical property.

BOARD MEMBER COMMENTS

Supervisor McCusker stated he has had residents with him during meeting recently and he had the resident of Marna Caintic (Westaway Drive) with him this evening. He spoke about the development of the Knolls of Whitemarsh he stated it is a bad situation for a lot of his neighbors but they are getting through it. He stated Ms. Caintic asked him to talk about the property lines between the residents and the development. He asked that developers establish property lines before developing. Krista Heinrich stated the code doesn't require a boundary survey or property lines to be marked by the developer, but it may be necessary to know where those lines are to avoid possible encroachments.

EXECUTIVE SESSION

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

ADJOURNMENT

On a Motion by Supervisor Drossner, seconded by Supervisor Manuele the meeting for September 10, 2020 was adjourned at 9:30 PM.

Respectfully Submitted,

Richard L. Mellor, Jr.
Township Manager

DRAFT

WHITEMARSH TOWNSHIP

TO: BOARD OF SUPERVISORS

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

SUBJECT: SLD #02-19 PRELIMINARY LAND DEVELOPMENT PLAN FOR ARGOS ASSOCIATES/ADELPHI LAND ASSOCIATES/POLERGODOM GROUP, LTD. KNOWN AS 'LONGFIELD FARM'

DATE: OCTOBER 1, 2020

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

There is an item on your agenda for continued discussion of SLD #02-19, Preliminary Land Development Plans for Argos Associates/Adelphi Land Associates/Polergodom Group, Ltd. for 'Longfield Farm', for development of 58 townhomes on the site, within the VC-4, Village Commercial District, Sub-district 4. An existing pre-1940's single-family home, fronting on Butler Pike, is also being preserved as part of the development (with access to be relocated to the proposed internal road). The approximate 15-acre site is located adjacent to the intersection of Butler and Skippack Pikes.

This proposal was discussed at your September 10, 2020 meeting at which time it was continued in order for the applicant to come back with responses to four issues identified by the Board as needing further review. The four issues dealt with the following: (1) the dollar amount of a fee in lieu of dedicating 10% of the project's land for park and recreation that is reflective of the project's conditional use approval for townhomes; (2) clarification to determine if the calculations for 'open space' vs. land set aside for 'recreational use' are the same or different, and whether the 'open space' calculation includes buffering, and if so, should it; (3) adding some mechanism to ensure that the landscape plan will be maintained as designed and that it won't change over time into a more mediocre design; and (4) how can traffic calming be incorporated to discourage cut-through traffic, looking to avoid the busy Butler Pike/Skippack Pike intersection. Staff, the Solicitor and Engineer met with representatives of the project via Zoom on September 25th to address these issues. Resulting from this meeting and subsequent discussions, revised conditions to address issues (1), (3) and (4) have been drafted and are contained in the amended attached resolution (please refer to Paragraphs 9 through 12). Issue (2) is addressed within a short new PowerPoint (attached) which the applicant plans to present at the meeting.

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

Attachments

G:/BOARD OF SUPERVISORS COORDINATION/2020/October 8, 2020 Meeting (Zoom)/BOS Memo SLD #02-19 Longfield Farm Preliminary Plan.doc

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@whitemarshtwp.org

WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
RESOLUTION #2020-____

BE IT RESOLVED, and it is hereby resolved by the Board of Supervisors of Whitemarsh Township, as follows:

A. Argos Associates, Adelphi Land Associates, and Polergodom Group, Ltd. (collectively the "***Applicant***"), has caused to be prepared and filed with the Township ***Plan S/LD #02-19,*** entitled ***"Longfield Farm"*** consisting of thirty (30) sheets, prepared by Irick, Eberhardt & Mientus, Inc. and Land*Concepts,* LLC dated June 12, 2019, last revised March 27, 2020, in addition to Landscape and Lighting plans, sheets 7 and 8, updated through July 23, 2020 (the "***Plan***").

B. The Plan proposes the construction of a 58-unit townhome community (the "***Project***") on 15.24 gross acres (14.85 net acres) of land at the southeast corner of Butler Pike and Skippack Pike, Whitemarsh Township, PA, being Montgomery County Tax Parcel Nos. 65-00-01375-00-9, 65-00-01372-01-2, 65-00-10735-00-9, and 65-00-10723-00-3 (collectively the **"Property"**).

C. The Whitemarsh Township Planning Commission reviewed the Plan at its August 11, 2020 meeting and recommended approval of the Plan as a Preliminary Plan subject to certain conditions.

D. The Board of Supervisors of Whitemarsh Township acknowledges receipt of (i) a project review letter dated August 19, 2020 from James E. Blanch, the Whitpain Township Engineer, and (ii) a project review letter dated August 20, 2020 from McMahon Associates, Inc., the Whitpain Township Traffic Engineer (collectively, the **"Whitpain Township Letters").** The Board has reviewed and is aware of the comments and issues raised in the Whitpain Township Letters and is satisfied, after the comprehensive reviews conducted by the Whitemarsh Township staff, Township Engineer, Township Traffic Engineer, and other Township consultants that, subject to all of the conditions contained in this Resolution, the Applicant has demonstrated satisfactory compliance with the applicable ordinances, statutes and regulations relating to the issues raised in the Whitpain Township Letters.

NOW, THEREFORE, the Plan is hereby granted ***Conditional Preliminary Land Development Approval*** subject to the satisfaction of the following conditions by the Applicant:

1. Compliance with all comments as outlined in the Letter of Review dated June 16, 2020, prepared by Gilmore & Associates, Inc., attached hereto as ***Exhibit "A"*** and incorporated herein by reference;

2. Compliance with all comments as outlined in the Zoning Ordinance Compliance Review of S/LD #02-19 dated June 16, 2020, prepared by Charles L. Guttenplan, AICP, Whitemarsh Township Director of Planning and Zoning/Zoning Officer, attached hereto as ***Exhibit "B"*** and incorporated herein by reference;

3. Compliance with all conditions set forth in the Whitemarsh Township Board of Supervisors' Conditional Use Decision dated November 21, 2019, a copy of which is attached hereto as ***Exhibit "C"*** and incorporated herein by reference;

4. Compliance with the comments of the Township Fire Marshal dated April 28, 2020, attached hereto as ***Exhibit "D"*** and incorporated herein by reference;

5. Compliance with the recommendations of the Shade Tree Commission as set forth in a memorandum dated August 5, 2020, a copy of which is attached hereto as ***Exhibit "E"*** and incorporated herein by reference;

6. Compliance with advisory recommendations of the Montgomery County Planning Commission set forth in a letter dated June 17, 2020, attached hereto as ***Exhibit "F"*** and incorporated

herein by reference, to the extent feasible and consistent with the stated objectives at Township Planning Commission meetings as provided in ***Exhibit "G"*** attached hereto and incorporated herein by reference;

7. Compliance with all comments as outlined in the Letter of Review dated June 18, 2020, prepared by Heinrich & Klein Associates, Inc. attached hereto as ***Exhibit "H"*** and incorporated herein by reference;

8. Unless waived by the Board of Supervisors, payment, in a form acceptable to the Township, of a traffic impact fee of **$101,700.00**, based upon the amount of $2,825.00 per anticipated peak hour trip multiplied by 36 PM peak hour trips (calculated as follows: $2,825.00 x 36 PM peak hour trips), assessed using the ITE Trip Generation Manual, which contribution shall be made prior to the Township's issuance of a building permit;

9. To satisfy the requirements of Section 105-53(D) of the Township's Subdivision and Land Development Ordinance, after the Township determines the appraisal and resultant fee calculation to be acceptable the Applicant shall either (i) pay a Park and Recreation fee-in-lieu of dedication of lands to the Township, based upon a fair market value determined by an MAI appraisal obtained by the Applicant meeting the requirements of Section 105-53(D)(2) of the Ordinance and with the property valuation based on the value as of October 1, 2020; OR (ii) either dedicate to the Township in fee simple, or impose a conservation easement over, lands within the Township owned by the Applicant or a related party, provided the Township agrees to the location and size of the lands, and further agrees, in the case of a conservation easement, to the covenants and restrictions to be imposed. Payment or dedication/restriction of lands shall be completed prior to the Township's issuance of a building permit;

10. In lieu of the payment prescribed by Paragraph 8 (Traffic Impact Fee) and paragraph 9 (Park and Recreation Fee, if the option of paying a fee-in-lieu is agreed to by the Township and the Applicant) above, the Applicant will make a voluntary lump sum contribution in a form acceptable to the Township in an amount equal to the sum of the Traffic Impact Fee and the Park and Recreation Fee prior to the Township's issuance of the first building permit to enable the Township to use the payment as it sees fit;

11. Prior to the signing of final plans and their being recorded, the Developer shall design a traffic calming plan to be approved by the Township's traffic engineer, and prior to the issuance of the first building permit for the project, the Developer shall post a cash escrow with the Township in an amount reasonably determined by the Township's Traffic Engineer to estimate the cost of installing the traffic calming measures in the development. Prior to the expiration of the 18-month maintenance period for the development, the homeowners' association shall determine whether it wishes to have traffic calming measures installed, and if so, to what extent. If the homeowners' association determines that it wishes to have traffic calming measures installed, the Developer shall install them at the Developer's sole costs and expense, and the escrow posted by the Developer shall guarantee the completion of the traffic calming measures. If the homeowners' association determines not to have traffic calming measures installed, the escrow posted by the Developer shall be returned to the Developer and any future traffic calming measures will be installed by the homeowners' association at its sole cost and expense

12. The Applicant shall include a provision in the homeowners' association documents requiring the homeowners' association to maintain the species of landscaping as approved on the Plans unless substitution is required due to (i) disease that affects a certain species, (ii) adverse impacts brought about by insects, weather or climate change, or (iii) such other reason supported by the opinion of a certified arborist. The homeowners' association documents shall prohibit the replacement of approved species of landscaping with invasive species of plant material. The homeowners' association documents shall provide the Township with the right to enforce the foregoing obligations of the association.

13. Further, the Board of Supervisors takes the following action as to the Applicant's request for waivers from the requirements of Chapter 105 of the Whitemarsh Township Code – "Subdivision and Land Development":

a. ***Section 105-21.B.(1)(n):*** a partial waiver from the requirement to show drainage, utility, and other man-made features within 500 feet of the site, to allow the Applicant to submit an aerial plan of the surrounding area;

□ Granted □ Denied

b. ***Section 105-21.B.(13):*** from the requirement to provide an Existing Resources and Site Analysis Plan (ERSAP);

□ Granted □ Denied

c. ***Section 105-29.C.:*** from the requirement that proposed roads A, B, and C have a right-of-way and cartway of 36 feet to allow them to have a right-of-way and cartway of 26 feet;

□ Granted □ Denied

d. ***Section 105-30.A.:*** from the requirement that curbs be installed along Butler Pike and Skippack Pike to not require curbing along Butler Pike and Skippack Pike;

□ Granted □ Denied

e. ***Section 105-32.B.:*** from the requirement that private streets shall have a right-of-way width and a horizontal and vertical alignment consistent with the requirements for public streets per Section 105-33.B(1) to allow the proposed streets to be developed as shown on the Plan;

□ Granted □ Denied

f. ***Section 105-36.C.:*** from the requirement that private driveways shall not be located less than 40 feet from an intersection and shall provide access to the street of lower classification when a corner lot is bounded by streets of two different classifications to allow the driveways for units 40 and 4 to be developed as shown on the Plan;

□ Granted □ Denied

g. ***Section 105-38.F.:*** from the requirement that perpendicular parking is not permitted on public or private streets to allow perpendicular parking as shown on the Plan;

□ Granted □ Denied

h. ***Section 105-47.B.:*** from the requirement that the minimum width of all sidewalks and pedestrian paths be 5 feet to allow sidewalks to be 4 feet wide;

□ Granted □ Denied

i. ***Sections 105-47.A., 105-56.G. and 105-73:*** a partial waiver from the requirement that sidewalks be provided to allow sidewalks to be provided for pedestrian access to each unit, parking spaces, and open spaces so that the roadways do not need to be used for such access, and to allow sidewalks/pedestrian paths to be provided along the entire frontage of Skippack Pike and Butler Pike;

□ Granted □ Denied

j. ***Section 105-53.(D):*** from the requirement for dedication of land in the amount of 10% of the total site area and to the Township suitable for park and recreation use;

□ Granted □ Denied

k. ***Sections 105-33.B(1) and 105.33.C:*** from the requirement of 150' centerline radii, and minimum 100' tangent between curves, respectively.

□ Granted □ Denied

14. Further, the Board of Supervisors takes the following action as to the Applicant's request for waivers from the requirements of Resolution #2004-8, adopted pursuant to Chapter 58 of the Whitemarsh Township Code – "Grading, Erosion Control, Stormwater Management and Best Management Practices", as follows:

a. ***Section II.D.(8):*** from the requirement that emergency spillways must be 3 feet lower than the spillway crest to allow all basins to be less than 3.5 deep from spillway to basin invert;

□ Granted □ Denied

b. ***Section II.D.(12):*** from the requirement that inlet pipes into a basin be 6 inches above the floor of the basin to allow some basins not to comply with this requirement, but to require all basins to have forebays to reduce velocity and impact on amended soil material in basin pool area;

□ Granted □ Denied

c. ***Section II.E.2.(g)(iv):*** from the requirement that storm pipe have a minimum diameter of 18 inches to allow the use of 15-inch diameter storm pipes.

□ Granted □ Denied

The Conditional Preliminary Land Development Approval granted herein shall be rescinded automatically upon the Applicant's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, as evidenced by Applicant's signature below.

ADOPTED, as a Resolution by the Whitemarsh Township Board of Supervisors this 8th day of October, 2020.

ATTEST:

WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS

_____
RICHARD L. MELLOR, JR., SECRETARY

By:_____
LAURA BOYLE NESTER, CHAIR

THE UNDERSIGNED HEREBY REPRESENTS THAT HE IS AUTHORIZED ON BEHALF OF THE APPLICANT TO AGREE, AND HEREBY AGREES TO THE ABOVE CONDITIONAL PRELIMINARY LAND DEVELOPMENT PLAN APPROVAL RESOLUTION:

APPLICANT:

ARGOS ASSOCIATES

By: _____ ***Dated :*** _____

_____, _____

ADELPHI LAND ASSOCIATES

By: _____ ***Dated:*** _____

_____, _____

POLERGODOM GROUP, LTD.

By: _____ ***Dated:*** _____

_____, _____

DRAFT

EXHIBIT "A"

GILMORE & ASSOCIATES REVIEW LETTER
June 16, 2020
[ATTACHED]

DRAFT

EXHIBIT "B"

ZONING ORDINANCE COMPLIANCE REVIEW
June 16, 2020
[ATTACHED]

DRAFT

EXHIBIT "C"

CONDITIONAL USE DECISION
November 21, 2019
[ATTACHED]

DRAFT

EXHIBIT "D"

TOWNSHIP FIRE MARSHAL'S MEMORANDUM
April 28, 2020
[ATTACHED]

DRAFT

EXHIBIT "E"

TOWNSHIP SHADE TREE COMMISSION'S MEMORANDUM
August 5, 2020
[ATTACHED]

DRAFT

EXHIBIT "F"

MONTGOMERY COUNTY PLANNING COMMISSION LETTER
June 17, 2020
[ATTACHED]

DRAFT

EXHIBIT "G"

COMMENTS WITH RESPECT TO THE MCPC REVIEW LETTER

Comment #1 - Consistent with the MCPC's recommendation to consider the roadway extension, the Applicant has adjusted the right-of-way of the internal roadway and shall reserve or convey an easement in favor of the owner of the adjoining parcel to enable construction of a roadway connection between the two parcels if the adjacent parcel is developed in the future and the Township requires or allows such a connection.

Comment #2 - Consistent with the MCPC's recommendation, the Applicant has revised the stormwater design to exceed the Conditional Use obligation and directed all stormwater from the Butler Pike pipe to Skippack Pike and has further amended the stormwater design as related to the emergency spillway such that it has been redirected to Skippack Pike.

Comment #3 - Per the Applicant's traffic expert, and in accordance with the Township traffic engineer's review, the Township accepts the design without the 45' right-of-way along Butler Pike which could be added if the County permit requires it.

Comment #4 - Consistent with the MCPC's recommendation, the plan provides for two, level open areas for recreation and has deferred the design and components until the units are occupied and the users' needs and preferences are known.

Comment #5 - Consistent with the MCPC's recommendation, due consideration was given to adding the sidewalks in consultation with the Borough (property owner) and the Applicant will abide by the Borough's determination that there is no intention to construct these sidewalks and that sidewalks are not recommended based on cited major constraints and impediments. The plans have been modified to provide for walkways along the full frontage of the property on Butler and Skippack Pikes.

Comment # 6 - Consistent with the MCPC's recommendation, a new landscape plan was prepared and was approved by the Shade Tree Commission with one additional condition agreed to by the Applicant.

Comments #7 - Consistent with the MCPC's recommendation, the septic issue is a non-issue and has been reviewed and addressed with the Township as new sanitary service will be provided to all units in this community.

EXHIBIT "H"

HEINRICH & KLEIN ASSOCIATES, INC's REVIEW LETTER
June 18, 2020
[ATTACHED]

DRAFT

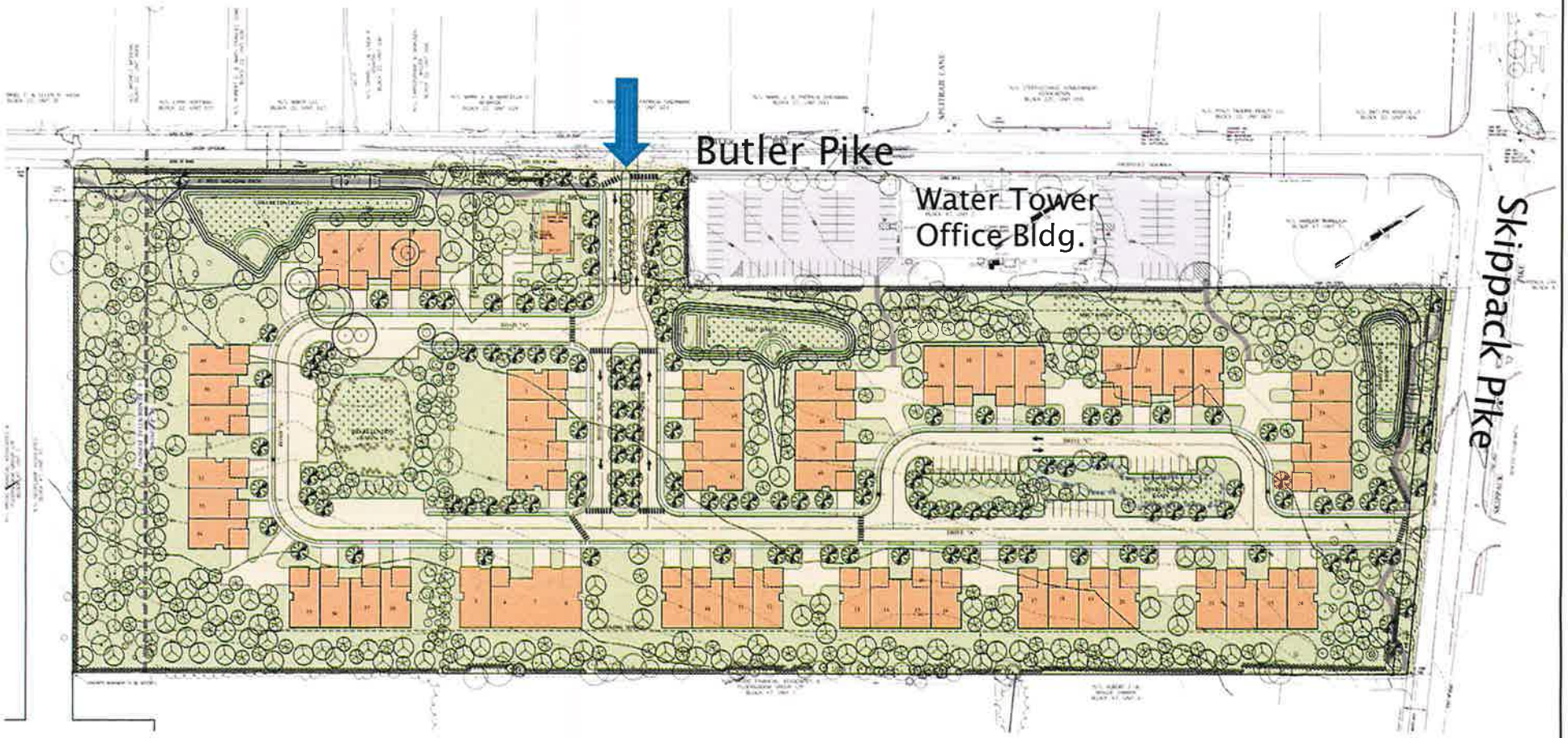
Longfield Farm

Board of Supervisors Meeting
Land Development
10/8/2020

Participants in this Meeting

(via zoom)

- Robert Downs, Owner's Representative
- Caroline Edwards, Esquire, Attorney
- Richard Collier, FAICP, Planner
- David Cavanaugh, RLA, Landscape Architect
- Robert Irick, RLA, Landscape Architect
- Estelle Eberhardt, P.E., Engineer
- Brian Keaveney, P.E., Traffic/Transportation



"LONGFIELD FARM"

Outstanding Issues

BOS Meeting 9/10/2020

1. Traffic Calming Measures
2. Landscape/Buffer Maintenance
3. Calculation of Community Open Space
4. Park and Recreation Fee in the Form of a Fee-in-Lieu of Dedication of Land

1. Traffic Calming

- Traffic calming identified by the residents & HOA to be installed as deemed necessary at owner's expense
- Options likely to include one or more of the following: STOP Signs, Speed Humps, an Electronic Entrance Gate on Butler Pike
- Measure to meet traffic calming standards & accepted specifications, as applicable
- An acceptable Condition of Final Approval and escrow funding to be provided

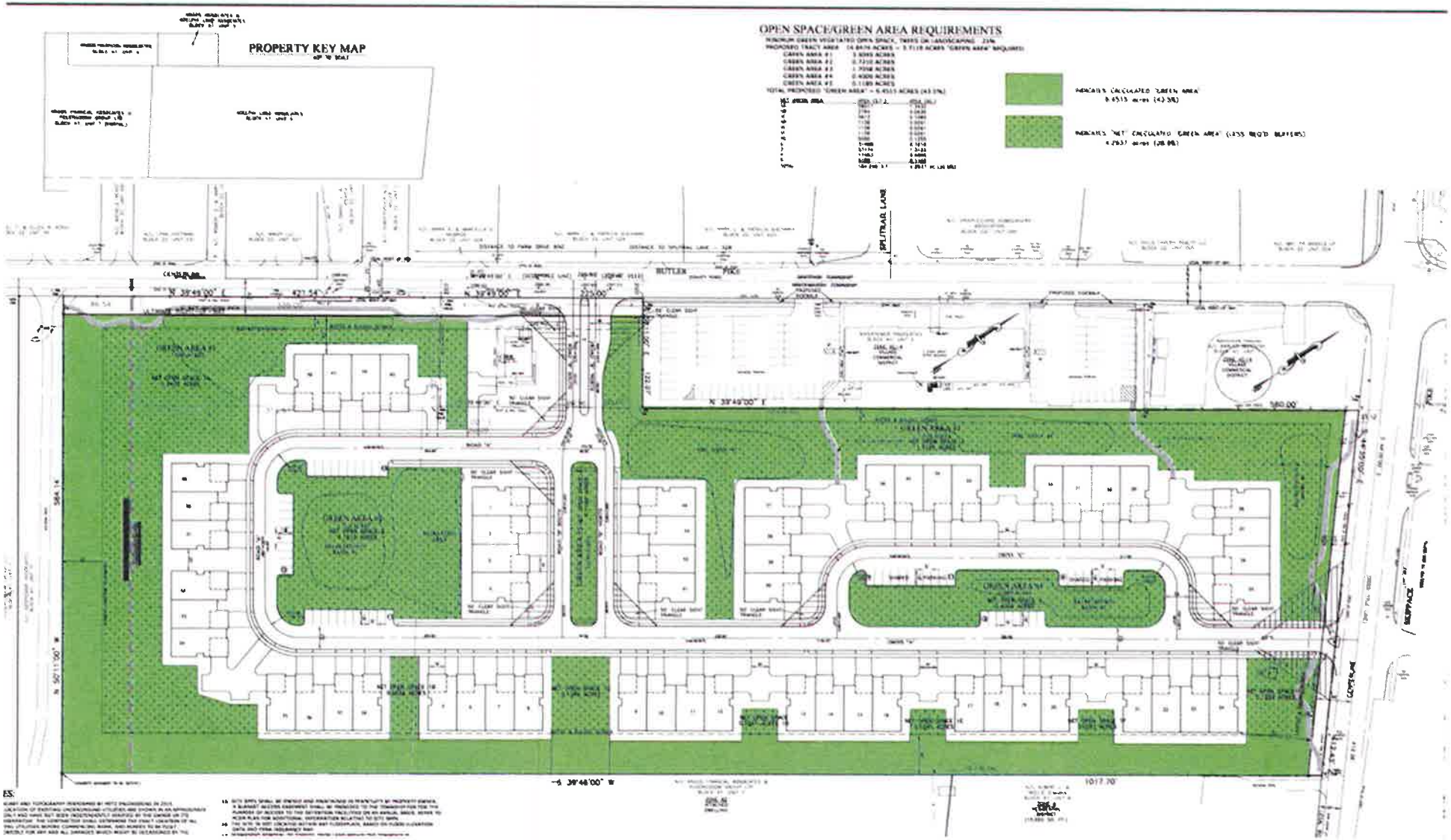
2. Landscape/Buffer Maintenance

- Maintenance obligations & standards for common areas to be set forth in the HOA documents
- Funding of such maintenance will be an HOA responsibility with sufficient contracts and funding
- Township will monitor to ensure ongoing compliance

3. Open Space Calculation

- 43.5% of the Land (6.45 acres) to Remain Undeveloped and Open
- Required by Code (25%); 28.9% (4.29 acres) provided
- Additional "Green Space" permitted by SALDO; 14.6% (2.16 acres) provided including buffers as permitted by Code

Open Space Plan



4. Park and Recreation Fee

- Owner will obtain a new MAI appraisal and provide to the Township a calculation of fee-in-lieu for BOS consideration
- Obtaining & submitting the appraisal and fee will be a Condition for Final Land Development Approval
- Owner will either pay the open space fee or submit land for consideration to be dedicated or conserved

WHITEMARSH TOWNSHIP

TO: BOARD OF SUPERVISORS

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

SUBJECT: SLD #09-19 PRELIMINARY/FINAL MINOR SUBDIVISION PLAN CONFERENCE FACILITIES, INC. (CHUBB); 800 RIDGE PIKE

DATE: SEPTEMBER 30, 2020

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

There is an item on your agenda for discussion of SLD #09-19; Conference Facilities, Inc./800 Ridge Pike, a 2-lot Preliminary/Final Minor Subdivision Plan to separate the Ace Golf Course and Chubb Conference Center uses onto separate lots, with no new development proposed on either parcel. These two facilities, while owned by the same publicly traded Chubb Corporation, are operated by different management entities. The corporation believes it is in the best interest of their shareholders to maximize the value of each asset, by having them on separate parcels; the golf course would be on an approximate 276-acre parcel and the conference center on approximately 30 acres. The golf course is zoned in a combination of AAAA, AAA and AA Residential (all single-family with varying lot size requirements) and has a Recreational District Overlay. The conference center is zoned AR Administrative Research; that district allows the conference center use.

This item was originally reviewed by the Planning Commission at its January 28, 2020 meeting. At that time, the Commission was disappointed that there was no member of the corporate group in attendance to provide additional information as to the reason for the subdivision at this time (they were represented by their attorney and civil engineer). Though several motions were attempted, no motion for a recommendation on the plan succeeded. As a result of the pandemic, this item was on hold. In late August, a discussion was held with representatives of the corporation and they agreed to return to the Planning Commission with corporate representation, to provide the information requested. They returned to the next meeting, held on September 22nd. In attendance at that meeting were the corporate Senior Vice President and Head of Global Real Estate (Jennifer Starbuck), Senior Vice President and Deputy General Counsel (Andrew Hopp), their attorney Jim Garrity, Esq. and civil engineer Joe Hanna, PE. The corporate representatives reiterated that there were no intentions to solicit proposals for development on either parcel (though they receive proposals frequently without solicitation), nor do they have any plans for additional development on either parcel. However, they stated that they may want to entertain separate financing for each use and admitted that separate parcels would facilitate consideration should any specific proposal for either parcel interest them in the future. Overall, they reiterated that the subdivision is for the purpose of providing maximum value for each of their corporate assets.

There was considerable discussion with the Planning Commission and public about what development could possibly occur on either proposed parcel in the unlikely event a proposal would be considered in the best interest of their shareholders, about maintenance of the grounds (especially the golf course and vegetation), about operations during the pandemic, about whether a fee in lieu of recreation/open space land was appropriate for this specific subdivision and the potential impact of doing so, and whether the Township was obligated to act on this subdivision. It was explained that if it is a legal subdivision, the only discretion that the Township has is to whether to grant all of the waivers requested. Dave Sander of the Solicitor's office reminded the Commission that the courts frown upon denial of a waiver that has been consistently granted in all similar cases, and in all likelihood, if challenged, would side with the developer. The Commission then discussed the 9 waivers and made recommendations to approve 7 of the 9 that were based on the fact that no development was proposed as part of this subdivision. One waiver, from Section 105-48.A. of the Subdivision and Land Development Ordinance (SALDO), to allow the applicant to not install street trees along all frontage streets where suitable trees don't exist, was recommended for approval conditioned upon the applicant providing a vegetation maintenance plan worked out with Township staff and approved by the Board of Supervisors, for the entire perimeter of the property. For the final pair of waivers, for requiring the applicant to dedicate 10% of the land for park and recreation use or pay a fee in lieu of dedication, the Commission voted to recommend approval of the waivers until there would be a further land development proposal, at which time these requirements would be appropriate. One member of the Commission wished that a strong recommendation be made to the Board that it apply conservation minded thinking when this items is in front of you. Another member, in favor of deferring this requirement at this time, questioned whether some of the alternatives discussed

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Director of Planning and Zoning/Zoning Officer
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Lafayette Hill, PA 19444
Phone: 484-594-2625 Fax: 610-825-6252
Email: cguttenplan@whitemarshtwp.org

(conservation easements, wildlife and wetland preserves, etc.) would be as appropriate to a townhouse or similar proposal that could come along later, as they are for the golf course. The final recommendation made by the Commission, by a unanimous vote, was for the Board to approve the subdivision together with the recommendations on the waivers that were made.

There is also a proposed resolution on your agenda (attached) should the Board decide to consider granting conditional preliminary/final minor subdivision plan approval at this meeting.

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

Attachments

WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT APPLICATION

The applicant, or applicant's authorized agent, for the Township to accept submission of the application, must complete each Application Item and each Application Submission Checklist item.

Application Type: (check one)
[X] Minor Subdivision [ ] Minor Land Development
[ ] Major Subdivision [ ] Major Land Development
[ ] Land Development Waiver

RECEIVED
SEP 30 2019
WHITEMARSH TOWNSHIP
ZONING & ENGINEERING

Plan Type:
[ ] Sketch [ ] Preliminary [X] Final

INSERT "N/A" FOR NOT APPLICABLE WHERE APPROPRIATE

Name of Subdivision/Land Development: 800 Ridge Pike

Location of Subdivision/Land Development: Manor Road
(Primary Access Roadway Name)

Between: Ridge Pike (Roadway Name) and Eagle View Drive (Roadway Name)

Number of Parcels: 1 **Block Number(s):** 4 **Unit Number(s):** 1

Parcel Number(s): 65-00-07478-00-8

Acreage: 298.55 **Total Lots Proposed:** 2 **Zoning District:** AR/AAA/AAAA

Water Service Proposed: [X] Public [ ] Private Sewer Service Proposed: [X] Public [ ] Private

Applicant Name: Conference Facilities, Inc. **Contact Name:** Joseph P. Hanna, Chambers Assoc., Inc.

Phone #: 610-825-8000 Fax #: 484-991-8371 Email: j.hanna@chambersassoc.com

Address: 800 Ridge Pike, Lafayette Hill, PA 19444

Owner of Record Name (If Different):

Phone #: Fax #: Email:

Address:

Engineer Name: Joseph P. Hanna, P.E. **Firm Name:** Chambers Associates, Inc.

Phone #: 484-991-8187 Fax #: 484-991-8371 Email: j.hanna@chambersassoc.com

Address: 2962 Skippack Pike, P.O. Box 0678, Worcester, PA 19490

Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitemarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitemarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitemarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitemarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission: 9/30/19

Signature: Joseph P. Hanna
(Original Signature must be submitted)

Printed Name: Joseph P. Hanna

I, (name) Joseph P. Hanna, P.E. **(title)** President of

(entity submitting application) Chambers Associates, Inc. do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

Date: 9/30/19 Signature: Joseph P. Hanna
(Original Signature must be submitted)

WHITEMARSH TOWNSHIP
REQUEST FOR MODIFICATION (WAIVER) OF
SUBDIVISION and/or LAND DEVELOPMENT ORDINANCE REQUIREMENTS

Pursuant to § 512.1.(b) of the Pennsylvania Municipalities Planning Code, all requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary.

Check the appropriate line:

☐ No modification (or waiver) of the Whitemarsh Township Subdivision and Land Development Ordinance is requested

☒ I/we hereby request the following modification[s] (or waiver[s]) of the Whitemarsh Township Subdivision and Land Development Ordinance. (The request must identify the applicable Section[s] of the Ordinance, modification[s] requested, and facts of unreasonableness or hardship upon which the request is made; attach additional sheets if necessary).

1. Requirement that existing features within 500 feet of and within the site be shown on the Plans (105-21.B.1.L) There are no proposed improvements that would impact existing features.

2. Requirement that improvements be made along the Ridge Pike, Barren Hill Road, Manor Road and Harts Lane frontages (105-28.A, 105-30.A and 105-69.C) (105-73) (105-74). There are no proposed improvements that would impact existing features.

3. Requirement that the required and proposed open space and impervious ground cover rations be shown on the Plans (105-23.B(1)(d)(4) There are no proposed improvements that would impact existing features.

4. Requirement that permits the Plans to be without steep slope ratios and supporting calculation (105-23.B(1)(d)(5). There are no proposed improvements that would impact existing features.

5. Requirement that existing water lines, storm drain & culverts within the site & existing driveways, sewer lines, culverts, bridges, utility easements, quarries, railroads & other significant man-made features within 500' of the site be shown on the plans. (105-23.B(1)(l) There are no proposed improvements that would impact existing features. An aerial photo will be provided.

(continued on separate attached page)

Name of Subdivision and/or Land Development: 800 Ridge Pike

Date: 1/17/20 Signature: Joseph R. Hanna

(Original Signature must be submitted)

WHITEMARSH TOWNSHIP

REQUEST FOR MODIFICATION (WAIVER) OF
SUBDIVISION and/or LAND DEVELOPMENT ORDINANCE REQUIREMENTS

Continued

6. Requirement to submit the Plans without a Planning Module. (105-23.B(3). There are no proposed improvements.

7. Requirement to install street trees along all streets where suitable trees do not exist. (105-48(A). There are no proposed improvements.

8. Requirement that the Applicant dedicate land in the amount of 10% of the total area for Park and Recreational uses or pay a fee-in-lieu of dedication. (105-53(D) (105-23(B)(1)(d)(4). There are no proposed improvements.

9. To allow the Plans to be drawn at a scale of one inch equals 200 feet (1"=200'). (105-23(A)(1)).

WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT
TIME WAIVER FORM

Date: 9/30/19

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: 800 Ridge Pike

On or about, 9/30/19 , I/we submitted for official filing the above-reference application.

Notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Code of the Township of Whitemarsh, this letter will serve as notice to Whitemarsh Township that the requirement that action be taken on this application within ninety (90) days is hereby waived, without limitation as to time. This waiver is granted to permit us to make revisions to the application during the application review process.

Further, with the understanding that this waiver is voluntarily given and will be relied upon by Whitemarsh Township, I/we will give Whitemarsh Township written notice (by certified mail or recognized overnight carrier) should we determine that limiting the time of the review process becomes necessary. Whitemarsh Township shall then have ninety (90) days from receipt of such written notice in which to act upon the application.

This waver is not transferable or assignable by the Applicants and shall apply to any and all revised submissions made in relation to the above-referenced application.

I/we represent that I/we have been duly authorized to execute this waiver on behalf of the Applicant.

Date: 9/30/19

Signature: Joseph P. Hanna
(Original Signature must be submitted)

Printed Name: Joseph P. Hanna, P.E.

Firm Name: Chambers Associates, Inc.
(if applicable)

Title: President
(if applicable)

WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
RESOLUTION #2020-__

BE IT RESOLVED, and it is hereby resolved by the Board of Supervisors of Whitemarsh Township, as follows:

A. Conference Facilities, Inc. (the "***Applicant***"), has caused to be prepared and filed with the Township ***Plan S/LD #09-19,*** entitled ***"800 Ridge Pike",*** consisting of three (3) sheets prepared by Chambers Associates, Inc. dated March 20, 2019 with no noted revisions (the "***Plan***").

B. The Plan proposes to subdivide ***Tax Parcel No. 65-00-07478-00-8*** (currently 298.55 acres) (the "***Property***") to create two (2) lots: Lot #1 will consist of 270.06 acres and will include an existing golf course, club house, and support facilities. Lot #2 will consist of 28.49 acres and will include an existing conference center, lodging facilities, recreation center, and several surface parking lots. The proposed subdivision is hereby referred to as the "***Project***".

C. The Whitemarsh Township Planning Commission reviewed the Plan at its September 22, 2020 meeting and recommended approval of the Plan and of the waivers requested, except waiver g. below, which the Planning Commission conditionally recommended.

NOW, THEREFORE, the Plan is hereby granted ***Conditional Preliminary/Final Minor Subdivision Approval*** subject to the satisfaction of the following conditions by the Applicant:

1. Compliance with all comments in the Letter of Review of S/LD #09-19, dated October 28, 2019, prepared by T&M Associates, Inc., attached hereto as ***Exhibit "A"*** and incorporated herein by reference;

2. Compliance with all comments in the Zoning Ordinance Compliance Review of S/LD #09-19 dated October 31, 2019, prepared by Charles L. Guttenplan, AICP, Whitemarsh Township Director of Planning and Zoning/Zoning Officer, attached hereto as ***Exhibit "B"*** and incorporated herein by reference;

3. Compliance with all comments in the Fire Marshal's Memorandum dated October 2, 2019, attached hereto as ***Exhibit "C"*** and incorporated herein by reference;

4. Further, the Board of Supervisors takes the following action as to the Applicant's request for waivers from the requirements of Chapter 105 of the Whitemarsh Township Code – "Subdivision and Land Development":

a. ***Section 105-21.B.(1)(l):*** a waiver from the requirement to provide existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer line, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant manmade features within 500 feet of the site, including properties across streets, because no development is proposed;

□ Granted □ Denied

b. ***Sections 105-28.A., 105-30.A., 105-69.C., 105-73, and 105-74:*** a waiver from the requirement that improvements be made along Ridge Pike, Barren Hill Road, Manor Road, and Harts Lane frontages because no development is proposed;

□ Granted □ Denied

c. ***Section 105-23.B.(1)(d)[4]:*** a waiver from the requirement that the required and proposed open space and impervious ground cover ratios be shown on the Plans because no development is proposed;

□ Granted □ Denied

d. ***Section 105-23.B.(1)(d)[5]:*** a waiver from the requirement that the Plans be prepared showing the steep slope ratio with calculations because no development is proposed;

□ Granted □ Denied

e. ***Section 105-23.B.(1)(l):*** a waiver from the requirement to provide existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer line, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant manmade features within 500 feet of the site, including properties across streets, because no development is proposed. An aerial photograph will be provided;

□ Granted □ Denied

f. ***Section 105-23.B.(3):*** a waiver from the requirement to submit the Plans without a planning module because no improvements are proposed;

□ Granted □ Denied

g. ***Section 105-48.A.:*** a waiver from the requirement that street trees shall be planted along all streets where suitable street trees do not exist because no improvements are proposed, conditioned upon approval of a vegetation maintenance plan worked out with Township staff and approved by the BOS, for the entire perimeter of the property;

□ Granted □ Denied

h. ***Section 105-53.D.:*** a waiver from the requirement to dedicate land in the amount of 10% of the total site area for park and recreation purposes or pay a fee-in-lieu of dedication because no improvements are proposed;

□ Granted □ Denied

i. ***Section 105-23.A.(1):*** to allow the plans to be drawn at a scale of 1" = 200' where a scale of 1" = 50' or 1" = 100' is required;

□ Granted □ Denied

The Conditional Preliminary/Final Minor Subdivision Approval granted herein shall be rescinded automatically upon the Applicant's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, as evidenced by the Applicant's signature below.

ADOPTED, as a Resolution by the Whitemarsh Township Board of Supervisors this 8th day of October, 2020.

ATTEST:

WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS

_____

RICHARD L. MELLOR, JR., SECRETARY

By:_____

LAURA BOYLE NESTER, CHAIR

THE UNDERSIGNED HEREBY REPRESENTS THAT THEY AGREE TO THE PROVISIONS OF THE ABOVE CONDITIONAL PRELIMINARY/FINAL MINOR SUBDIVISION PLAN APPROVAL RESOLUTION:

Conference Facilities, Inc.

_____ ***Dated :*** _____

By : _____

DRAFT

EXHIBIT "A"

T&M ASSOCIATES, INC. REVIEW LETTER
October 28, 2019
[ATTACHED]

DRAFT

EXHIBIT "B"

ZONING ORDINANCE COMPLIANCE REVIEW LETTER
October 31, 2019
[ATTACHED]

DRAFT

EXHIBIT "C"

FIRE MARSHAL'S MEMORANDUM
October 2, 2019
[ATTACHED]

DRAFT

ZONING DATA
RECREATIONAL DISTRICT OVERLAY

	REQUIRED	PROPOSED
MINIMUM LOT AREA	60 AC	264.81 AC
FRONT YARD	150 FT	> 150 FT
SIDE YARD	100 FT	> 100 FT
REAR YARD	100 FT	? 100 FT
MINIMUM LOT WIDTH	500 FT	> 500 FT
MINIMUM BUILDING HEIGHT	40 FT	< 40 FT

A. THE RECREATIONAL DISTRICT SHALL BE AN OVERLAY TO THE EXISTING UNDERLYING DISTRICTS AS SHOWN ON THE ZONING MAP. AS SUCH, THE PROVISIONS FOR THE RECREATIONAL DISTRICT SHALL SERVE AS A SUPPLEMENT TO THE UNDERLYING DISTRICTS PROVISIONS.

B. WHERE THERE IS ANY CONFLICT BETWEEN THE PROVISIONS OR REQUIREMENTS OF THE RECREATIONAL DISTRICT AND THOSE OF ANY UNDERLYING DISTRICT, THE MORE RESTRICTIVE PROVISION SHALL APPLY.

ZONING DATA
AA RESIDENTIAL DISTRICT

	REQUIRED	PROPOSED
MINIMUM LOT AREA	0.68 AC	15.41 AC
MINIMUM LOT WIDTH AT B.S.L.	135 FT	> 135 FT
FRONT YARD	50 FT	> 50 FT
SIDE YARD	25 FT	> 25 FT
REAR YARD	50 FT	> 50 FT
MAXIMUM BUILDING HEIGHT		
PRINCIPAL BUILDING	35 FT	< 35 FT
ACCESSORY BUILDING	30 FT / 1 STORY	< 20 FT
MAXIMUM BUILDING COVERAGE	15 %	< 0 %

ZONING DATA
AAAA RESIDENTIAL DISTRICT

	REQUIRED	PROPOSED
MINIMUM LOT AREA	1 AC	82.67 AC
MINIMUM LOT WIDTH AT B.S.L.	175 FT	> 175 FT
FRONT YARD	60 FT	> 60 FT
SIDE YARD	30 FT	> 30 FT
REAR YARD	60 FT	> 60 FT
MAXIMUM BUILDING HEIGHT		
PRINCIPAL BUILDING	35 FT	< 35 FT
ACCESSORY BUILDING	20 FT / 1 STORY	< 20 FT
MAXIMUM BUILDING COVERAGE	15 %	< 0.24 %

ZONING DATA
AAAA RESIDENTIAL DISTRICT

	REQUIRED	PROPOSED
MINIMUM LOT AREA	2.07 AC	175.77 AC
MINIMUM LOT WIDTH AT B.S.L.	250 FT	> 250 FT
FRONT YARD	60 FT	> 60 FT
SIDE YARD	60 FT	> 60 FT
REAR YARD	60 FT	> 60 FT
MAXIMUM BUILDING HEIGHT		
PRINCIPAL BUILDING	35 FT	< 35 FT
ACCESSORY BUILDING	25 FT	< 25 FT
MAXIMUM BUILDING COVERAGE	15 %	< 0.1 %

ZONING DATA
AR ADMINISTRATIVE & RESEARCH DISTRICT

	REQUIRED	PROPOSED
MINIMUM LOT AREA	25 AC	28.49 AC
MINIMUM LOT WIDTH AT B.S.L.	135 FT	> 135 FT
FRONT YARD	100 FT	> 100 FT
SIDE YARD	100 FT	> 100 FT
REAR YARD	50 FT	> 50 FT
MAXIMUM BUILDING HEIGHT		
PRINCIPAL BUILDING	40 FT	< 40 FT
MAXIMUM BUILDING COVERAGE	25 %	< 13.0 %
OFF-STREET PARKING	150 FT	< 150 FT

SUBDIVISION NOTES:

EXISTING GROSS: 306.57 AC.
EXISTING NET: 296.55 AC.

LOT # 1
PROPOSED GROSS: 278.79 AC.
PROPOSED NET: 270.06 AC.

LOT # 2
PROPOSED GROSS: 29.78 AC.
PROPOSED NET: 26.49 AC.

GENERAL NOTES:

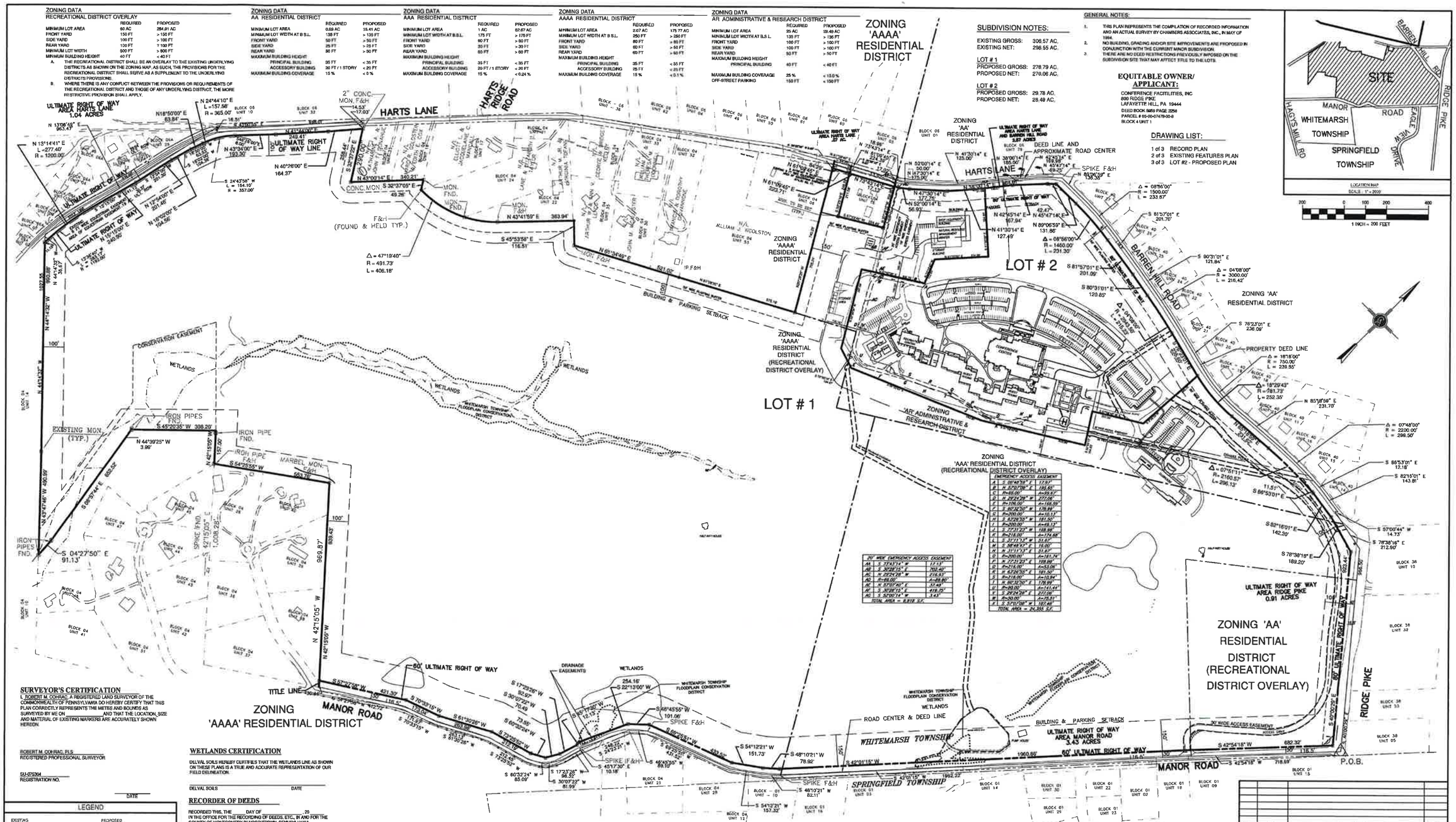
1. THIS PLAN REPRESENTS THE COMPILATION OF RECORDED INFORMATION AND AN ACTUAL SURVEY BY CHAMBERS ASSOCIATES, INC., IN MAY OF 1994.
2. NO BUILDING, GRADING AND/OR SITE IMPROVEMENTS ARE PROPOSED IN CONJUNCTION WITH THE CURRENT MINOR SUBDIVISION.
3. THERE ARE NO DEED RESTRICTIONS PREVIOUSLY IMPOSED ON THE SUBDIVISION SITE THAT MAY AFFECT TITLE TO THE LOTS.

EQUITABLE OWNER/ APPLICANT:

CONFERENCE FACITILITIES, INC
800 RIDGE PIKE
LAFAYETTE HILL, PA 19444
DEED BOOK 5859 PAGE 2258
PARCEL # 65-00-07478-00-8
BLOCK 4 UNIT 1

DRAWING LIST:

1 of 3 RECORD PLAN
2 of 3 EXISTING FEATURES PLAN
3 of 3 LOT #2 - PROPOSED PLAN



SURVEYOR'S CERTIFICATION

I, ROBERT M. CONRAD, A REGISTERED LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS AS SURVEYED BY ME ON _____ AND THAT THE LOCATION, SIZE AND MATERIAL OF EXISTING MARKERS ARE ACCURATELY SHOWN HEREON.

ROBERT M. CONRAD, PLS
REGISTERED PROFESSIONAL SURVEYOR

SU-075304
REGISTRATION NO.

DATE

LEGEND

EXISTING		PROPOSED
□	MONUMENT FOUND	■ TO BE SET
○	IRON PIN OR PIPE FOUND	○ TO BE SET
	BUILDING LINE	
	CENTER LINE	
	CREEK BED	
	CURB LINE	
	EASEMENT LINE	
	EDGE OF PAVING	
	FENCE LINE	
	FLOOD PLAIN LINE	
	LOT LINE	
	PARKING STRIPING	
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	ROADWAY MARKINGS	
	SETBACK LINE	
	SIDEWALK	
	SIGNAGE	
	WETLANDS	
	ZONING LINE	

WETLANDS CERTIFICATION

DELVAL SOILS HEREBY CERTIFIES THAT THE WETLANDS LINE AS SHOWN ON THESE PLANS IS A TRUE AND ACCURATE REPRESENTATION OF OUR FIELD DELINEATION.

DELVAL SOILS DATE

RECORDER OF DEEDS

RECORDED THIS, THE ____ DAY OF _____, 20 ____
IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA

IN PLAN BOOK _____ PAGE(S) _____.

WAIVER LIST

1. REQUIREMENT THAT EXISTING FEATURES WITHIN 500 FEET OF, AND WITHIN, THE SITE BE SHOWN ON THE PLANS [105-21.B.1.i]
2. REQUIREMENT THAT IMPROVEMENTS BE MADE ALONG THE RIDGE PIKE, BARREN HILL ROAD, MANOR ROAD AND HARTS LANE FRONTAGES [105-26.A, 105-30.A AND 105-88.C]

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS, THE ____ DAY OF _____, 20 ____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED

_____ WHO ACKNOWLEDGED (HIMSELF / HERSELF) TO BE THE

SENIOR VICE PRESIDENT OF CONFERENCE FACILITIES, INC. AND THAT AS SUCH _____ BEING AUTHORIZED TO DO SO, (HE / SHE) EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID

CONFERENCE FACILITIES, INC. IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON,

AND THAT SAID CONFERENCE FACILITIES, INC. DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ (SEAL)
WITNESS MY HAND AND OFFICIAL SEAL

_____

CORPORATION CERTIFICATE OF INTENT

KNOW TO ALL TO WHOM THESE PRESENTS MAY COME, THAT THE

CONFERENCE FACILITIES, INC. A CORPORATION
(NAME OF CORPORATION)

LOCATED IN _____
BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS THEREOF, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, DOES HEREBY ADOPT THIS AS ITS PLAN OF LOTS AND STREETS AND / OR LAND DEVELOPMENT PLAN OF ITS PROPERTY, SITUATE IN THE TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND IT IS SAID CORPORATION'S DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFIXED BY THE HAND OF ITS SENIOR VICE PRESIDENT AND THE SAME TO BE

ATTESTED BY ITS SECRETARY, THIS _____ DAY OF _____, 20 ____

_____

ATTEST

SECRETARY

TOWNSHIP ENGINEER APPROVAL

THIS SUBDIVISION AND / OR LAND DEVELOPMENT PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR THE TOWNSHIP OF WHITEMARSH.

THIS ____ DAY OF _____, 20 ____

_____, P.E.
JAMES C. SULLIVAN, TOWNSHIP ENGINEER

BOARD OF SUPERVISORS APPROVAL

THIS SUBDIVISION AND / OR LAND DEVELOPMENT PLAN WAS APPROVED BY THE RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITEMARSH.

THIS ____ DAY OF _____, 20 ____

_____

SECRETARY

MCPC No._____

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date_____

_____
For the Director
Montgomery County Planning Commission

NO.	DATE	DESCRIPTION	BY

RECORD PLAN
MINOR SUBDIVISION

PREPARED FOR
800 RIDGE PIKE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

Chambers Associates, Inc.
Civil Engineers and Surveyors
2962 Skippack Pike, P.O. Box 678
Worcester, PA 19490 484-991-8187

SCALE	DATE	JOB	DRAWING NO.
1"= 200'	3-20-19	259-023	SHEET 1 of 3
MANAGER: JPH		DRAWN BY: RMC	

ZONING 'AAAA' RESIDENTIAL DISTRICT

ZONING 'AA' RESIDENTIAL DISTRICT

HARTS LANE

HARTS RIDGE ROAD

ZONING 'AAAA' RESIDENTIAL DISTRICT

LOT # 2

ZONING 'AA' RESIDENTIAL DISTRICT

BARREN HILL ROAD

BUILDING & PARKING SETBACK

CONSERVATION EASEMENT

WETLANDS

ZONING 'AR' ADMINISTRATIVE & RESEARCH DISTRICT

ZONING 'AAAA' RESIDENTIAL DISTRICT (RECREATIONAL DISTRICT OVERLAY)

LOT # 1

ZONING 'AAA' RESIDENTIAL DISTRICT (RECREATIONAL DISTRICT OVERLAY)

ZONING 'AA' RESIDENTIAL DISTRICT (RECREATIONAL DISTRICT OVERLAY)

DRAINAGE EASEMENTS

WHITEMARSH TOWNSHIP FLOODPLAIN CONSERVATION DISTRICT

ZONING 'AAAA' RESIDENTIAL DISTRICT

MANOR ROAD

WHITEMARSH TOWNSHIP

SPRINGFIELD TOWNSHIP

RIDGE PIKE

SITE

MANOR ROAD

WHITEMARSH TOWNSHIP

SPRINGFIELD TOWNSHIP

HAGETS MILL RD

EAGLE VIEW DRIVE

LOCATION MAP

SCALE: 1" = 2000'

1 INCH = 200 FEET

LEGEND

EXISTING		PROPOSED	
□	MONUMENT FOUND	■	TO BE SET
○	IRON PIN OR PIPE FOUND	○	TO BE SET
	BUILDING LINE		
	CENTER LINE		
	CREEK BED		
	CURB LINE		
	EASEMENT LINE		
	EDGE OF PAVING		
	FENCE LINE		
	FLOOD PLAIN LINE		
	LOT LINE		
	PARKING STRIPING		
	PROPERTY LINE		
	RIGHT OF WAY LINE		
	ROADWAY MARKINGS		
	SETBACK LINE		
	SIDEWALK		
	SIGNAGE		
	WETLANDS		
	ZONING LINE		

NO.	DATE	DESCRIPTION	BY

EXISTING FEATURES PLAN

MINOR SUBDIVISION

PREPARED FOR

800 RIDGE PIKE

WHITEMARSH TOWNSHIP

MONTGOMERY COUNTY

PENNSYLVANIA

Chambers Associates, Inc.
Civil Engineers and Surveyors
2962 Skippack Pike, P.O. Box 678
Worcester, PA 19490 484-991-8187

SCALE	DATE	JOB	DRAWING NO.
1"= 200'	8/05/19	259-023	SHEET 2 of 3
MANAGER: JPH			DRAWN BY: JAS

ZONING 'AA' RESIDENTIAL DISTRICT

HARTS LANE

SPIKE F&H

BARREN HILL ROAD

ZONING 'AAAA' RESIDENTIAL DISTRICT

ZONING 'AAAA' RESIDENTIAL DISTRICT (RECREATIONAL DISTRICT OVERLAY)

LOT # 2

LOT # 1

ZONING 'AR' ADMINISTRATIVE & RESEARCH DISTRICT

ZONING 'AA' RESIDENTIAL DISTRICT

ZONING 'AAA' RESIDENTIAL DISTRICT (RECREATIONAL DISTRICT OVERLAY)

BUILDING & PARKING

SHOP / EQUIPMENT BUILDING

NATURAL RESOURCE MANAGEMENT CENTER

STORAGE BUILDING

STORAGE AREA

RECREATION CENTER

CONFERENCE CENTER

GUEST ROOMS

LOBBY

CLUBHOUSE

50' WIDE PLANTING BUFFER

20' WIDE EMERGENCY ACCESS EASEMENT
15' WIDE INGRESS / EGRESS EASEMENT

20' WIDE GAS EASEMENT

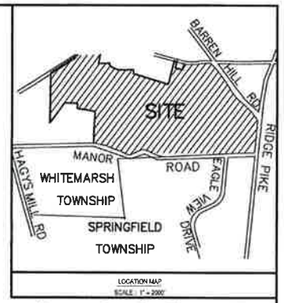
20' WIDE WATER EASEMENT

20' WIDE SANITARY SEWER EASEMENT

20' WIDE DRAINAGE EASEMENT

4"PVC SANITARY FORCE MAIN

SETBACK



LOCATION MAP
SCALE : 1" = 2000'

1 INCH = 80 FEET

ZONING DATA
AR ADMINISTRATIVE & RESEARCH DISTRICT

	REQUIRED	PROPOSED
MINIMUM LOT AREA	25 AC	27.10 AC
MINIMUM LOT WIDTH AT B.S.L.	135 FT	> 135 FT
FRONT YARD	100 FT	> 100 FT
SIDE YARD	35 FT. MIN / AGGR 100 FT	> 100 FT
REAR YARD	50 FT	> 50 FT
MAXIMUM BUILDING HEIGHT		
PRINCIPAL BUILDING	40 FT	< 40 FT
MAXIMUM BUILDING COVERAGE	25 %	< 8 %
MAXIMUM IMPERVIOUS COVERAGE	40%	< 40%
OFF-STREET PARKING	150 FT	< 150 FT

LEGEND

EXISTING		PROPOSED	
	MONUMENT FOUND		TO BE SET
	IRON PIN OR PIPE FOUND		TO BE SET
	BUILDING LINE		
	CENTER LINE		
	CREEK BED		
	CURB LINE		
	EASEMENT LINE		
	EDGE OF PAVING		
	FENCE LINE		
	FLOOD PLAIN LINE		
	LOT LINE		
	PARKING STRIPING		
	PROPERTY LINE		
	RIGHT OF WAY LINE		
	ROADWAY MARKINGS		
	SETBACK LINE		
	SIDEWALK		
	SIGNAGE		
	WETLANDS		
	ZONING LINE		

NO.	DATE	DESCRIPTION	BY

LOT #2 - PROPOSED PLAN
MINOR SUBDIVISION

PREPARED FOR
800 RIDGE PIKE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

Chambers Associates, Inc.
Civil Engineers and Surveyors
2962 Skippack Pike, P.O. Box 678
Worcester, PA 19490 484-991-8187

SCALE	DATE	JOB	DRAWING NO.
1"= 80'	08/05/19	259-023	SHEET 3 of 3
MANAGER: JPH		DRAWN BY: JAS	

Whitemarsh TOWNSHIP

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

BOARD of SUPERVISORS

Melissa S. Sterling - Chair
Amy P. Grossman - Vice Chair
Laura Boyle Nester
Fran McCusker
Michael Drossner

Richard L. Mellor, Jr.
Township Manager

October 31, 2019

Conference Facilities, Inc.
c/o Jeff Andes
800 Ridge Pike
Lafayette Hill, PA 19444

RE: S/LD #09-19 Conference Facilities, Inc., 800 Ridge Pike, Lafayette Hill, PA
Proposed 2-Lot Minor Subdivision
Zoning Ordinance Compliance Review Letter

Dear Mr. Andes:

Please accept this as a review of the Zoning Ordinance Compliance issues for your above referenced Subdivision, prepared by Chambers Associates, Inc., dated March 20, 2019, with no noted revisions.

1. §116-18. The plans show features which cross the boundary lines of proposed Lots 1 and 2. The plans cannot be approved until all structures and/or uses for the lot(s) are located entirely within the property boundaries or easements or some other agreement is established to permit the encroachments. At a minimum, the following encroachments must be addressed:
   - As currently shown, the plans appear to indicate that access to the 'Storage Area' and the 'Natural Resource Management Center' on proposed Lot #1 is intended to be provided via the driveway on Harts Lane, since there do not appear to be access easements providing access via Proposed Lot #2.
   - The plans appear to show a pathway and drive aisles adjacent to the 'Clubhouse' on proposed Lot #1 which traverse the proposed lot line.

2. §116-33.2. Note A in the Zoning Data Table on Sheet 1 must be revised to be consistent with the requirements of this section of the ordinance, specifically that the Recreational Overlay District regulations govern for the golf course facility on Lot 1.

3. §116-109.E. The Zoning Data Table for the AR District must be revised to indicate that the impervious ground cover shall be no greater than 45% of the total lot area and that each lot shall have a minimum green space area of 55% of the total lot area. Proposed coverages must be included which demonstrate compliance with the requirements of this section of the ordinance.

4. §116-161. The Floodplain Conservation District must be revised to include areas adjoining any watercourse, drainage course, or body of water subject to inundation or overflow; as defined by the most recent revision of the FEMA Flood Insurance Study, or the presence of floodplain soils. The plans must be revised to indicate the location of the Floodplain Conservation District, in compliance with this section of the ordinance.

5. §116-184.G. This section requires that all parking conform to the requirements of the Whitemarsh Township Fire Prevention Code as enacted and amended. The Fire

Marshal has reviewed this plan and issued a review memo dated October 2, 2019 (see enclosed memo).

6. §116-258. The Riparian Corridor Conservation District shall be shown as an overlay to the existing underlying districts as shown on the Zoning Map. As such, the Riparian Corridor Conservation District shall serve as a supplement to the underlying district provisions.

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

Encls. Fire Marshal Memo of October 2, 2019

cc: Richard L. Mellor, Jr., Township Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Sean P. Kilkenny, Esq., Township Solicitor
Krista Heinrich, P.E., Township Engineer
Joseph P. Hanna, P.E., Chambers Associates, Inc., Applicants Engineer

WHITEMARSH TOWNSHIP

TO: CHARLIE GUTTENPLAN, DIRECTOR OF ZONING

FROM: **Scott P. Lynch** SPL

SUBJECT: SLD # 09-19 800 RIDGE PIKE

DATE: OCTOBER 2, 2019

CC: FILE

Charlie,

I have reviewed the submitted SLD Plan for the above-mentioned property.

At this time, I have no access issues.
If you have any questions, please contact me.

Thank you.

Scott P. Lynch, CFI, CFEI
Fire Marshal/ Emergency Management Coordinator
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 610-825-3535 Fax: 610-825-6252
Email: slynch@whitemarshtwp.org

YOUR GOALS. OUR MISSION.

October 28, 2019

Mr. Richard L. Mellor, Jr., Township Manager
Whitemarsh Township Municipal Building
616 Germantown Pike
Lafayette Hill PA 19444

RE: Minor Subdivision Plan Review
800 Ridge Pike
Whitemarsh Township, Montgomery County, Pennsylvania
S/LD #09-19
Our Project Number WMSH-R3320

Dear Mr. Mellor:

As requested, we have reviewed plans for the above referenced Minor Subdivision Plan, prepared by Chambers Associates, Inc., dated March 20, 2019, with no noted revisions. The following comments are offered for your consideration:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

	Section	Description
1.	116-18	The plans show features which cross the boundary lines of proposed Lots 1 and 2. The plans cannot be approved until all structures and/or uses for the lot(s) are located entirely within the property boundaries or easements or some other agreement is established to permit the encroachments. At a minimum, the following encroachments must be addressed: • As currently shown, the plans appear to indicate that access to the 'Storage Area' and the 'Natural Resource Management Center' on proposed Lot #1 is intended to be provided via the driveway on Harts Lane, since there do not appear to be access easements providing access via Proposed Lot #2. • The plans appear to show a pathway and drive aisles adjacent to the 'Clubhouse' on proposed Lot #1 which traverse the proposed lot line.
2.	105-21(B)(1)(j)	The applicant must submit legal descriptions for the proposed subdivision for review by the Township Engineer.
3.	105-23(A)(1)	This section of the ordinance states that the plans shall be drawn at a scale of one inch equals 50 feet or one inch equals 100 feet. A waiver should be requested in order to allow the plans to be drawn at a scale of one inch equals 200 feet.
4.	105-23(B)(1)(d)(4)	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires the plans to list required and proposed open space and impervious ground coverage ratios, if applicable.

Section	Description

5. 105-23(B)(1)(d)(5) The applicant is requesting a waiver from the requirements of this section of the ordinance which requires the plans to list the Steep slope ratio with supporting calculations.

6. 105-23(B)(1)(l) The applicant is requesting a waiver from the requirements of this section of the ordinance which requires the plans to show existing principal buildings (and their respective uses), and driveways on the adjacent peripheral strip: sewers lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets. The granting of any waiver should be conditioned on the inclusion of an aerial photo within the plan set which shows the required features.

7. 105-24(B)(3)(d) The applicant is requesting a waiver from the requirements of this section of the ordinance which requires Planning modules for land development as required by Chapter 71 of the Pennsylvania Sewage Facilities Act, as amended, if necessary.

8. 105-24(B)(3)(d) The area of the plan allocated for the signature of the Township Engineer must be revised to state "*Township Engineer Review*" instead of "*Township Engineer Approval*" and the signature block must be revised to list the current Township Engineer.

9. 105-28(A), 105-30, 105-69(C) The applicant is requesting waivers from the requirements of these sections of the ordinance which state that streets adjacent to the site are subject to the following requirements:

Street Name	Classification	Required Ultimate R.O.W	Required Cartway Width	Curbs	Sidewalks	Tree Zone
Harts Lane	Major Collector	80	48	Required	Required	Required
Barren Hill Road	Major Collector	80	48	Required	Required	Required
Ridge Pike	Arterial	*	*	Required	Required	Required
Manor Road	Minor Collector	60	40	Required	Required	Required

* As recommended by PADOT or the Montgomery County Roads & Bridges Dept.

10. 105-38 The plans must be revised to include dimensions of parking areas in order to demonstrate compliance with the design standards specified in this section of the ordinance.

11. 105-38(U) All common parking areas shall be adequately lighted during after-dark operating hours and all lights shall be located on raised parking islands, not on the parking surface. The applicant must provide evidence in sufficient detail to demonstrate that this requirement has been met.

	Section	Description
12.	105-39	This section of the ordinance requires that all parking areas shall have at least one tree of three inches minimum caliper for every two parking spaces provided and that a minimum of 10% of any parking lot facility over 2,000 square feet in gross area shall be devoted to landscaping, inclusive of required trees. The applicant must provide evidence in sufficient detail to demonstrate that this requirement has been met.
13.	105-40(A)	Required off street loading facilities, if necessary, must be designed so that each space shall be no less than 14 feet wide, 50 feet long, and 17 feet high, exclusive of drives and maneuvering space and located entirely on the lot being served. The plans must be revised to demonstrate compliance with this section of the ordinance.
14.	105-46	Curbs shall be provided in all subdivisions and land developments in accordance with Sections 105-30, and 105-74.
15.	105-47(A)	Sidewalks shall be provided in all subdivisions and land developments in accordance with sections 105-30, 105-47 and 105-73 of the Whitemarsh Township Code. These standards shall apply on all new streets and on existing streets.
16.	105-48(A)	The applicant is requesting a waiver from the requirements of this section of the ordinance which states that, within any land development, street trees shall be planted along all streets where suitable street trees do not exist.
17.	105-52	Buffer yards are required between land developments and along existing streets to soften visual impact, to screen glare, and to create a visual barrier between conflicting land uses. The plans must be revised to provide a table detailing the buffer yard requirements, in accordance with Section 105-52.B as well as the actual buffers provided. All landscaping plans are subject to the review and approval of the Shade Tree Commission.
18.	105-53(D)	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires requires the dedication of land in the amount of 10% of the total Site Area for Park and/or Recreational use. The applicant has the option of offering a fee in lieu of dedicating actual land area and can also provide a combination of a fee in lieu and dedication of land. All offers of land and/or fees in lieu of dedication must meet the requirements of this section of the ordinance.
19.	105-72(A)	Monuments must be provided at all property line corners. Monuments shall be placed at each change in direction of a boundary along the street line; two to be placed at each street intersection and one on each side of any street at angle points and at the beginning and end of curves.
20.	105-73	This section of the ordinance requires sidewalks to be constructed as required by 105-30. These standards shall apply to all new and existing streets.

	Section	Description
21.	105-74	This section of the ordinance requires Curbs to be constructed as required by section 105-30. The plans must be revised to indicate the installation of curbing where required.
22.	105-76	The applicant must obtain a letter of approval from the Township Fire Marshal in order to ensure that adequate fire protection is provided.
23.	105-89	If applicable, the developer shall enter into a written agreement with the Township in the manner and form approved by the Solicitor wherein the developer shall agree, to construct or cause to be constructed at his own expense all proposed improvements shown on the approved land development plan, all in strict accordance with the standards and specifications of the Township and within the time specified in said agreement, and to deposit with the Township financial security in an amount sufficient to cover the cost of all subdivision or land development improvements, including both public and private improvements.

Any future submission of the design plans for this project must be accompanied by a letter, prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Very truly yours,
T&M ASSOCIATES

Krista Heinrich

Krista Heinrich, PE
Township Engineer

c: Mr. Sean Halbom - Assistant Township Manager
Mr. Charles L. Guttenplan, AICP - Director of Planning and Zoning
Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor
Mr. Robert A. Sztubinski, B.C.O. - Director of Building & Codes
Joseph P. Hanna, PE – Applicant's Engineer
Conference Facilities, Inc.- 800 Ridge Pike, Lafayette Hill PA 19444

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722

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

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

November 5, 2019

Mr. Charles L. Guttenplan, AICP
Director of Planning and Zoning
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC #19-0248-001
Plan Name: 800 Ridge Pike Subdivision
(2 lots/comprising 298.55 acres)
Situate: Ridge Pike (west) / Barren Hill Road (south)
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 1, 2019. We forward this letter as a report of our review.

BACKGROUND

The applicant, Conference Facilities, Inc., has submitted a subdivision and land development plan, and is seeking preliminary plan approval for the subdivision of a 298.45 acre parcel into two lots. The proposed subdivision of the parcel creates Lot #1, a 270.06 acre lot (net) which comprises the golf course, club house, and support facilities and Lot#2, a 28.49 acre lot (net) which consists primarily of the conference center, lodging facilities, recreation center, and several surface parking lots.

The plan does not show any site improvements or impacts to the existing features of the parcel at this time. The proposed subdivision is for Tax Parcel ID # 65-00-07478-00-8, which is located in 'AAAA'- Residential District (Recreational District Overlay) and in the 'AR" Administrative & Research District. The parcel has extensive roadway frontage along Barren Hill Road, Harts Lane, Manor Road (which borders Springfield Township), and Ridge Pike. The surrounding land uses in both Whitemarsh and Springfield Townships consists primarily of single-family detached homes, some of which are arranged in small cul-de-sac neighborhoods.

The applicant's submitted documentation includes a request for waivers from the Township's Subdivision and Land Development Ordinance for several required improvements along Ridge Pike, Barren Hill Road, Manor Road, and Harts Lane; relief from the § 105-28.A. Design Standards- Streets; §105-30.A. and § 105-69.C. Streets.

CONSISTENCY WITH COUNTY & MUNICIPAL PLANS

The proposed subdivision and development plan is generally consistent with both the county comprehensive plan, *Montco 2040*: A Shared Vision, and the DRAFT Whitemarsh Township Selective Comprehensive Plan Update, 2019. The county plan's Future Land Use Map designates the majority of the 295.5 acre tract as "Open Space" and a smaller portion along Barren Hill Road and Harts Lane as "Suburban-Residential." The township designates this area in a broad manner as a "Parks & Open Space" Character Area in its Selective Comprehensive Plan Update, 2019, which is shown in the 2028 Future Land Use Map.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's subdivision and proposed development of the parcel into two new lots, which will separate the principal land uses into their own respective lot areas. We have identified several issues we believe the township should consider in its assessment of this proposal:

1. Lot #1- the "golf-course" lot will now be split-zoned, according the township's Zoning Map. It is a recommended practice in subdivision proposals for the property boundaries to coincide with zoning boundaries. The township may wish to address the split zoning with a review and possible amendment to the Zoning Map.

2. The club house, parking lots and access walkways are on proposed Lot #2, and are shown taking access via an access drive located on Lot #1. As the lots may have different ownerships in future, and legal access may become an issue, an access easement agreement is needed.

3. We recommend the township consider how the dedication of right-of-way with this subdivision proposal could assist in the implementation of the township's Selective Comprehensive Plan Update of 2019. The plan recommends several specific recommendations, including the development of a connected pedestrian and cyclist network throughout the township. We believe this subdivision presents an opportunity to assist in the implementation of this network.

COMMENTS

1. **Zoning District Boundaries and Lot #1:**

   If approved, the proposed subdivision will further exacerbate a split-zoned lot with a major portion of Lot # 1 in the AAAA- Residential District (Recreational District Overlay) with a smaller area — mainly the clubhouse parking lot, and approximately half of the clubhouse, in the "AR" (Administrative & Research Zoning District.) It is recommended practice that property boundaries coincide as closely as possible with the zoning boundary lines, and that a property should principally reside in the same zoning district. In future, the township may wish to address this discrepancy with a zoning map amendment, to place the golf course and clubhouse in the same district as the golf course, rather than have it remain in the "AR" District.

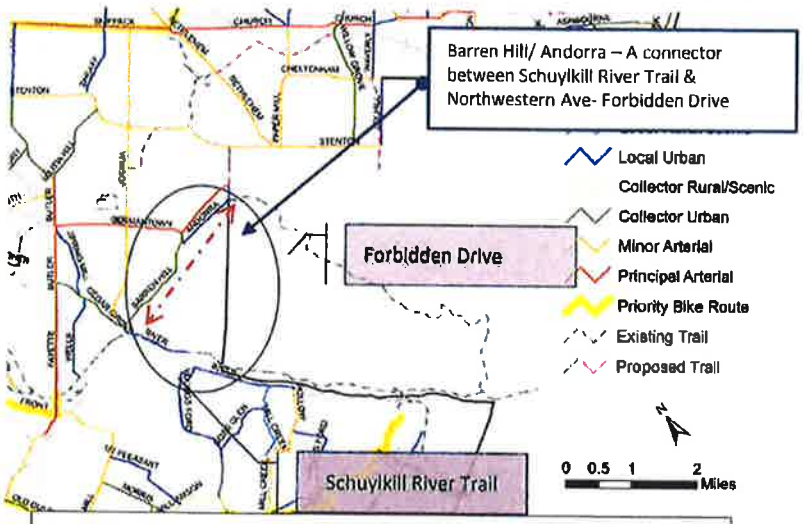
2. Creating a Bike/Pedestrian Network and the Dedication of Right of Way along the Parcel's Roadways

a. *Implementing the Township's Goal to Create Pedestrian/Bicycle Connectivity & Trail Network*

We recommend that the township consider how this large parcel's subdivision, roadway frontage, and right-of-way along Barren Hill and Manor Roads could assist in the township's implementation of the "Pedestrian and Bicycle Connectivity" goals. These goals are recommended in the township's Selective Comprehensive Plan Update of April, 2019. It recommends that the township build upon existing trails, paths, and sidewalks to create an "uninterrupted system throughout the Township." The subdivision of this parcel provides a prime opportunity to secure a dedicated right-of-way and access easement within the roadway frontages to support the incremental building of the network. Specifically, this parcel has key roadway frontage along Barren Hill Road and Manor Road, and provides a potential connector for cyclists between Forbidden Drive at Northwestern Avenue, and the Schuylkill River Trail at Spring Mill or Miquon. We recommend that the applicant offer this for dedication and that the township accept the right-of-way needed to assist in the incremental development of this network.

b. *Bike Montco: A Bicycle Plan for Montgomery County*

Bike Montco: A Bicycle Plan for Montgomery County, adopted by the Montgomery County Commissioners on August 9, 2018, identifies Barren Hill Road as a key roadway for biking (See graphic below, urban collector) in the proposed county biking network. The county is committed to advancing bicycle mobility by working with local municipalities to build a countywide network of strategically planned bicycle improvements by utilizing state, county, and local roads, and trails. Biking improvements along this corridor could provide the residents in the neighborhoods between Joshua and Barren Hill Roads with a safer means to connect to the network. As shown below, Barren Hill Road is a key biking connector between the Schuylkill River Trail and the Wissahickon Trail/Forbidden Drive. The dedication of a right-of-way would help reserve the area for future design improvements to the roadway for pedestrians or cyclists.



MAP 'F', page 71 - ***Bike Montco: A Bicycle Plan for Montgomery County***

Design improvements could include bicycle lanes, bike-friendly roadway design, bicycle signage, and street crossing design. We recommend the township consider the recommendations of *Bike Montco*, and accept the dedication of the right-of-way for the roadways.

For details, click link below:

https://www.montcopa.org/BikeMontco

3. Common Facilities – Shared by Lot #1 & Lot #2

a. *Access Driveway- existing shared use*

The existing +/- 2500 ft. driveway, with ingress/egress at Manor Road, provides public access to both Lot #2 (Conference Center) and Lot #1 (Clubhouse & Golf Course). The proposed arrangement will require an access easement agreement to be recorded with the final subdivision plan to ensure public access. In its assessment, the township should consider requiring that the easement agreement include a driveway maintenance agreement in the final plans, to help ensure safe public access in future.

b. Parking Lots- Shared access

The parking lots for the Clubhouse and Golf course (Lot #1) are immediately adjacent to the Conference Center's parking lots (Lot #2) and an existing sidewalk provides access between these facilities. Given this adjacency and potential ownership changes, we recommend that an easement for shared access between these parking areas be considered with the subdivision of this property, and that the final record plan include an access easement agreement for shared use and access between the parking lot facilities. Furthermore, for the township's review it would be helpful if the applicant's subdivision plan include an "off-street parking compliance chart," to demonstrate its compliance with the parking lot regulations for each lot and the proposed use.

CONCLUSION

The Montgomery County Planning Commission generally supports the proposed subdivision and land development plan and we recommend the township address to its satisfaction the above mentioned review comments in your review of this proposal.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#19-0248-001) on any plans submitted for final recording.

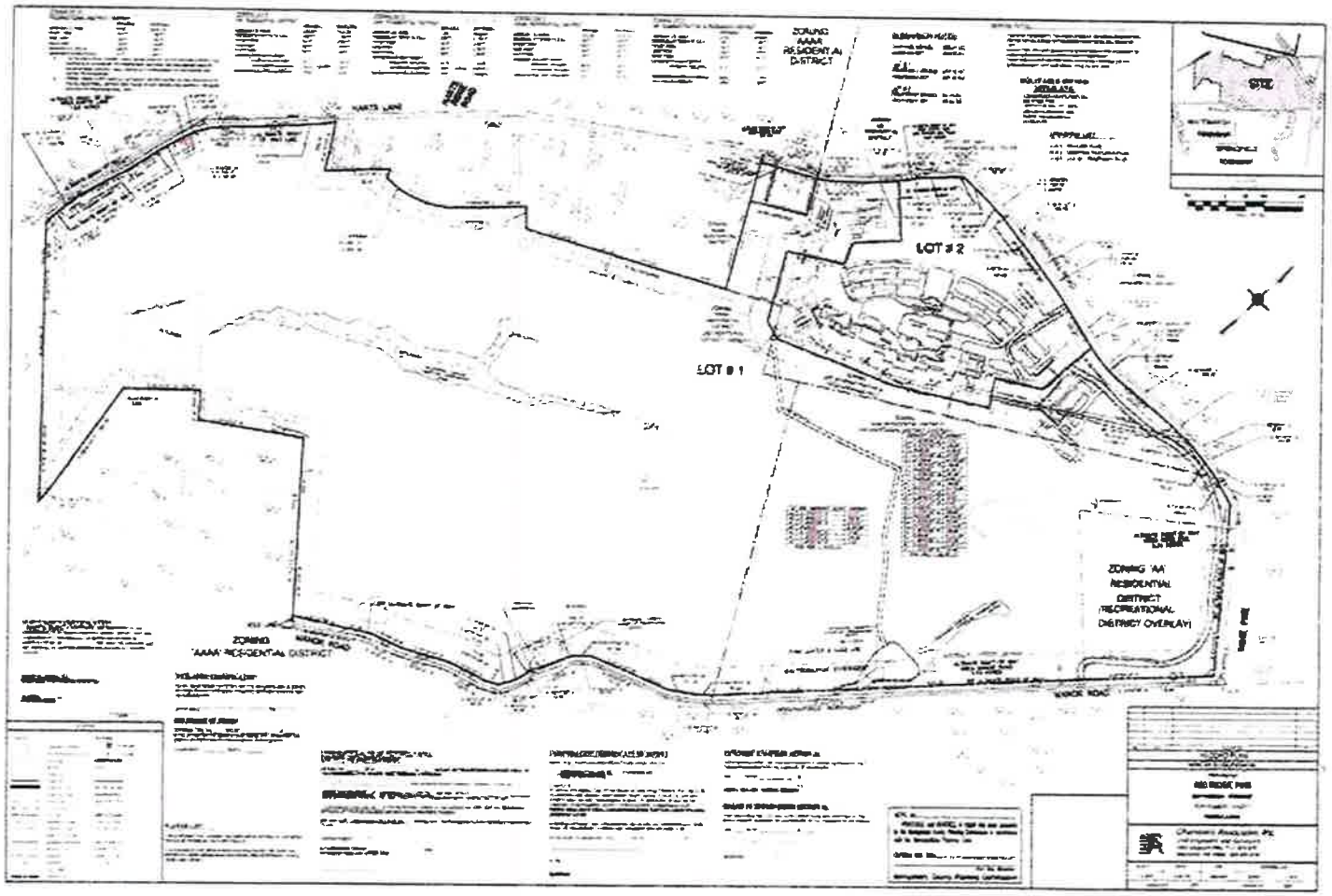
Sincerely,

Barry W. Jeffries

Senior Design Planner
bjeffrie@montcopa.org -610-278-3444

c: Conference Facilities, Inc., Applicant
Joseph P. Hanna, Applicant's representative
Vince Manuele, Chair, Planning Commission
Krista Heinrich, Municipal Engineer

Attachment: Site Plan


ZONING
AAAA
RESIDENTIAL
DISTRICT
LOT # 2
LOT # 1
ZONING 'AA'
RESIDENTIAL
DISTRICT
(RECREATIONAL
DISTRICT OVERLAY)
ZONING
'AAAA' RESIDENTIAL DISTRICT

MEMORANDUM

TO: BOARD OF SUPERVISORS OF WHITEMATRSH TOWNSHIP
RICHARD L. MELLOR, JR., MANAGER

FR: SEAN P. KILKENNY, ESQ.

DT: SEPTEMBER 2, 2020

RE: PERSONAL POSSESSION AND PERSONAL USE OF SMALL AMOUNTS OF MARIJUANA AND PERSONAL POSSESSION OF MARIJUANA PARAPHERNALIA

The Board asked us to draft an ordinance providing an alternative for police to cite persons who personally use or possess a small amount of marijuana or possess marijuana paraphernalia.

Authority for Whitemarsh Township to enact such an ordinance comes from the general powers provided to the Board of Supervisors by Section 102 of the Charter, which states:

"*The Township shall have and may exercise any powers and perform any functions not denied by the Constitution of Pennsylvania, the General Assembly of Pennsylvania or this Charter as fully and completely as though they were specifically enumerated in this Charter. The powers of the Township shall be liberally construed in favor of the Township in order to provide the greatest possible powers of self-government allowable in the Commonwealth of Pennsylvania. Any specific mention of powers in this Charter shall not be construed as limiting in any way the general powers of the Township.*"

The proposed ordinance provides the following procedure for citation for a violation of the ordinance:

"*Any person who is found in violation of this section of this Chapter shall be issued a non-traffic summary citation by the police or other authorized law enforcement officer or, alternatively, the officer can obtain the subject's name and address and later send the citation by first-class mail, all to be in accordance with the Pennsylvania Rules of Criminal Procedure.*

In addition, the proposed ordinance provides the following procedure for minors found in personal possession or personal use of a small amount of marijuana or possession of marijuana paraphernalia:

"*Any police officer or other authorized law enforcement officer who observes a violation of this section of this Chapter by a person under 18 years of age shall:*

(1) Temporarily detain the minor and follow all existing procedures for the handling of summary offenses committed by a minor;

(2) Advise the parent or guardian that the minor was found in personal possession of a small amount of marijuana or to have been engaging in personal use of a small amount of marijuana;

(3) Issue a copy of the citation to the parent or guardian advising that he or she is responsible for the payment of the violation fine; and

(4) Provide the parent or guardian with contact information for a local agency where substance abuse educational and treatment programs are available."

The ordinance defines the operative terms "marijuana", marijuana paraphernalia", "personal possession", "personal use", and "small amount". Significantly, a "small amount" of marijuana is defined as, "thirty (30) grams or less of marijuana or eight (8) grams or less of hashish."

Also of significance is that the proposed ordinance does not supersede federal or state law:

"This Chapter shall not be construed to supersede any existing Pennsylvania or Federal law. The Whitemarsh Township police and law enforcement officers retain the authority to enforce any applicable laws, and it is the Board of Supervisors' intent that such law enforcement officers may undertake custodial arrests where there is probable cause to believe that a criminal offense other than personal possession or personal use of a small amount of marijuana or personal possession of marijuana paraphernalia has been or is being committed."

Many other municipalities in Pennsylvania including cities such as Philadelphia, Pittsburgh, Allentown, Lancaster, and Harrisburg, and Montgomery County municipalities such as East Norriton Township and Norristown have enacted ordinances providing for the alternative processing and handling of persons who are in personal possession or are personally using small amounts of marijuana or possessing marijuana paraphernalia. If the Board wishes to proceed with the ordinance, it will need to determine the fines for the respective violations. Here is a chart containing some of the fines imposed by various municipalities for violations of the ordinance:

Municipal reforms [edit]

Jurisdictions in the below table have revised their municipal ordinances to lessen penalties for cannabis offenses. Police still retain the ability to charge individuals under state law, however. In Allentown and part of Bethlehem, police officials have said they will enforce state law only per the directive of Lehigh County District Attorney Jim Martin.[17][18][19]

Municipality	Date	Policy reform
Philadelphia	September 2014	City council voted 13–3 to decriminalize up to 30 grams, punishable by a $25 fine.[20]
Pittsburgh	December 2015	City council voted 7–2 to decriminalize up to 30 grams, punishable by a $25 fine.[21]
Harrisburg	July 2016	City council voted unanimously to decriminalize small amounts, punishable by a $75 fine.[22]
State College	August 2016	City council voted 5–2 to decriminalize up to 30 grams, punishable by a $250 fine.[23]
York	July 2017	City council voted 4–1 to decriminalize up to 30 grams, punishable by a $100 fine.[24]
Erie	January 2018	City council voted unanimously to decriminalize up to 30 grams, punishable by a $25 fine.[25]
Allentown	May 2018	City council voted 4–3 to decriminalize up to 30 grams, punishable by a $25 fine for a first offense.[26]
Bethlehem	June 2018	City council voted 6–0 to decriminalize up to 30 grams, punishable by a $25 fine for a first offense.[19]
Lancaster	September 2018	City council voted 6–1 to decriminalize small amounts, punishable by a $25 fine for a first offense.[27]
Steelton	March 2019	Borough council voted 5-0 to decriminalize up to 30 grams for a first offense, punishable by a $25–$100 fine.[28]

By way of local example, the Municipality of Norristown has imposed a $25 fine for first and second violations of the ordinance and a $75 fine for the third violation. All subsequent offenses are charged in accordance with state and/or federal law.

If the Board wishes to move forward with the proposed ordinance, a motion to advertise the ordinance is required, and the Board should provide direction on the amount of the fines.

WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE WHITEMARSH TOWNSHIP CODE OF ORDINANCES TO ADD A NEW CHAPTER 47 ENTITLED, "DRUGS AND DRUG PARAPHERNALIA" UNDER PART II, "GENERAL LEGISLATION", TO ESTABLISH A MECHANISM TO PROCESS THE MINOR NON-VIOLENT OFFENSES OF PERSONAL POSSESSION OR PERSONAL USE OF A SMALL AMOUNT OF MARIJUANA AND PERSONAL POSSESSION OF MARIJUANA PARAPHERNALIA WITHIN THE LIMITS OF WHITEMARSH TOWNSHIP; REPEALING ALL INCONSISTANT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Whitemarsh Township (the "Township") is a Home Rule Municipality organized and operating in accordance with the Whitemarsh Township Charter (the "Charter") as permitted by the Pennsylvania Home Rule Charter and Optional Plans Law, 53 Pa. C.S. Section 2901 *et seq*.;

WHEREAS, Section 102 of the Charter grants to the Township the ability to "exercise all powers and perform any functions not denied by the Constitution of Pennsylvania, the General Assembly of Pennsylvania or this Charter as fully and completely as though they were specifically enumerated in this Charter."; and

WHEREAS, Section 202 of the Charter grants to the Board of Supervisors of Whitemarsh Township, "All powers and duties of the Township, including those set forth in §102 of this Charter and those in existence or hereafter conferred on the Township by the Constitution of Pennsylvania or the Acts of the General Assembly of Pennsylvania that are uniform and applicable throughout the Commonwealth (hereinafter called "general law"). The Board shall provide for the exercise of and the performance of all such powers and duties, including, but not limited to, the following: … c. To adopt ordinances and resolutions and to prescribe fines and penalties for the violation thereof. …; and

WHEREAS, numerous Pennsylvania municipalities including but not limited to the City of Philadelphia, the City of Lancaster, the City of Allentown, the City of York, the City of Bethlehem and the City of Harrisburg, have exercised the power and the authority by ordinance to address the processing and handling of minor non-violent offenses for the personal possession or personal use of a small amount of marijuana and the personal possession of marijuana paraphernalia within their municipal limits; and

WHEREAS, in accordance with the powers and duties vested in the Board of Supervisors under the Charter and Pennsylvania law, including those inherent police powers for the enforcement and regulation of certain local offenses, the Board of Supervisors now desires to

enact an ordinance addressing the processing and handling of minor non-violent offenses for the personal possession or personal use of a small amount of marijuana and the personal possession of marijuana paraphernalia within the limits of the Township that the Board of Supervisors believes is for the benefit of the general safety and welfare of the residents of 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 I: Adoption of Chapter 47 entitled "Drugs and Drug Paraphernalia."

The Board of Supervisors hereby adopts and establishes a new Chapter 47 of the Code of Ordinances of Whitemarsh Township, entitled "Drugs and Drug Paraphernalia" under Part II, General Legislation, that shall state as follows:

§ 47-1. Legislative findings and intent.

The purpose and intent of this Chapter is to promote the general safety and welfare of the public by establishing a mechanism to process the minor non-violent offenses of personal possession or personal use of a small amount of marijuana and personal possession of marijuana paraphernalia within the limits of Whitmarsh Township and is not to promote or condone the possession or use of marijuana or marijuana paraphernalia.

§ 47-2. Definitions.

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

MARIJUANA - All forms or varieties of the genus Cannabis, whether growing or not, as defined by Pennsylvania's Controlled Substance, Drug, Device, and Cosmetic Act, 35 P.S. § 780-101 *et seq*.

MARIJUANA PARAPHERNALIA - Any device, instrument, apparatus or object used, intended to be used, or designed to be used for introducing marijuana into the human body or for storing, containing, concealing or transporting marijuana.

PERSONAL POSSESSION - Actual physical custody of or the ability to exercise control over or have access to, for the sole purpose of one's own personal use. The term "personal possession" does not include possession with intent to deliver, distribute, transfer, or sell.

PERSONAL USE - Introducing marijuana into one's own body, which includes smoking, inhaling, exhaling, vaporizing, or burning any lighted cigar, cigarette, pipe, or other such device which contains marijuana or marijuana extracts.

SMALL AMOUNT - Thirty (30) grams or less of marijuana or eight (8) grams or less of hashish as set forth in Pennsylvania's Controlled Substance, Drug, Device, and Cosmetic Act, 35 P.S. § 780-113(a)(31).

§ 47-3. Personal possession or personal use of a small amount of marijuana.

A. So long as marijuana shall be listed as a controlled substance in the Controlled Substance, Drug, Device, and Cosmetic Act, 1972, April 14, P.L. 233, No. 64, §1 *et seq*., 35 P.S. §780-101 *et seq*., no person shall be in possession of a small amount of marijuana as defined in said Act.

B. The following shall be violations of this section of this Chapter:

(1) Personal possession of a small amount of marijuana; or

(2) Personal use of a small amount of marijuana.

C. Any person who is found in violation of this section of this Chapter shall be issued a non-traffic summary citation by the police or other authorized law enforcement officer or, alternatively, the officer can obtain the subject's name and address and later send the citation by first-class mail, all to be in accordance with the Pennsylvania Rules of Criminal Procedure.

D. Any police officer or other authorized law enforcement officer who observes a violation of this section of this Chapter by a person under 18 years of age shall:

(1) Temporarily detain the minor and follow all existing procedures for the handling of summary offenses committed by a minor;

(2) Advise the parent or guardian that the minor was found in personal possession of a small amount of marijuana or to have been engaging in personal use of a small amount of marijuana;

(3) Issue a copy of the citation to the parent or guardian advising that he or she is responsible for the payment of the violation fine; and

(4) Provide the parent or guardian with contact information for a local agency where substance abuse educational and treatment programs are available.

§ 47-4. Personal possession of marijuana paraphernalia.

A. So long as drug paraphernalia includes objects used in connection with marijuana possession or use in the Controlled Substance, Drug, Device, and Cosmetic Act, 1972, April 14, P.L. 233, No. 64, § 1 et seq., 35 P.S. § 780-101 *et seq*., no person shall be in possession of marijuana paraphernalia.

B. It shall be a violation of this section of this Chapter to be in personal possession of marijuana paraphernalia.

C. Any person who is found in violation of this section of this Chapter shall be issued a non-traffic summary citation by the police officer or other authorized law enforcement officer or, alternatively, the officer can obtain the subject's name and address and later send the citation by first-class mail, all to be in accordance with the Pennsylvania Rules of Criminal Procedure.

D. Any law enforcement officer who observes a violation of this section of this Chapter by a person under 18 years of age shall:

(1) Temporarily detain the minor and follow all existing procedures for the handling of summary offenses committed by a minor;

(2) Advise the parent or guardian that the minor was found in personal possession of marijuana paraphernalia;

(3) Issue a copy of the citation to the parent or guardian advising that he or she is responsible for the payment of the violation fine; and

(4) Provide the parent or guardian with contact information for a local agency where substance abuse educational and treatment programs are available.

§ 47-5. Penalties.

A. The penalty for a first, second, and third violation of §47-3 of this Chapter relating to personal possession of a small amount of marijuana shall be a fine of $50.00.

B. The penalty for a first, second, and third violation of §47-3 of this Chapter relating to personal use of a small amount of marijuana shall be a fine of $50.00.

C. The penalty for a first, second, and third violation of §47-4 of this Chapter relating to personal possession of marijuana paraphernalia shall be a fine of $50.00.

D. Subsequent offenses. A person is only eligible to be charged under this Chapter for three offenses within a five-year period. All subsequent offenses shall be charged in accordance with Federal and Pennsylvania law.

E. The court may, in its discretion, suspend the fine imposed under this Section if the person found guilty agrees to and does, in fact, perform such community service as the court deems appropriate, of as much as twenty-five (25) hours for a determination of guilt for personal possession of a small amount of marijuana or personal possession of marijuana paraphernalia and twenty-five (25) hours for personal use of a small amount of marijuana.

§ 140-6. Enforcement.

A. A non-traffic summary citation issued under this Chapter shall be enforced in accordance with the procedures established by the Whitemarsh Township Police Department for enforcement of summary violations.

B. The Chief of Police or his or her designee shall report to the Board of Supervisors regarding implementation of this Chapter on an annual basis for the first three (3) years following adoption of this Chapter.

C. This Chapter shall not be construed to supersede any existing Pennsylvania or Federal law. The Whitemarsh Township police and law enforcement officers retain the authority to enforce any applicable laws, and it is the Board of Supervisors' intent that such law enforcement officers may undertake custodial arrests where there is probable cause to believe that a criminal offense other than personal possession or personal use of a small amount of marijuana or personal possession of marijuana paraphernalia has been or is being committed.

SECTION II: REPEALER

All ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

SECTION III: SEVERABILITY

The provisions of this Ordinance are declared to be severable. 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 IV: EFFECTIVE DATE

This Ordinance shall take effect the day after its legal enactment pursuant to the Whitemarsh Township Charter.

ENACTED and **ORDAINED** this 8th day of October, 2020.

ATTEST:	**BOARD OF SUPERVISORS OF WHITEMARSH TOWNSHIP**
_____	_____
Richard L. Mellor, Jr., Secretary	Laura Boyle Nester, Chair

WHITEMARSH TOWNSHIP

To: Board of Supervisors

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

Subject: **PA DCED Multimodal Transportation Fund Grant**
Colonial Drive/Flourtown Road Traffic Signal

Date: October 2, 2020

cc:

Please be advised the attached resolution is required for the submission of the above referenced grant. Gilmore and Associates, Inc. have completed and submitted the majority of the grant documents. This grant funding would allow for an additional $1.15 million for the installation of a traffic signal and road improvements at Colonial Drive and Flourtown Road.

Attached I have included the project description and location map for your review.

Attachment

Richard L. Mellor, Jr.
Township Manager
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 484-594-2601
Email: rmellor@whitemarshtwp.org

Exhibit 1

The proposed project is located along Flourtown Road (SR 3007) at Colonial Drive (approximate Segment 0030/Offset 2140 through Segment 0034/Offset 0479) within Whitemarsh Township, Montgomery County, PA. The unsignalized intersection of Flourtown Road and Colonial Drive was studied which demonstrated that a traffic signal was warranted. A westbound left-turn lane was also recommended. Upon review of crash data for the most recent 5-year period, there are 3 of the 7 incidents identified that could be attributed to left-turning vehicles into both Colonial Drive and the adjacent Wildflower Drive. Since Colonial Drive provides access to the Colonial School District building, Elementary School and Plymouth Whitemarsh High School, buses, parents and student drivers utilize this intersection daily and experience delays during school hours due to turning vehicles and bus traffic. Therefore, the project includes the installation of a new traffic signal at Flourtown Road & Colonial Drive with dedicated westbound left-turn lanes at Colonial Drive and the adjacent Wildflower Drive intersections. The project will also include coordination with Montgomery County Planning Commission in order to construct a portion of the Cross County Trail between Colonial Drive and the eastern limits of the project area with an ADA-compliant crossing at the new signalized intersection. Due to the existing wide shoulders on the south side of Flourtown Road, bike lanes will be marked between Woodbine Way and the easternmost access to the frontage road east of Colonial Drive in order to provide safe bicycle access from adjacent neighborhoods. The signal will improve the operation and safety of the intersection by allowing vehicles from Colonial Drive safe passage onto Flourtown Road as well as provide refuge for westbound turning vehicles, which will reduce conflicts with through vehicles, thereby increasing capacity and improving safety. The project could provide at least 25 construction-related jobs for the duration of the project.

The project is consistent with the County's recent RESTART Montco program endeavor which focuses on assisting municipalities recover from the effects of the Covid-19 pandemic. One of the transportation topics under this program deals with multimodal and biking alternatives. With gyms being closed during the quarantine, many people took to the trails to get exercise which caused some crowding and issues with social distancing along the county's trails. Therefore, providing a section of the Cross County trail will assist the County in extending the trail system and providing new sections to allow users to spread out among the various trails.

The project is also consistent with Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*. The plan is separated into three themes: Connected Communities, Sustainable Places and Vibrant Economy. The project supports all three aspects of the plan. For Connected

Communities, the plan looks to improve transportation quality by working with PennDOT and municipalities to "improve road connectivity....and eliminate road bottlenecks". Through the use of dedicated turn lanes, this will eliminate the congestion and bottleneck along westbound Flourtown Road, especially during school hours when traffic backs up behind parents, students and buses waiting to turn left to access the elementary and high schools. Another facet of Connected Communities calls for the expansion of the county trail system. The project specifically includes the construction of a portion of the planned Cross County Trail, which is listed as a high priority trail in the comprehensive plan. For Sustainable Places, the project provides opportunities for healthier lifestyles for residents and visitors by providing a bike lane and a portion of the Cross County Trail which, when completed, will provide a 17.5 mile trail from Bucks County through Montgomery County to connect with the Schuylkill River Trail in Conshohocken. Lastly, for the Vibrant Economy theme, the project supports the plan to improve transportation access to businesses. Improving and signalizing this intersection provides a safer alternative route to Germantown Pike and the businesses within the Plymouth Meeting area, as well as the corporate campuses along Butler Pike. It also improves access for the employees of the Colonial School District building and adjacent schools.

The project is also consistent with the Township's *Pedestrian and Bicycle Network Plan* (2009) that encourages increased access to sidewalks, sidepaths, trails and bike lanes by providing bike lanes and a portion of the Cross County Trail along Flourtown Road. It is also consistent with the goals identified in the Whitemarsh Township *Selective Comprehensive Plan Update* (May 2020) as it seeks to improve circulation by providing an efficient transportation system, while maintaining quality of life for residents and visitors.

The intention of the project is to improve the safety of the intersection while also providing pedestrian connections to existing sidewalks and a new trail system. The project also provides alternatives to driving to school by promoting walking and biking from the local neighborhoods to both the elementary school and high school.

Preliminary improvement sketches have been prepared in support of the application. Once funding becomes available, engineering final design can be initiated, which is expected to occur in early 2021. The design and approval process could take 6-8 months to complete. Therefore, construction should begin by early 2022 and is expected to be completed within 4-6 months. Therefore, the overall project should be completed approximately 14-20 months from the grant funding award.

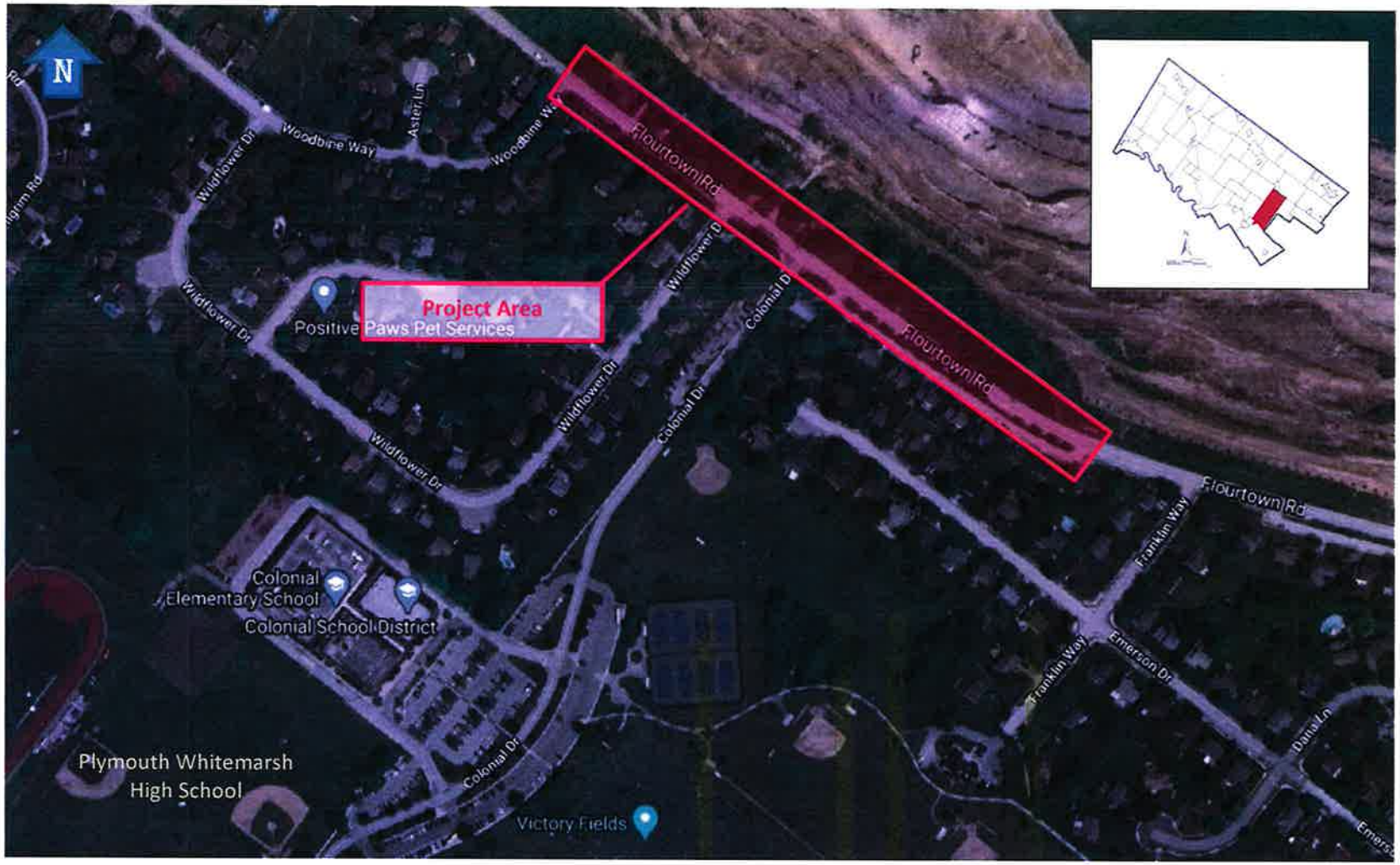


Exhibit 4 – LOCATION MAP

Whitemarsh Flourtown Colonial Intersection Improvements: DCED MTF Program

Whitemarsh Township, Montgomery County

September 2020

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

WHITEMARSH TOWNSHIP

RESOLUTION #_____

Be it RESOLVED, that Whitemarsh Township, Montgomery County hereby requests a Multimodal Transportation Fund grant of $1,152,268 from the Commonwealth Financing Authority to be used for the installation of a traffic signal at Flourtown Road & Colonial Drive with pedestrian accommodations and dedicated westbound left-turn lane. A portion of the Cross County Trail will be constructed along the north side of Flourtown Road with a crossing at the new signal. The project also includes bicycle lane pavement markings along the south side of Flourtown Road within the project limits.

Be it FURTHER RESOLVED that the Applicant does hereby designate Richard Mellor, Jr., Township Manager as the official to execute all documents and agreements between Whitemarsh Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Richard Mellor, Jr., duly qualified Secretary of Whitemarsh Township, Montgomery County, PA, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors at a regular meeting held October 8, 2020 and said Resolution has been recorded in the Minutes of the Whitemarsh Township Supervisors meeting and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Boyertown Borough, this 8th day of October 2020.

WHITEMARSH TOWNSHIP

MONTGOMERY COUNTY

_____ _____

Richard L. Mellor, Jr.
Township Manager/Secretary
Whitemarsh Township

Laura Boyle Nester
Chair – Board of Supervisors
Whitemarsh Township

WHITEMARSH TOWNSHIP

To: Rick Mellor, Township Manager

From: NICHOLAS W. WEAVER, FIRE MARSHAL

Subject: **SMFC Capital Request-HVAC**

Date: September 10, 2020

cc:

The Spring Mill Fire Company has requested the distribution of $90,000 from the capital fund for the replacement of their HVAC units at their facility at the August 2020 Emergency Services Board Meeting. This would include replacement of the units and any necessary roof work/repair as needed with the replacement.

Nicholas W. Weaver
Fire Marshal
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 610-825-3535 ext. 2614
Email: nweaver@whitemarshtwp.org

Sue McCloskey

From: noreply@civicplus.com
Sent: Friday, October 2, 2020 2:43 PM
To: Sue McCloskey
Subject: Online Form Submittal: Boards & Commissions Volunteer Application

Boards & Commissions Volunteer Application

Whitemarsh Township has a variety of boards, commissions and committees that require citizen volunteers; information regarding their powers and duties may be obtained on the township website. The information on this form helps us to find the most satisfying and appropriate volunteer opportunity for you.

Please submit this completed form electronically, or print and either fax to 610-825-9416, or mail to:
Township Manager's Office
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444

Printable Volunteer Form	Printable Volunteer Form
Name	Aaron Kostyk
Home Address	3071 Mitchell Court
Business Name & Address	*Field not completed.*
Home Phone	9709037055
Business Phone	*Field not completed.*
Email Address	aekostyk@gmail.com
Number of Years a Whitemarsh Resident	2
Current Occupation	Attorney
Education	High School, College, Post-College
What boards, commissions or committees are of interest to you? All meetings are open to the public -	Planning Commission (meets 2nd and 4th Tuesday at 7 p.m. each month)

consider attending several to help you determine your personal preference.	
If there are no present vacancies on boards, would you be willing to volunteer for special events, such as Township Day, Fourth of July Parade, etc.?	Yes
Most boards meet in the evening (Monday through Thursday), please provide any regular conflicts with your schedule that may be relevant:	None
Special skills or qualifications:	I am presently an assistant public defender with the Montgomery County Public Defender's Office. I previously was in private practice and my primary areas of practice were representation of municipalities and municipal bodies as well as civil litigation.
What is your previous volunteer experience with the township or other organizations?	I have volunteered through the Montgomery Bar Association at several local non-profits and I serve on the board of a non-profit located on the Norristown State Hospital grounds.
Any additional information you would like us to have:	My wife and I are very proud residents of Whitemarsh Township and I want to volunteer in a way that allows me to support our community while utilizing my background in land use and zoning.
Agreement	I agree

Thank you for volunteering!

Email not displaying correctly? View it in your browser.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 14, 2020

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

WHITEMARSH TOWNSHIP
RECEIVED
SEP 15 2020
OFFICE OF THE TWP MANAGER

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

RE: ESCROW RELEASE NO. 1
509 / 515 South Bethlehem Pike
Whitemarsh Township, Montgomery County, Pennsylvania
S/LD #03-18
Our Project Number 2020-05015

Dear Mr. Mellor:

We have reviewed the request for Escrow Release submitted to us on August 12, 2020 by the developer's representative, David S. Rocchino, RockCorp LLC; 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. 1 for 509 / 515 South Bethlehem Pike in the amount of:

Twenty-Four Thousand, Seven Hundred Seventy Dollars and Twenty-Five Cents

($24,770.25)

Included in Release No. 1 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 RockCorp 505S LP - two copies.

Sincerely,

James J. Hersh, PE
Township Engineer

cc: Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny LLC; Township Solicitor

O:\MUNICIPL\2020\2005015-WshT_509-515 S. Bethlehem Pike-S-LD 03-18\Construction - LD\Escrow Releases\Release #1.doc

509 / 515 BETHLEHEM PIKE - S/LD # 03-18
RELEASE #1

COMPLETION CERTIFICATE AND AUTHORIZATION FOR REDUCTION

We, the undersigned, hereby certify that the work provided for in a certain Building Permit Security Agreement between the Township of Whitemarsh and RockCorp 505S LP, dated the 21st day of June 2019, relative to the construction and installation of certain improvements have been completed to the extent of Twenty-Seven Thousand, Five Hundred Twenty-Two Dollars and Fifty Cents ($27,522.50), less a ten percent (10%) retention and this Certificate authorizes Whitemarsh Township to reduce the Security Fund held in Escrow, by the sum of Twenty-Four Thousand, Seven Hundred Seventy Dollars and Twenty-Five Cents ($24,770.25) pursuant to a Building Permit Security Agreement dated the 21st day of June 2019 executed by David S. Rocchino, Partner, RockCorp 509S LP. 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 Agreement to correct any and all defects and deficiencies.

DATED: September 14, 2020

Township Engineer
Gilmore & Associates, Inc.

Escrowed Amount	$	39,756.75
Released to Date	$	24,770.25
Remaining Escrow	$	14,986.50

Township Manager

509 / 515 SOUTH BETHLEHEM PIKE
S/LD #03-18

RELEASE No. 1
SHEET 1 OF 1

ITEM		ESCROW				CURRENT RELEASE		RELEASED TO DATE		ESCROW REMAINING	
No.	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	QTY	COST	QTY	COST	QTY	COST
A	**EROSION & SEDIMENT CONTROL**										
1	CONSTRUCTION ENTRANCE	1	EA	$2,000.00	$2,000.00	1	$2,000.00	1	$2,000.00	0	$0.00
2	12" COMPOST FILTER SOCK	420	LF	$6.00	$2,520.00	420	$2,520.00	420	$2,520.00	0	$0.00
3	TREE PROTECTIVE FENCING	200	LF	$2.00	$400.00	200	$400.00	200	$400.00	0	$0.00
4	TEMPORARY STABILIZATION	1	LS	$1,000.00	$1,000.00	100%	$1,000.00	100%	$1,000.00	0%	$0.00
5	18" SILT FENCE	47	LF	$1.50	$70.50	47	$70.50	47	$70.50	0	$0.00
6	CONCRETE WASHOUT AREA	1	LS	$500.00	$500.00	100%	$500.00	100%	$500.00	0%	$0.00
B	**SITE WORK**										
1	PAVING	554	SY	$15.00	$8,310.00	554	$8,310.00	554	$8,310.00	0	$0.00
2	STONE SHOULDER	285	SY	$10.00	$2,850.00	285	$2,850.00	285	$2,850.00	0	$0.00
3	TOPSOIL/FINE GRADING	69	CY	$5.00	$345.00	69	$345.00	69	$345.00	0	$0.00
4	DEMOLITION/REMOVALS	1	LS	$1,000.00	$1,000.00	100%	$1,000.00	100%	$1,000.00	0%	$0.00
5	MONUMENTATION	5	EA	$250.00	$1,250.00	5	$1,250.00	5	$1,250.00	0	$0.00
C	**STORMWATER FACILITIES**										
1	RAINGARDEN EXCAVATION	1	LS	$1,200.00	$1,200.00	100%	$1,200.00	100%	$1,200.00	0%	$0.00
2	AMENDED SOILS	1	LS	$1,500.00	$1,500.00	100%	$1,500.00	100%	$1,500.00	0%	$0.00
3	STORM PIPING	1	LS	$1,200.00	$1,200.00	100%	$1,200.00	100%	$1,200.00	0%	$0.00
4	RAINGARDEN OUTLET PIPING & RIP-RAP	1	LS	$1,000.00	$1,000.00	100%	$1,000.00	100%	$1,000.00	0%	$0.00
5	RAINGARDEN SEEDING	750	SF	$0.75	$562.50	750	$562.50	750	$562.50	0	$0.00
D	**LANDSCAPING**										
1	SEEDING	3,629	SF	$0.50	$1,814.50	3629	$1,814.50	3629	$1,814.50	0	$0.00
2	TREES	20	EA	$350.00	$7,000.00	0	$0.00	0	$0.00	20	$7,000.00
3	SHRUBS	36	EA	$45.00	$1,620.00	0	$0.00	0	$0.00	36	$1,620.00
	SUBTOTAL				$36,142.50		$27,522.50		$27,522.50		$8,620.00
	10% CONTINGENCY				$3,614.25	0%	$0.00	0%	$0.00	100%	$3,614.25
	SUBTOTAL				$39,756.75		$27,522.50		$27,522.50		$12,234.25
	10% RETAINAGE						$2,752.25		$2,752.25		$2,752.25
	AMOUNT OF RELEASE						$24,770.25		$24,770.25		$14,986.50

RockCorp inc

598 Skippack Pike
Blue Bell, PA 19422

August 12, 2020

James Hersh, Project Engineer
Gilmore and Associates, Inc.
65 E. Butler Avenue, Suite 100
New Britain, PA 18901

RE: PORTION OF ESCROW REFUND – RockCorp 509S LP

Dear Mr. Hersh,

I am writing in reference to our most recent project that has been completed located at 515 S. Bethlehem Pike, Fort Washington, PA 19034. The legal owner is RockCorp 509S LP. It is located in Whitemarsh Township. The parcel information for your reference is #650000649006, Lot number 2.

I am the Owner and Managing Partner of RockCorp LLC. RockCorp worked with engineer Tim Woodrow from Woodrow & Associates Inc. and Julie Von Speckelsen, Esquire from Eastburn and Gray, PC.

Charlie Guttenplan, the Director of Planning and Zoning, recommended I send you this letter to document our request properly for consideration.

We have completed the construction of the residence building and received a temporary U&O until November 30, 2020.

We have also completed all of the zoning requirements including but not limited to the paved driveway and stone shoulders, the rain garden (including amended soils, storm piping, outlet piping, Rip-Rap), grading and seeding of the property.

The one requirement that is still not completed is the planting of 28 trees including evergreens and ornamental trees to meet the 84" diameter of trees that were removed to construct the house. This has already been estimated and a landscape contractor has been identified (Terra Landscaping). The planting has not been scheduled yet due to the weather conditions in July and August and the chance of the trees not surviving in the intense heat. Planting is being scheduled for Fall when conditions are more conducive to success. This is the only requirement remaining from the Township that we have not met.

We are therefore requesting our escrow fund be reimbursed to us except for the portion held for the trees. The estimated escrow for the trees and shrubs the landscape architect from Woodrow & Associates provided when we started and agreed to by the Township was $8,620.00.

The last statement we received from the Township dated July 2, 2020, has a total escrow amount of $40,789.17. We are requesting a portion of this escrow (except for the trees and shrubs of $8,620.00) of $32,169.17.

Please contact us at 215-850-4484 or D.RockCorp@gmail.com with any questions or issues.

Yours in Good Health,

David S. Rocchino
Managing Partner and Owner
RockCorp LLC

cc: Tim Woodrow, P.E., Woodrow & Associates, Inc.
Charlie Guttenplan, Director of Planning and Zoning, Whitemarsh Township
Krista Heinrich, P.E., Gilmore and Associates, Inc.

CONTRACTOR'S RELEASE OF LIENS

The undersigned, Forest View Construction hereinafter known as CONTRACTOR, for itself, its subcontractors, and all parties acting through or under it, has furnished labor, equipment and materials, for the erection and construction of certain improvements consisting of One single family dwelling and associated improvements (Description) at property known as 509 and 515 S. Bethlehem Pike (Location) for RockCorp 509S LP (Owner)

hereinafter known as OWNER and has agreed to release all liens which he or any of them have or might have on the improvement and the property by reason of materials furnished or Work performed for erecting and constructing the improvement; and

NOW, contingent upon receipt of final payment from the OWNER, the undersigned CONTRACTOR, for itself, its subcontractors and all parties acting through or under it, hereby remise, release and forever quit claim to OWNER, his heirs and assigns all liens, claims and demands which he or any of them now have or might or could have on or against the interest of OWNER in the improvement and the property for labor or materials previously or subsequently furnished for erecting and constructing the improvement, so that OWNER, his heirs and assigns shall hold and enjoy the improvement and the property free and clear from all liens, claims or demands for labor or materials furnished by the undersigned CONTRACTOR, which are hereby released and discharged.

CONTRACTOR: X Samuel Lapp **BY:** Samuel Lapp

ADDRESS: 5303 Paes Road New Holland, PA 17557 **TITLE:** Owner

Subscribed and sworn to me this 10 day of Sept, 2020

Commonwealth of Pennsylvania
County of Chester

My commission expires 10-7-2023

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David R. Anderson, Notary Public
Chester County
My commission expires October 7, 2023
Commission number 1265035
Member, Pennsylvania Association of Notaries

OWNERS'S AFFIDAVIT OF RELEASE OF LIENS

Whitemarsh Township Proj. No.: S/LD 03-18

Project: 509 and 515 S. Bethlehem Pike

TO: RockCorp 509S LP
(Owner)

Contract For: 509 and 515 S. Bethlehem Pike Contract Date: _____

State/Commonwealth of: Pennsylvania

County of: Montgomery

The undersigned hereby certifies that to the best of his knowledge, information and belief, except as listed below,

The Releases or Waivers of Lien attached hereto include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of Work, labor or services who have or may have liens against any, property of the Owner arising in any manner out of the performance of the Contract referenced above.

EXCEPTIONS: _____
(If none. write "None". If required by, the Owner, the Contractor shall furnish bond satisfactory, to the Owner for each exception.)

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.

CONTRACTOR: Forest View Construction

ADDRESS: 5303 Paes Road
New Holland, PA 17557

BY: Dawn Rapp

Commonwealth of Pennsylvania
County of Chester

Subscribed and sworn to before me this

10 day of Sept, 2020

Notary Public: [signature]

My Commission Expires: 10-7-2023

Commonwealth of Pennsylvania - Notary Seal
David R. Anderson, Notary Public
Chester County
My commission expires October 7, 2023
Commission number 1265035
Member, Pennsylvania Association of Notaries

WHITEMARSH TOWNSHIP

REPORT OF EXPENDITURES AND PAYROLL

MONTH OF SEPTEMBER 2020

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

FROM TOWNSHIP CASH:

TOTAL EXPENDITURES AS **CHECKS** PER ATTACHED REPORTS

$1,050,904.76

TOTAL EXPENDITURES BY **P-CARD** PER ATTACHED REPORTS

$113,308.42

GRAND TOTAL EXPENDITURES **$1,164,213.18**

TOTAL PAYROLLS **$ 623,632.48**

FROM PENSION FUND:

PNC ASSET MANAGEMENT $ 9,669.55

MEETING DATE: OCTOBER 8, 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 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
21163	09/04/2020	PRINTED	008656	NATIONWIDE TRUST COMPANY	6,745.55			
21164	09/02/2020	PRINTED	007786	THE LAW OFFICE SEAN KILKE	39,754.50			
21165	09/08/2020	PRINTED	004446	PETTY CASH - PARKS & RECR	400.00			
21166	09/10/2020	PRINTED	009999	CHARLES & JULIANNE MCLENI	126.52			
21167	09/10/2020	PRINTED	009999	DESERTVEST LLC & VEGAVEST	292.36			
21168	09/10/2020	PRINTED	009999	JAY W & SUSAN W VANDEGRIF	403.21			
21169	09/10/2020	PRINTED	009999	JULI M BOBMAN	250.25			
21170	09/10/2020	PRINTED	009999	KENNETH H DRAPER REVOCABL	173.21			
21171	09/10/2020	PRINTED	009999	MAGERKS ELBO LLC	20.84			
21172	09/10/2020	PRINTED	009999	MAGERKS ELBO LLC	100.31			
21173	09/10/2020	PRINTED	009999	WALTER F & FRANCYNNE G RU	199.54			
21174	09/11/2020	PRINTED	005954	AETNA	9,246.12			
21175	09/11/2020	PRINTED	005491	AQUA PA	1,964.74			
21176	09/11/2020	PRINTED	000102	H. A. BERKHEIMER, INC.	16,581.13			
21177	09/11/2020	PRINTED	002782	BRIAN E MACK	100.60			
21178	09/11/2020	PRINTED	007123	CBIZ MODEL CONSULTING	88.00			
21179	09/11/2020	PRINTED	004462	DELL MARKETING LP	2,455.09			
21180	09/11/2020	PRINTED	004034	DELAWARE VALLEY HEALTH IN	159,989.64			
21181	09/11/2020	PRINTED	004891	FUREY & BALDASSARI, P.C.	3,840.00			
21182	09/11/2020	PRINTED	008470	GAILEY MURRAY, LLP	3,500.00			
21183	09/11/2020	PRINTED	008291	GREAT VALLEY RECYCLING	18,863.88			
21184	09/11/2020	PRINTED	007631	HARTFORD - PRIORITY ACCOU	1,083.30			
21185	09/11/2020	PRINTED	007631	HARTFORD - PRIORITY ACCOU	3,109.55			
21186	09/11/2020	PRINTED	000495	HIGHWAY MATERIALS, INC.	374.72			
21187	09/11/2020	PRINTED	008623	HIGHWAY MATERIALS, INC. C	164,430.58			
21188	09/11/2020	PRINTED	004695	MASCIANTONIO PLUMBING	275.00			
21189	09/11/2020	PRINTED	001525	NCR PAYROLL & HR SOLUTION	333.25			
21190	09/11/2020	PRINTED	008658	NORTHEAST WASH PROS	500.00			
21191	09/11/2020	PRINTED	005094	PENNSYLVANIA AMERICAN WAT	15.95			
21192	09/11/2020	PRINTED	007319	PABCO	148.00			
21193	09/11/2020	PRINTED	000856	PECO ENERGY COMPANY	196.69			
21194	09/11/2020	PRINTED	007306	PETROLEUM TRADERS CORPORA	5,984.94			
21195	09/11/2020	PRINTED	008487	RED TAIL RESTORATION & LA	643.50			
21196	09/11/2020	PRINTED	009999	ERIC & MICHELLE G SHUBIN	1,882.53			
21197	09/11/2020	PRINTED	009999	HIGGINS & WELCH APPRAISER	4,500.00			
21198	09/11/2020	PRINTED	009999	TRI COUNTY CONTRACTING CO	350.00			
21199	09/11/2020	PRINTED	008029	ROBERT BROWN	525.42			
21200	09/11/2020	PRINTED	003060	SHEARON ENVIRONMENTAL DES	307.50			
21201	09/11/2020	PRINTED	005350	SIGNAL SERVICE, INC.	2,796.00			
21202	09/11/2020	PRINTED	007268	THOMSON REUTERS	200.66			
21203	09/11/2020	PRINTED	006435	TYLER TECHNOLOGIES, INC.	5,000.00			
21204	09/11/2020	PRINTED	008580	VERIZON	8.92			
21205	09/11/2020	PRINTED	006218	XTREME SIGNS & DESIGN, LL	150.00			
21206	09/15/2020	PRINTED	008656	NATIONWIDE TRUST COMPANY	6,866.98			
21207	09/18/2020	PRINTED	005491	AQUA PA	32.48			
21208	09/18/2020	PRINTED	007620	ASHLYN BRADY	420.00			
21209	09/18/2020	PRINTED	000076	BARREN HILL FIRE COMPANY	150.00			
21210	09/18/2020	PRINTED	007123	CBIZ MODEL CONSULTING	88.00			
21211	09/18/2020	PRINTED	008123	CNS CLEANING CO., INC	2,500.00			
21212	09/18/2020	PRINTED	000260	DAN MOORE TREE & LANDSCAP	10,600.00			
21213	09/18/2020	PRINTED	008654	DAVEY TREE EXPERT	4,981.60			
21214	09/18/2020	PRINTED	001228	DAVIDHEISER`S INC.	412.00			

FOR CASH ACCOUNT: 00 100000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
21215	09/18/2020	PRINTED	000495	HIGHWAY MATERIALS, INC.	160.34			
21216	09/18/2020	PRINTED	000495	HIGHWAY MATERIALS, INC.	924.16			
21217	09/18/2020	PRINTED	008623	HIGHWAY MATERIALS, INC. C	65,636.55			
21218	09/18/2020	PRINTED	008274	JENNIFER A. COLLINS RMR	302.00			
21219	09/18/2020	PRINTED	008639	JOHN B. WARD & CO.	6,880.00			
21220	09/18/2020	PRINTED	007858	KENNETH SOUDER	2,075.00			
21221	09/18/2020	PRINTED	001525	NCR PAYROLL & HR SOLUTION	357.75			
21222	09/18/2020	PRINTED	000856	PECO ENERGY COMPANY	541.79			
21223	09/18/2020	PRINTED	007483	PENN FABRICATION LLC	220.00			
21224	09/18/2020	PRINTED	007356	PLGIT LOCKBOX	123,943.51			
21225	09/18/2020	PRINTED	009999	DUN DRAFT/ AMAZING DECKS	60.00			
21226	09/18/2020	PRINTED	006159	REMINGTON VERNICK & BEACH	3,413.90			
21227	09/18/2020	PRINTED	008005	RIGGINS INC	3,148.53			
21228	09/18/2020	PRINTED	008187	ROCKWELL ASSOCIATES	783.75			
21229	09/18/2020	PRINTED	008588	SQUARE ONE ASSOCIATES	6,286.00			
21230	09/18/2020	PRINTED	000093	VERIZON	256.86			
21231	09/18/2020	PRINTED	008055	E-COLLECT	24,707.69			
21232	09/22/2020	PRINTED	001390	FIREMAN`S RELIEF ASSOC. W	179,168.66			
21233	09/25/2020	PRINTED	007620	ASHLYN BRADY	480.00			
21234	09/25/2020	PRINTED	008666	CAPA BUILDER'S INC.	5,872.00			
21235	09/25/2020	PRINTED	008356	ESO SOLUTIONS, INC.	1,895.20			
21236	09/25/2020	PRINTED	008668	GOLDBERG SEGALA LLP	5,000.00			
21237	09/25/2020	PRINTED	008416	GREAT AMERICA FINANCIAL S	1,820.06			
21238	09/25/2020	PRINTED	006773	HONDRU FORD	76,810.00			
21239	09/25/2020	PRINTED	008482	MOORE BROTHERS	3,420.00			
21240	09/25/2020	PRINTED	006629	NETCARRIER TELECOM, INC.	1,166.67			
21241	09/25/2020	PRINTED	000856	PECO ENERGY COMPANY	34.49			
21242	09/25/2020	PRINTED	008667	PREMIER CONCRETE, INC.	30,082.50			
21243	09/25/2020	PRINTED	007887	READY REFRESH BY NESTLE	155.23			
21244	09/25/2020	PRINTED	008005	RIGGINS INC	62.76			
21245	09/25/2020	PRINTED	008029	ROBERT BROWN	513.38			
21246	09/28/2020	PRINTED	008656	NATIONWIDE TRUST COMPANY	6,764.78			
62398	09/03/2020	PRINTED	005491	AQUA PA	111.97			
62399	09/03/2020	PRINTED	005491	AQUA PA	208.92			
62400	09/03/2020	PRINTED	008123	CNS CLEANING CO., INC	865.00			
62401	09/17/2020	PRINTED	001954	BRODART COMPANY	130.10			
62402	09/17/2020	PRINTED	005196	BUSINESS CARD	52.90			
62403	09/17/2020	PRINTED	005196	BUSINESS CARD	80.81			
62404	09/17/2020	PRINTED	005196	BUSINESS CARD	304.54			
62405	09/17/2020	PRINTED	007031	EXECUTIVE CLEANING SERVIC	1,050.00			
62406	09/17/2020	PRINTED	001915	INGRAM LIBRARY SERVICES	3,548.76			
62407	09/17/2020	PRINTED	008056	ORKIN ELECTRIC SYSTEMS	528.00			
62408	09/17/2020	PRINTED	000856	PECO ENERGY COMPANY	2,847.94			
62409	09/17/2020	PRINTED	008489	SPRUCE HOLLOW DESIGNS	350.00			
62410	09/17/2020	PRINTED	007099	SUSAN C. MICHELS	520.65			
62411	09/17/2020	PRINTED	006730	TRAVELERS	328.50			
62412	09/24/2020	PRINTED	001915	INGRAM LIBRARY SERVICES	2,185.02			
62413	09/24/2020	PRINTED	002740	OFFICE BASICS,INC	33.96			
62414	09/24/2020	PRINTED	001496	OLIVER SPRINKLER CO, INC.	30.00			
62415	09/24/2020	PRINTED	008489	SPRUCE HOLLOW DESIGNS	350.00			
62416	09/24/2020	PRINTED	004944	THOMPSON NETWORKS	170.00			
62417	09/24/2020	PRINTED	000093	VERIZON	301.07			

FOR CASH ACCOUNT: 00 100000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
			104 CHECKS CASH ACCOUNT TOTAL	1,050,904.76	.00		

Transaction Search - Company

BMO, Statement Period 08/28/2020 to 09/27/2020

Mapped Cards

Dept Administration

Posting Date	Tran Date	Account	Supplier		Amount
9/15/2020	9/14/2020	XXXX-XXXX-XXXX-0644	Bjs Wholesale #0092	$	223.51
9/18/2020	9/17/2020	XXXX-XXXX-XXXX-0644	Can Canonfinancial Cfs	$	793.00
9/14/2020	9/12/2020	XXXX-XXXX-XXXX-0644	Canon Solutions Amer I	$	90.73
9/25/2020	9/24/2020	XXXX-XXXX-XXXX-0644	Gfoa-Pa	$	75.00
9/14/2020	9/11/2020	XXXX-XXXX-XXXX-0644	Montgomery Prothonotar	$	93.00
9/22/2020	9/22/2020	XXXX-XXXX-XXXX-0644	Pitney Bowes Pi	$	105.00
9/22/2020	9/22/2020	XXXX-XXXX-XXXX-0644	Pitney Bowes Pi	$	246.54
9/23/2020	9/22/2020	XXXX-XXXX-XXXX-0644	Uniform Construction U	$	787.50
9/14/2020	9/11/2020	XXXX-XXXX-XXXX-0644	Vps Montgomery Prothy	$	2.79
			Debit Total USD	$	2,417.07
			Credit Total USD	$	-
			Total USD	**$**	**2,417.07**

Ward Christopher P

Posting Date	Tran Date	Account	Supplier		Amount
9/16/2020	9/15/2020	XXXX-XXXX-XXXX-0597	Crashdatagr	$	265.70
			Debit Total USD	$	265.70
			Credit Total USD	$	-
			Total USD	**$**	**265.70**

Dept Finance

Posting Date	Tran Date	Account	Supplier		Amount
8/28/2020	8/27/2020	XXXX-XXXX-XXXX-4406	210 Tyler Business For	$	412.40
9/9/2020	9/8/2020	XXXX-XXXX-XXXX-4406	21cm Pa Newspapers Adv	$	216.31
9/22/2020	9/21/2020	XXXX-XXXX-XXXX-4406	21cm Pa Newspapers Adv	$	2,726.32
9/17/2020	9/16/2020	XXXX-XXXX-XXXX-4406	Amazon.Com M42on4z62	$	129.00
9/22/2020	9/22/2020	XXXX-XXXX-XXXX-4406	Amzn Mktp US M424w7tb0	$	30.99
9/17/2020	9/16/2020	XXXX-XXXX-XXXX-4406	Amzn Mktp US Mu3618im0	$	20.65
9/7/2020	9/4/2020	XXXX-XXXX-XXXX-4406	Amzn Mktp US Mu3rw31j2	$	69.00
8/31/2020	8/31/2020	XXXX-XXXX-XXXX-4406	Amzn Mktp US Mu4vs4fu2	$	18.99
8/31/2020	8/31/2020	XXXX-XXXX-XXXX-4406	Amzn Mktp US Mu63p71e1	$	115.93

9/9/2020	9/8/2020	XXXX-XXXX-XXXX-4406	Associated Imaging	$	99.24
9/22/2020	9/21/2020	XXXX-XXXX-XXXX-4406	B2b Prime M41vc93n0	$	499.00
9/3/2020	9/2/2020	XXXX-XXXX-XXXX-4406	Clemens Uniform	$	59.60
9/3/2020	9/3/2020	XXXX-XXXX-XXXX-4406	Comcast	$	154.46
9/3/2020	9/3/2020	XXXX-XXXX-XXXX-4406	Comcast	$	220.41
9/9/2020	9/9/2020	XXXX-XXXX-XXXX-4406	Comcast	$	98.53
9/9/2020	9/9/2020	XXXX-XXXX-XXXX-4406	Comcast	$	154.46
9/17/2020	9/17/2020	XXXX-XXXX-XXXX-4406	Comcast	$	143.35
9/17/2020	9/17/2020	XXXX-XXXX-XXXX-4406	Comcast	$	189.50
8/28/2020	8/27/2020	XXXX-XXXX-XXXX-4406	Contract Cleaners Su	$	127.70
9/9/2020	9/8/2020	XXXX-XXXX-XXXX-4406	Contract Cleaners Su	$	53.37
9/22/2020	9/21/2020	XXXX-XXXX-XXXX-4406	Contract Cleaners Su	$	50.80
9/7/2020	8/27/2020	XXXX-XXXX-XXXX-4406	Davey Tree Expert Comp	$	(323.40)
9/9/2020	9/8/2020	XXXX-XXXX-XXXX-4406	Gilmoreasso	$	43,527.60
9/11/2020	9/10/2020	XXXX-XXXX-XXXX-4406	McDonald Uniforms	$	9,989.21
8/31/2020	8/28/2020	XXXX-XXXX-XXXX-4406	Office Basics Inc	$	59.98
9/9/2020	9/8/2020	XXXX-XXXX-XXXX-4406	Office Depot #1099	$	159.80
9/9/2020	9/8/2020	XXXX-XXXX-XXXX-4406	Peco Energy Company	$	3,902.31
9/9/2020	9/8/2020	XXXX-XXXX-XXXX-4406	Peco Energy Company	$	4,723.35
9/18/2020	9/17/2020	XXXX-XXXX-XXXX-4406	Stapls7314075101000001	$	211.84
9/10/2020	9/9/2020	XXXX-XXXX-XXXX-4406	Stephenson Equipment	$	347.34
9/10/2020	9/9/2020	XXXX-XXXX-XXXX-4406	Ups 000000ee9319350	$	12.65
8/31/2020	8/30/2020	XXXX-XXXX-XXXX-4406	Ups 0000rr1568	$	18.48
9/7/2020	9/6/2020	XXXX-XXXX-XXXX-4406	Ups 0000rr1568	$	24.62
9/14/2020	9/13/2020	XXXX-XXXX-XXXX-4406	Ups 0000rr1568	$	12.34
9/21/2020	9/20/2020	XXXX-XXXX-XXXX-4406	Ups 0000rr1568	$	18.51
9/15/2020	9/14/2020	XXXX-XXXX-XXXX-4406	Verizon Recurring Pay	$	120.58
9/14/2020	9/12/2020	XXXX-XXXX-XXXX-4406	Vzwrlss Apocc Visb	$	560.18
9/14/2020	9/12/2020	XXXX-XXXX-XXXX-4406	Vzwrlss Apocc Visb	$	2,191.42
8/31/2020	8/27/2020	XXXX-XXXX-XXXX-4406	Waterworks	$	33.95
			Debit Total USD	$	71,504.17
			Credit Total USD	$	(323.40)
			Total USD	**$**	**71,180.77**

Keenan Greg S .

Posting Date	Tran Date	Account	Supplier		Amount
9/7/2020	9/4/2020	XXXX-XXXX-XXXX-8669	Chewy.Com	$	113.40
9/11/2020	9/10/2020	XXXX-XXXX-XXXX-8669	Tritech Forensics	$	1,623.92
9/25/2020	9/24/2020	XXXX-XXXX-XXXX-8669	Chewy.Com	$	110.33
			Debit Total USD	$	1,847.65
			Credit Total USD	$	-
			Total USD	**$**	**1,847.65**

Nowak Jeffrey J .

Posting Date	Tran Date	Account	Supplier		Amount
9/15/2020	9/14/2020	XXXX-XXXX-XXXX-9114	In Arrowhead Scientif	$	501.24
9/15/2020	9/14/2020	XXXX-XXXX-XXXX-9114	Overwatchgear.Com	$	620.54
9/17/2020	9/14/2020	XXXX-XXXX-XXXX-9114	Sirchie Finger Print L	$	522.43
			Debit Total USD	$	1,644.21
			Credit Total USD	$	-
			Total USD	**$**	**1,644.21**

FIELDS JOHN

Posting Date	Tran Date	Account	Supplier		Amount
9/1/2020	9/1/2020	XXXX-XXXX-XXXX-3443	Amazon.Com Mu25z1vg1	$	18.99
9/24/2020	9/23/2020	XXXX-XXXX-XXXX-3443	Cubicle Keys	$	22.87
9/3/2020	9/2/2020	XXXX-XXXX-XXXX-3443	Dunkin #302013 Q35	$	17.98
9/16/2020	9/15/2020	XXXX-XXXX-XXXX-3443	In Harmony Hill Nurse	$	555.00
9/18/2020	9/17/2020	XXXX-XXXX-XXXX-3443	Lowes #00757	$	218.92
9/18/2020	9/17/2020	XXXX-XXXX-XXXX-3443	Lowes #00757	$	279.00
9/7/2020	9/4/2020	XXXX-XXXX-XXXX-3443	T Dori	$	38.17
			Debit Total USD	$	1,150.93
			Credit Total USD	$	-
			Total USD	**$**	**1,150.93**

Walker Jon

Posting Date	Tran Date	Account	Supplier		Amount
9/21/2020	9/18/2020	XXXX-XXXX-XXXX-3272	Amazon.Com M41jv7a02	$	28.49
9/8/2020	9/7/2020	XXXX-XXXX-XXXX-3272	Amazon.Com Mu39d5h22 A	$	18.30
9/2/2020	9/2/2020	XXXX-XXXX-XXXX-3272	Amzn Mktp US Mm5fs3y80	$	43.49
9/4/2020	9/3/2020	XXXX-XXXX-XXXX-3272	Amzn Mktp US Mu2011o00	$	5.47
9/3/2020	9/2/2020	XXXX-XXXX-XXXX-3272	Dog Waste Depot	$	653.33
9/7/2020	9/6/2020	XXXX-XXXX-XXXX-3272	Eig Constantcontact.Co	$	125.00
9/21/2020	9/18/2020	XXXX-XXXX-XXXX-3272	Giant 6481	$	15.97
9/23/2020	9/22/2020	XXXX-XXXX-XXXX-3272	Giant 6522	$	56.54
9/14/2020	9/8/2020	XXXX-XXXX-XXXX-3272	Great Lakes Ipm	$	95.98
9/9/2020	9/8/2020	XXXX-XXXX-XXXX-3272	Lowes #00757	$	18.47
9/11/2020	9/10/2020	XXXX-XXXX-XXXX-3272	Lowes #00757	$	17.96
9/15/2020	9/14/2020	XXXX-XXXX-XXXX-3272	Lowes #00757	$	36.95
9/3/2020	9/2/2020	XXXX-XXXX-XXXX-3272	Mr P Pizza Pasta	$	15.85
9/21/2020	9/20/2020	XXXX-XXXX-XXXX-3272	Netflix.Com	$	16.95
9/24/2020	9/24/2020	XXXX-XXXX-XXXX-3272	Panera Bread #203953 O	$	481.01
9/17/2020	9/16/2020	XXXX-XXXX-XXXX-3272	Procare Connect Center	$	89.00
8/28/2020	8/27/2020	XXXX-XXXX-XXXX-3272	Sherwin Williams 70506	$	49.28

9/15/2020	9/14/2020	XXXX-XXXX-XXXX-3272	Sherwin Williams 70506	$	12.91
8/28/2020	8/27/2020	XXXX-XXXX-XXXX-3272	Sp Tidyladyprintable	$	14.00
9/17/2020	9/16/2020	XXXX-XXXX-XXXX-3272	The Market Of Lafaye	$	64.89
9/10/2020	9/10/2020	XXXX-XXXX-XXXX-3272	Uline Ship Supplies	$	251.48
9/24/2020	9/23/2020	XXXX-XXXX-XXXX-3272	Water - Coffee Deliver	$	55.65
8/31/2020	8/30/2020	XXXX-XXXX-XXXX-3272	Zoom.Us	$	15.89
9/10/2020	9/9/2020	XXXX-XXXX-XXXX-3272	Zoom.Us 888-799-9666	$	15.89
			Debit Total USD	$	2,198.75
			Credit Total USD	$	-
			Total USD	**$**	**2,198.75**

WEAVER NICHOLAS

Posting Date	Tran Date	Account	Supplier		Amount
8/31/2020	8/28/2020	XXXX-XXXX-XXXX-5143	Nfpa Natl Fire Protect	$	118.95
9/24/2020	9/24/2020	XXXX-XXXX-XXXX-5143	Awl Pearson Education	$	81.62
			Debit Total USD	$	200.57
			Credit Total USD	$	-
			Total USD	**$**	**200.57**

Dept Police

Posting Date	Tran Date	Account	Supplier		Amount
9/3/2020	9/3/2020	XXXX-XXXX-XXXX-4950	Comcast	$	14.78
9/4/2020	9/3/2020	XXXX-XXXX-XXXX-4950	Weis Markets 231	$	4.24
9/4/2020	9/3/2020	XXXX-XXXX-XXXX-4950	Target 00012690	$	33.46
9/7/2020	9/3/2020	XXXX-XXXX-XXXX-4950	Wb Mason	$	150.54
9/10/2020	9/9/2020	XXXX-XXXX-XXXX-4950	Target 00012690	$	8.44
9/10/2020	9/9/2020	XXXX-XXXX-XXXX-4950	Bjs Wholesale #0092	$	147.74
9/21/2020	9/18/2020	XXXX-XXXX-XXXX-4950	Bjs Wholesale #0092	$	27.98
			Debit Total USD	$	387.18
			Credit Total USD	$	-
			Total USD	**$**	**387.18**

Recreation 1 Prk

Posting Date	Tran Date	Account	Supplier		Amount
9/22/2020	9/21/2020	XXXX-XXXX-XXXX-4927	Giant 6481	$	3.69
			Debit Total USD	$	3.69
			Credit Total USD	$	-
			Total USD	**$**	**3.69**

Works Public

Posting Date	Tran Date	Account	Supplier		Amount
9/9/2020	9/8/2020	XXXX-XXXX-XXXX-4174	Bergeys Ford	$	50.76
9/11/2020	9/10/2020	XXXX-XXXX-XXXX-4174	Bergeys Ford	$	104.87
9/14/2020	9/12/2020	XXXX-XXXX-XXXX-4174	Bergeys Ford	$	32.23
9/15/2020	9/14/2020	XXXX-XXXX-XXXX-4174	Bergeys Ford	$	31.51
9/17/2020	9/16/2020	XXXX-XXXX-XXXX-4174	Bergeys Ford	$	(104.87)
9/22/2020	9/21/2020	XXXX-XXXX-XXXX-4174	Bergeys Ford	$	218.63
9/23/2020	9/22/2020	XXXX-XXXX-XXXX-4174	Bergeys Ford	$	(197.98)
9/25/2020	9/24/2020	XXXX-XXXX-XXXX-4174	Bergeys Ford	$	17.06
9/25/2020	9/24/2020	XXXX-XXXX-XXXX-4174	Bergeys Ford	$	(58.65)
9/25/2020	9/24/2020	XXXX-XXXX-XXXX-4174	Bergeys Ford	$	198.00
9/17/2020	9/14/2020	XXXX-XXXX-XXXX-4174	C D I Lawn Equipment	$	211.64
9/21/2020	9/18/2020	XXXX-XXXX-XXXX-4174	C D I Lawn Equipment	$	364.58
9/4/2020	9/3/2020	XXXX-XXXX-XXXX-4174	Carfagno Chevrolet	$	90.25
9/17/2020	9/16/2020	XXXX-XXXX-XXXX-4174	Carfagno Chevrolet	$	112.47
8/28/2020	8/27/2020	XXXX-XXXX-XXXX-4174	Colliflower Inc Hq	$	365.28
9/4/2020	9/3/2020	XXXX-XXXX-XXXX-4174	Colliflower Inc Hq	$	12.62
9/10/2020	9/9/2020	XXXX-XXXX-XXXX-4174	Cumberland Truck Equip	$	10.51
9/14/2020	9/11/2020	XXXX-XXXX-XXXX-4174	Gl Sayre Inc	$	237.77
9/17/2020	9/16/2020	XXXX-XXXX-XXXX-4174	Gl Sayre Inc	$	237.77
9/25/2020	9/24/2020	XXXX-XXXX-XXXX-4174	M N Sales Company Inc	$	64.68
8/28/2020	8/27/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	$	57.34
8/31/2020	8/28/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	$	26.90
8/31/2020	8/28/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	$	38.73
8/31/2020	8/28/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	$	(43.04)
9/1/2020	8/31/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	$	36.81
9/1/2020	8/31/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	$	50.87
9/2/2020	9/1/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	$	63.33
9/7/2020	9/4/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	$	62.70
9/15/2020	9/14/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	$	21.68
9/16/2020	9/15/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	$	28.15
9/16/2020	9/15/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	$	124.20
9/21/2020	9/18/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	$	189.24
9/25/2020	9/24/2020	XXXX-XXXX-XXXX-4174	Napa Store 8021692	$	103.68
8/28/2020	8/26/2020	XXXX-XXXX-XXXX-4174	Siegel Distributing Co	$	143.40
8/31/2020	8/27/2020	XXXX-XXXX-XXXX-4174	The Home Depot #4106	$	61.22
			Debit Total USD	$	3,368.88
			Credit Total USD	$	(404.54)
			Total USD	**$**	**2,964.34**

Works 2 Public

Posting Date	Tran Date	Account	Supplier		Amount
9/2/2020	9/1/2020	XXXX-XXXX-XXXX-0867	Acme Uniforms	$	111.08

9/2/2020	9/1/2020	XXXX-XXXX-XXXX-0867	Acme Uniforms	$	344.48
9/11/2020	9/9/2020	XXXX-XXXX-XXXX-0867	Alamo Group	$	2,009.65
9/25/2020	9/24/2020	XXXX-XXXX-XXXX-0867	Bjs Wholesale #0092	$	34.96
9/24/2020	9/23/2020	XXXX-XXXX-XXXX-0867	Boyd Instrument And Su	$	151.75
9/16/2020	9/15/2020	XXXX-XXXX-XXXX-0867	Brusca Landscape Suppl	$	389.20
9/4/2020	9/3/2020	XXXX-XXXX-XXXX-0867	Clarity Water Technolo	$	345.83
9/24/2020	9/23/2020	XXXX-XXXX-XXXX-0867	Concrete Service Mater	$	71.32
9/17/2020	9/15/2020	XXXX-XXXX-XXXX-0867	Del Val International	$	2,402.21
9/3/2020	9/2/2020	XXXX-XXXX-XXXX-0867	Eagleville Fence Co	$	4,284.25
8/31/2020	8/28/2020	XXXX-XXXX-XXXX-0867	Gill Quarries	$	(5.00)
8/31/2020	8/28/2020	XXXX-XXXX-XXXX-0867	Gill Quarries	$	308.86
9/24/2020	9/23/2020	XXXX-XXXX-XXXX-0867	Gill Quarries	$	1,279.88
8/31/2020	8/28/2020	XXXX-XXXX-XXXX-0867	Gl Sayre Inc	$	219.70
8/31/2020	8/28/2020	XXXX-XXXX-XXXX-0867	Granturk	$	319.20
8/31/2020	8/28/2020	XXXX-XXXX-XXXX-0867	In C & C Technologies	$	953.10
9/10/2020	9/9/2020	XXXX-XXXX-XXXX-0867	Interstate Battery Sys	$	118.95
9/3/2020	9/2/2020	XXXX-XXXX-XXXX-0867	Lowes #00757	$	12.56
9/10/2020	9/9/2020	XXXX-XXXX-XXXX-0867	Mac Hydraulics	$	552.04
8/31/2020	8/29/2020	XXXX-XXXX-XXXX-0867	Msc	$	336.96
9/24/2020	9/24/2020	XXXX-XXXX-XXXX-0867	Msc	$	290.93
9/16/2020	9/15/2020	XXXX-XXXX-XXXX-0867	Norris Sales Cnp	$	3,117.60
8/31/2020	8/28/2020	XXXX-XXXX-XXXX-0867	Oliver Heating And Coo	$	165.00
9/17/2020	9/15/2020	XXXX-XXXX-XXXX-0867	Oliver Heating And Coo	$	205.00
9/15/2020	9/14/2020	XXXX-XXXX-XXXX-0867	Pauls Auto Repair	$	85.00
9/24/2020	9/23/2020	XXXX-XXXX-XXXX-0867	Pauls Auto Repair	$	35.00
9/11/2020	9/9/2020	XXXX-XXXX-XXXX-0867	Pennsylvania One Call	$	195.87
8/31/2020	8/28/2020	XXXX-XXXX-XXXX-0867	Ppc Lubricants Inc	$	2,115.25
9/24/2020	9/23/2020	XXXX-XXXX-XXXX-0867	Praxair Dist Inc Oam	$	109.22
9/7/2020	9/4/2020	XXXX-XXXX-XXXX-0867	Restaurant Store 124	$	58.47
9/17/2020	9/15/2020	XXXX-XXXX-XXXX-0867	Sealmaster Pmg Allento	$	119.00
9/24/2020	9/23/2020	XXXX-XXXX-XXXX-0867	Sherwin Williams 70506	$	11.88
9/10/2020	9/8/2020	XXXX-XXXX-XXXX-0867	Silvi Concrete Product	$	752.40
9/16/2020	9/15/2020	XXXX-XXXX-XXXX-0867	Star Lawn Mower 2	$	105.73
9/16/2020	9/15/2020	XXXX-XXXX-XXXX-0867	Star Lawn Mower 2	$	371.68
9/17/2020	9/15/2020	XXXX-XXXX-XXXX-0867	The Home Depot #4106	$	31.74
9/21/2020	9/17/2020	XXXX-XXXX-XXXX-0867	The Home Depot #4106	$	42.94
9/21/2020	9/18/2020	XXXX-XXXX-XXXX-0867	The Home Depot #4106	$	105.16
9/23/2020	9/21/2020	XXXX-XXXX-XXXX-0867	The Home Depot #4106	$	79.94
9/4/2020	9/2/2020	XXXX-XXXX-XXXX-0867	The Home Depot 4106	$	406.03
9/14/2020	9/10/2020	XXXX-XXXX-XXXX-0867	The Home Depot 4106	$	84.60
9/14/2020	9/10/2020	XXXX-XXXX-XXXX-0867	The Home Depot 4106	$	239.80
9/21/2020	9/18/2020	XXXX-XXXX-XXXX-0867	The Home Depot 4106	$	220.38
9/24/2020	9/22/2020	XXXX-XXXX-XXXX-0867	The Home Depot 4106	$	98.84
8/31/2020	8/28/2020	XXXX-XXXX-XXXX-0867	The Jaydor Company	$	410.00

9/16/2020	9/15/2020	XXXX-XXXX-XXXX-0867	Trans-Fleet Concrete I	$	1,300.00
9/3/2020	9/2/2020	XXXX-XXXX-XXXX-0867	Whitemarsh Collision	$	3,556.82
			Debit Total USD	$	28,560.26
			Credit Total USD	$	(5.00)
			Total USD	**$**	**28,555.26**

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Posting Date	Tran Date	Account	Supplier		Amount
9/2/2020	9/1/2020	XXXX-XXXX-XXXX-0228	Psats	$	30.00
9/11/2020	9/10/2020	XXXX-XXXX-XXXX-0228	Dnh Godaddy.Com	$	393.40
9/21/2020	9/19/2020	XXXX-XXXX-XXXX-0228	Eig Constantcontact.Co	$	68.90
			Debit Total USD	$	492.30
			Credit Total USD	$	-
			Total USD	**$**	**492.30**

TOTAL 9/27/2020	**$**	**113,308.42**

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
Nathan Crittendon
616 Germantown Pike
Lafayette Hill, PA 19444

For Period August 1, 2020 to August 31,2020

Invoice # : MAC-M0820-13984

INVOICE FOR INVESTMENT ADVISORY SERVICES

Client ID	Days	Description	Assets	Fee
05.01591.003	31	WHITEMARSH TOWNSHIP POLICE PENSION PLAN	$ 25,751,930.08	$ 7,634.11
		Expense Credit Fixed-Income Fund		(1,342.89) *
		Expense Credit Domestic Equity Fund		(760.68) *
		Expense Credit International Equity Fund		(603.83) *
		Total Amount Due :		**$4,926.71**

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-M0820-13984

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

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
Nathan Crittendon
616 Germantown Pike
Lafayette Hill, PA 19444

For Period July 1, 2020 to July 31,2020

Invoice # : MAC-M0720-13717

INVOICE FOR INVESTMENT ADVISORY SERVICES

Client ID	Days	Description	Assets	Fee
05.01591.003	31	WHITEMARSH TOWNSHIP POLICE PENSION PLAN	$ 25,056,250.57	$ 7,427.88
		Expense Credit Fixed-Income Fund		(1,392.40) *
		Expense Credit Domestic Equity Fund		(706.54) *
		Expense Credit International Equity Fund		(586.10) *
		Total Amount Due :		**$4,742.84**

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

RECEIVED
SEP 03 2020
WHITEMARSH TOWNSHIP

Please Include With Payment:

Amount Enclosed : $_____

Invoice # : MAC-M0720-13717

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