

LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION No. 22 - 32

WHEREAS, the Methacton School District (hereinafter referred to as “Applicant”) has submitted a request for waiver of the Land Development Review and Approval process for a project involving the construction of a 12’ x 24’ storage shed (hereinafter referred to as the “Project”) on property located at 232 Level Road, Collegeville, Montgomery County, Pennsylvania, further identified as Montgomery County Tax Parcel Number 43-00-07231-50-2 (hereinafter referred to as the “Property”), whereon an existing elementary school, Arrowhead Elementary, is constructed; and

WHEREAS, the Project will result in a de minimus increase in impervious coverage;

WHEREAS, Applicant will apply for and obtain any and all necessary demolition, building or other required permits related to the Project and will be subject to any and all fees and inspections required through the permitting process; and

WHEREAS, Township staff and the Township Engineer have reviewed the Project and have determined that the Project is appropriate for a waiver of the land development review and approval process; and

WHEREAS, the Board of Supervisors of Lower Providence Township (hereinafter referred to as “Board”) is prepared to grant approval of Applicant’s request to waive the Land Development review and approval process, subject to certain conditions.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Board of Supervisors of Lower Providence Township this 17th day of November, 2022, that said request for waiver of the Land Development review and approval process is GRANTED, subject to the

following conditions:

1. **Plans:** Applicant shall submit any and all plans reasonably required by the Township to review the Project and issue all required permits.

2. **Conditions of Waiver of Land Development Review and Approval Process.**

Waiver of the Land Development Review and Approval Process is GRANTED subject to the following conditions:

- a. RESERVED
- b. If an electric permit is required, the Applicant shall consider installation of a 240vac / 50A circuit near a parking spot to support the later addition of a Level 2 EV charger.
- c. Applicant shall comply with all applicable statutes, codes or ordinances during the permitting and construction of the Project.
- d. Applicant shall apply for and obtain all demolition, building and other applicable permits related to the Project prior to commencement of any construction related to the Project.
- e. Applicant shall apply for and obtain a grading permit from the Township prior to commencement of any construction related to the Project.
- f. Applicant shall be subject to all applicable fees and inspections required by the Township.
- g. Prior to project completion, the Applicant shall submit five (5) sets of paper as-built plans, and an as-built file in PDF format, that have been reviewed and approved by the Township Engineer.
- h. Applicant shall pay all monies related to professional review or other fees to the Township prior to recording of the final plans.
- i. Applicant acknowledges that the Township's approval of the waiver request is based on Applicant's description and scope of the proposed project as depicted on the site plan prepared by Bursich Associates, dated March 13, 2020 as submitted to the Township on or about September 26, 2022 to include indications of the location of the proposed accessory structure. The Township reserves the right to revoke the approval of the waiver request in the event that the scope of the project deviates from the Applicant's proposal as described herein.

3. **Waivers.** Applicant is requesting, and the Board has approved, waivers from the following provisions of the Lower Providence Township Subdivision and Land

Development Ordinance (hereinafter referred to as the “SALDO”):

a. Chapter 123 – requiring that all proposed subdivisions and land development comply with the provisions and processes set forth in the SALDO. The Board has GRANTED this waiver from the SALDO due to the size and scope of the Project.

BE IT FURTHER RESOLVED by the Board of Supervisors of Lower Providence Township that this preliminary and final plan approval is further conditioned upon acceptance of the conditions contained herein by the Applicant and signifying acceptance thereof by signing a copy of this Resolution. In the event that the execution of this Resolution is not delivered to the Township within ten (10) days from receipt, it shall be deemed that the Applicant does not accept these conditions and approvals conditioned upon his or her acceptance are hereby revoked, and the aforementioned Applicant's plan is considered to be denied for the reasons set forth above.

RESOLVED and **APPROVED** this 17th day of November, 2022.

BOARD OF SUPERVISORS OF LOWER
PROVIDENCE TOWNSHIP

ATTEST:

E.J. Mentry, Secretary

By: _____
Gary Neights, Chair

ACCEPTANCE OF CONDITIONS:

The Methacton School District, the Applicant for the above referenced application related to Parcel No. 43-00-07231-50-2 located at 232 Level Road, Collegeville, Lower Providence Township does hereby acknowledge and accept the waiver of Land Development Review and Approval Process issued by the Board of Supervisors of Lower Providence Township and accept the conditions contained herein as recited above.

Witness:

Applicant: Methacton School District

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

DRAFT

ORDINANCE NO. 674

AN ORDINANCE TO AMEND THE LOWER PROVIDENCE TOWNSHIP CODE OF ORDINANCES, TO PROVIDE FOR THE CREATION OF THE LOWER PROVIDENCE TOWNSHIP HUMAN RELATIONS COMMISSION, AND TO PROHIBIT DISCRIMINATION IN HOUSING, COMMERCIAL PROPERTY, EMPLOYMENT AND PUBLIC ACCOMMODATIONS ON THE BASIS OF ACTUAL OR PERCEIVED RACE, COLOR, RELIGIOUS CREED, ANCESTRY, SEX, AGE (EXCEPT IN PUBLIC ACCOMMODATIONS), NATIONAL ORIGIN, VETERAN STATUS, HANDICAP OR DISABILITY, USE OF GUIDE OR SUPPORT ANIMALS BECAUSE OF THE BLINDNESS, DEAFNESS OR PHYSICAL HANDICAP OF THE USER OR BECAUSE THE USER IS A HANDLER OR TRAINER OF SUPPORT OR GUIDE ANIMALS, OR BECAUSE OF AN INDIVIDUAL'S SEXUAL ORIENTATION, GENDER IDENTITY OR GENDER EXPRESSION; PROVIDING DEFINITIONS; AND PROVIDING PENALTIES

WHEREAS, the public policy of the United States of America, and the Commonwealth of Pennsylvania is grounded in the concept that all individuals are entitled to equality and equal protection under law, *United States Constitution*, Amendment 14; *Constitution of the Commonwealth of Pennsylvania*, Article I, §§ 26, 28; and

WHEREAS, the Board of Supervisors of Lower Providence Township, Montgomery County, finds that the population of the Township is reflective of the general population of the United States, in that it consists of a diverse array of persons representing different characteristics based upon actual or perceived race, color, religious creed, ancestry, sex, national origin, veteran status, handicap or use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals, or because of an individual's sexual orientation, gender identity or gender expression.

WHEREAS, the Township prides itself on the diversity of its citizens and residents, and the harmonious relations which have been fostered in the Township by a widely practiced and recognized attitude of respect among all citizens of Lower Providence Township; and

WHEREAS, the Township Board of Supervisors finds that the direct and secondary negative effects of discrimination and discriminatory practices involving the personal characteristics described above in matters of employment, housing, commercial property and public accommodation are well known and have been extensively studied, documented and demonstrated; and

WHEREAS, the practice or policy of engaging in discrimination or discriminatory practices against any individual or group, because of actual or perceived race, color, religious creed, ancestry, sex, age (except in public accommodations) national origin, veteran status, handicap or use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals, or because of an individual's sexual orientation, gender identity or gender expression is a matter of highest public concern, and constitutes a paramount threat to the rights, privileges, peace and good order of the citizens of Lower Providence Township and to guests and visitors of Lower Providence Township, that undermines

the basic tenets of our freedom as citizens of the United States, and is utterly without place in this Township, which has a storied tradition of fiercely defending the individual rights of its citizens; and

WHEREAS, the Township Board of Supervisors desires to establish and adopt an official policy of non-discrimination in Lower Providence Township, in all matters involving employment, housing and commercial property, and public accommodation;

NOW, THEREFORE, it is the intention of the Township Board of Supervisors, and it is hereby ORDAINED that the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the Township of Lower Providence, Pennsylvania, and the sections of this Ordinance may be renumbered to accomplish such intention, as follows:

SECTION I. Human Relations Commission.

A. Short Title. This Ordinance shall be known as the "Lower Providence Township Human Relations Ordinance."

B. Purpose and Declaration of Policy.

1. Lower Providence Township finds that it is of high public importance to adopt appropriate legislation to insure that all persons, regardless of actual or perceived race, color, religious creed, ancestry, sex, national origin, age (except in public accommodations) veteran status, handicap, use of guide or support animals because of blindness, deafness or physical handicap of the user or the user is a handler or trainer of support or guide animals, or sexual orientation, gender identity or gender expression enjoy the full benefits of citizenship and are afforded equal opportunities for employment, housing and public accommodation.
2. The Board of Supervisors of Lower Providence Township hereby declares it to be the public policy of the Township to foster equality and equal opportunity for all citizens, regardless of actual or perceived race, color, religious creed, ancestry, sex, national origin, age (except in public accommodations) veteran status, handicap or use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals, or because of an individual's sexual orientation, gender identity or gender expression in all matters effecting employment, housing and commercial property and public accommodation, and to safeguard the right of all persons to remain free of discrimination or discriminatory practices in any of the foregoing aspects of their lives.
3. Nothing in this Ordinance shall be construed as supporting, endorsing or advocating any particular doctrine, point of view, or religious belief. On the contrary, it is the express purpose and intent of this Ordinance that all persons be treated fairly and equally, and that all persons in Lower Providence Township shall be guaranteed fair and equal treatment under law.
4. This Ordinance shall be deemed an exercise of the police power of Lower

Providence Township, as provided under the Pennsylvania Second Class Township Code, for the protection of the public welfare, prosperity, health and peace of the community of Lower Providence Township.

C. Definitions.

The following words and phrases, when appearing in this Ordinance, shall have the meanings given to them under this Section.

TOWNSHIP BOARD OF SUPERVISORS: The Board of Supervisors of Lower Providence Township, Montgomery County.

COMMERCIAL PROPERTY OR HOUSING: The opportunity for an individual to obtain any commercial property or housing accommodation for which he is qualified.

DISCRIMINATION: Any discriminatory act(s) taken by any person, employer, entity, employment agency, or labor organization, with respect to or involving a transaction related to employment, public accommodations, on the basis of a person's actual or perceived race, color, religious creed, ancestry, sex, national origin, age (except in public accommodation) veteran status, handicap or use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals, or because of an individual's sexual orientation, gender identity or gender expression.

DISCRIMINATORY ACTS: All acts or actions defined in the Pennsylvania Human Relations Act as unlawful discriminatory practices as related to employment, public accommodations, publicly offered commercial property or housing accommodations actual or perceived race, color, religious creed, ancestry, sex, national origin, age (except in public accommodations) veteran status, handicap or use of guide or support animals because of blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals, or because of an individual's sexual orientation, gender identity or gender expression.

EMPLOYEE: Does not include any individuals who, as a part of their employment, reside in the personal residence of the employer.

EMPLOYER: Any person who employs four (4) or more employees, including the Township, its departments, boards and commissions, and any other government agency within the jurisdiction of the Township, save those of any government agency whose laws may be deemed preemptive of this Ordinance.

EMPLOYMENT: The opportunity for an individual to obtain employment for which he is qualified.

GENDER IDENTITY OR EXPRESSION: Self-perception, or perception by others, as male or female, including an individual's appearance, behavior, or physical characteristics, that may be in accord with, or opposed to, one's physical anatomy, chromosomal sex, or assigned sex at birth, and shall include, but is not limited to, persons who are undergoing or who have completed sex reassignment, are transgender or gender variant.

ORDINANCE: This Ordinance, which shall be referred to as the "Lower Providence Township Human Relations Ordinance."

PERSON: Any natural person, fraternal, civic or other membership organization, corporation, general or limited partnership, proprietorship, limited liability company, or similar business organization, including the Township, its departments, boards and commissions, and any other for-profit and nonprofit organization.

PUBLIC ACCOMMODATION: The opportunity for an individual to access food, beverages or lodging, resort or amusement which is open to, accepts or solicits the patronage of the general public, but shall not include any accommodations which are in their nature distinctly private.

SEXUAL ORIENTATION: Actual or perceived homosexuality, heterosexuality and/or bisexuality.

TOWNSHIP: Lower Providence Township, Montgomery County, Pennsylvania.

Any terms of this Ordinance not expressly defined herein shall be construed in a manner consistent with the Pennsylvania Human Relations Act.

D. Unlawful Practices.

1. Discrimination in employment, housing and commercial property or any public accommodation is prohibited under this Ordinance.
2. Retaliation against any individual because such person has opposed any practice forbidden by this Ordinance, or because such person has made a charge, testified, or assisted in any manner in any investigation or proceeding under this Ordinance is prohibited under this Ordinance.
3. Aiding, abetting, inciting, compelling or coercing the doing of any act declared by this Ordinance to be an unlawful practice, or obstructing or preventing any person from complying with the provisions of this Ordinance is prohibited under this Ordinance.

E. Exceptions. Notwithstanding any other provision of this Ordinance, it shall not be an unlawful practice for a religious corporation or association to commit any of the acts as defined in Section I of this Ordinance.

F. Establishment of Human Relations Commission.

1. Pursuant to the authority set forth under § 962.1 of the Pennsylvania Human Relations Act, 43 P.S. § 962.1, there is hereby established a Human Relations Commission for Lower Providence Township, which shall be known as the "Lower Providence Township Human Relations Commission."
2. The Lower Providence Township Human Relations Commission shall consist of four

(4) members, who shall be appointed to terms of four (4) years by Lower Providence Board of Supervisors. In addition, one (1) member of the Board of Supervisors shall serve as liaison to the Human Relations Commission, but shall not be a voting member of the Commission. The terms of the members of the Commission shall be staggered, such that the term of one of the members of the Commission shall expire each year. All members of the Commission shall be residents or business owners of Lower Providence Township and shall serve without compensation.

3. The Chairperson of the Commission will designate one member as needed to receive the complaint and conduct an intake meeting with the complainants. The member charged with this duty shall not participate in any mediations involving parties to the complaint for which they handled the intake nor shall this member vote on complaints brought in front of the Commission.
4. The Human Relations Commission shall, annually, designate one member to serve as Chairperson of the Commission. The Chairperson of the Commission shall be responsible for coordinating the activities, meetings, and operations of the Commission, as set forth under this Ordinance. The Chairperson shall also report, from time to time, but in no event less than every six (6) months, to the Chairperson of Board of Supervisors regarding the activities of the Commission.
5. Members of the Commission shall, as soon after their appointment as practical, attend such training and education seminars or sessions as deemed necessary to acquaint themselves with the functioning of the Lower Providence Township Human Relations Commission under this Ordinance, as well as the terms, conditions and provisions of the Pennsylvania Human Relations Act, and the operation of the Pennsylvania Human Relations Commission. Such training and education shall be as directed by the Chairperson, and shall be performed in conjunction with the state Human Relations Commission.
6. The Lower Providence Township Human Relations Commission shall have all of those powers necessary to execute the duties set forth under this Ordinance, provided that such powers shall not exceed those exercised by the Pennsylvania Human Relations Commission under the Pennsylvania Human Relations Act.
7. The Lower Providence Township Human Relations Commission shall operate within the scope of funds which may be allocated, on an annual basis, by the Board of Supervisors and shall not exceed the annual allocation in any year, except upon prior approval by the Board of Supervisors. In adopting this Ordinance, the Board of Supervisors hereby expresses its intention that the operation of the Lower Providence Township Human Relations Commission under this Ordinance shall be supported by volunteers, unpaid staff, and volunteer efforts and shall be as close to "zero-cost" to the Township as reasonably feasible.

G. Complaint and Procedures for filing Complaints

1. Complaints.

- a. Any person claiming to be aggrieved by a practice which is made unlawful under this Ordinance may make, sign and file a verified complaint, as provided under paragraph B of this Section, alleging violations of this Ordinance. Such complaint shall, at a minimum, contain the following information:
 - i. The name, telephone number, mailing address and email (if applicable) of the aggrieved person(s);
 - ii. The name, telephone number, mailing address and email (if applicable) of the person(s) alleged to have committed the prohibited practice;
 - iii. A concise statement of the facts, including pertinent dates, time, locations, people, and acts involved constituting the alleged discriminatory practice;
 - iv. Such other information as may be required by the Commission.
- b. Complaints may be filed in person at the office of the Township Manager, or by mailing such complaints to the Township offices, to the attention of the Township Manager or the member of the Commission designated to handle intake. All such complaints must be received by the Township within one hundred eighty (180) days of the occurrence of the last act giving rise to the complaint or such complaint shall be dismissed as untimely.
- c. The Township Manager shall transmit all complaints received to the Chairperson of the Commission not later than ten (10) days of receipt of the complaint. The Township Manager shall conspicuously mark the face of the complaint with the date the document was first received in the Township offices.
- d. The Commission may promulgate forms for use by persons wishing to file a complaint, however, complaints which are prepared without the use of an approved form shall be deemed acceptable under this Ordinance so long as the facts set forth under paragraph A of this Section can be clearly determined from the document submitted as a complaint.
- e. The Commission may provide for a process by which persons seeking to file a complaint may consult with a volunteer or other staff person affiliated with the Commission who is trained to assist the prospective complainant in discerning the facts relevant to the prospective complaint. Such process shall also include referral of additional information to the prospective complainant concerning the content of this Ordinance, the content of the Pennsylvania Human Relations Act, and the availability of the Pennsylvania Human

Relations Commission as an additional venue within which the prospective complainant may seek redress when possible.

2. Notifications and Answer.

a. Within thirty (30) days of receipt of a complaint, the Commission shall:

- i. Send a copy of the complaint to the person(s) charged with a discriminatory act or practice under this Ordinance (the "respondent"), together with a copy of this Ordinance.
- ii. Send a notice to the complainant, informing them that the complaint has been accepted and processed by the Commission. If the complaint alleges discrimination on a basis proscribed under federal or state law, the Notice shall also inform the complainant of his or her right to file a complaint with the Pennsylvania Human Relations Commission or the federal Equal Employment Opportunity Commission as well as the U.S. Department of Housing and Urban Development, where applicable.
- iii. The Commission shall notify the Pennsylvania Human Relations Commission of the filing of any complaint that may be deemed to be within the jurisdiction of that Commission, as required under the Human Relations Act.
- iv. The Commission shall also include a notice to both the complainant and the respondent(s) of their option to elect to proceed to voluntary mediation in order to resolve the matters giving rise to the complaint.

b. The respondent(s) shall file a written verified answer to the complaint within thirty (30) days of service of the complaint. An answer shall be filed in the same manner as a complaint.

3. Mediation.

a. Within thirty (30) days of receipt of an answer to a complaint, or, where no answer is filed, within sixty (60) days of service of the complaint upon the respondent(s), the Commission shall proceed in accordance with the following options:

- i. In the event that both parties have consented to mediation, under paragraph 2(A)(iv) of this Section, then the Commission shall refer the matter to a recognized alternative dispute resolution service, which same service may be provided through Montgomery County, the Montgomery County Bar Association, or any other professional mediation service provider, or may refer the matter to a licensed member of the Pennsylvania bar, who may be willing to perform service to the Commission as a volunteer mediator. Any costs or expenses which may be associated with the mediation shall be the

responsibility of the parties. The parties shall jointly select the mediator; however, the Commission shall retain the authority to act as the mediator in the event the parties have agreed to mediation but cannot jointly agree on a mediator. Mediation sessions conducted by the Commission may proceed with a minimum of two eligible Commission Members. Mediation sessions shall remain private and not otherwise subject to public attendance.

- ii. When mediation has resulted in an amicable resolution of the complaint and the complaint is resolved, the Commission shall notify the parties that the complaint has been dismissed, and shall record the result of the mediation in the Notice of dismissal.

b. In the event the complaint has not been resolved through mediation the parties are entitled to proceed to the Court of Common Pleas in Montgomery County to pursue all available remedies afforded by the Pennsylvania Human Relations Act.

H. Advisory Functions. The Commission may make recommendations or issue advisory opinions to the Board of Supervisors regarding programming and practices designed to advance the objectives and purposes expressed in this Ordinance.

I. Non-limitation of Remedies.

Nothing contained in this Ordinance shall be deemed to limit the right of an aggrieved person to recover under any other applicable law or legal theory.

J. Multiple Filings.

This Ordinance shall have no jurisdiction over matters which are the subject of pending or prior filings made by an aggrieved person before any state or federal court or agency of competent jurisdiction.

K. Penalties.

Any person who shall violate any provision of Section I of this Ordinance may be subject by the Montgomery County Court of Common Pleas or any Court of competent jurisdiction to the penalties enumerated in Section 9(f)(1&2), Sections 9.2, 9.3, and Sections 10 & 11 of the Pennsylvania Human Relations Act. The penalties contained in this ordinance shall mirror any future changes to the Pennsylvania Human Relations Act as adopted by the General Assembly and approved by the Governor.

This ordinance does not expand the remedies or penalties beyond those provided in the Pennsylvania Human Relations Act. To the extent any person elects to pursue legal action pursuant to the Pennsylvania Human Relations Act, such action must be brought in the Court of Common Pleas of Montgomery County. Any person who elects to pursue a claim in accordance with this ordinance will be limited to the rights and remedies outlined herein.

SECTION II. Severability

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

SECTION III. Repealer

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

ORDAINED AND ENACTED by the Board of Supervisors of Lower Providence Township, Montgomery County, Pennsylvania this _____ day of _____, 2022.

BOARD OF SUPERVISORS OF LOWER PROVIDENCE TOWNSHIP

BY: _____
GARY NEIGHTS, CHAIRMAN

ATTEST: _____
E.J. MENTRY, MANAGER/SECRETARY

PUBLIC NOTICE

The LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS will take action on the following Ordinance at its regularly scheduled meeting on November 17, 2022 at 7:00 p.m., to be held at the Township Building, 100 Parklane Drive, Eagleville, PA 19403. The public may attend this meeting in person or via remote means. The Board of Supervisors will hold a public hearing on and will consider for adoption, Ordinance 674, which would amend the Township's Code of Ordinances to create a Human Relations Commission.

The Ordinance to be considered and acted upon is the following:

AN ORDINANCE TO AMEND THE LOWER PROVIDENCE TOWNSHIP CODE OF ORDINANCES, TO PROVIDE FOR THE CREATION OF THE LOWER PROVIDENCE TOWNSHIP HUMAN RELATIONS COMMISSION, AND TO PROHIBIT DISCRIMINATION IN HOUSING, COMMERCIAL PROPERTY, EMPLOYMENT AND PUBLIC ACCOMMODATIONS ON THE BASIS OF ACTUAL OR PERCEIVED RACE, COLOR, RELIGIOUS CREED, ANCESTRY, SEX, AGE (EXCEPT IN PUBLIC ACCOMMODATIONS), NATIONAL ORIGIN, VETERAN STATUS, HANDICAP OR DISABILITY, USE OF GUIDE OR SUPPORT ANIMALS BECAUSE OF THE BLINDNESS, DEAFNESS OR PHYSICAL HANDICAP OF THE USER OR BECAUSE THE USER IS A HANDLER OR TRAINER OF SUPPORT OR GUIDE ANIMALS, OR BECAUSE OF AN INDIVIDUAL'S SEXUAL ORIENTATION, GENDER IDENTITY OR GENDER EXPRESSION; PROVIDING DEFINITIONS; AND PROVIDING PENALTIES

The proposed Ordinance to be considered and acted upon on November 17, 2022, has been drafted in the interest of maintenance of peace, good government, and the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of Lower Providence Township and its residents.

The proposed Ordinance, *inter alia*, amends the Lower Providence Township Code of Ordinances to create a Human Relations Commission, to prohibit discrimination in housing, commercial property, employment and public accommodations on the basis of actual or perceived race, color, religious creed, ancestry, sex, age (except in public accommodations), national origin, veteran status, handicap or disability, use of guide or support animals because of the blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals, or because of an individual's sexual orientation, gender identity or gender expression, repeals all inconsistent ordinances, and establishes an effective date for the ordinance, as further outlined in the Ordinance.

The full text of the proposed Ordinance may be examined by any citizen at the Lower Providence Township Building, 100 Parklane Drive, Eagleville, PA 19403, Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m. and at the offices of The Times Herald, located at 390 Eaglevue Blvd, Exton, PA 19341, during normal business hours. A copy of the proposed Ordinance can be obtained by mail upon request to the Township. A copy of the proposed Ordinance can also be found on the Township's website, at www.lowerprovidence.org.

Lauren A. Gallagher
Solicitor for Lower Providence Township
Seven Neshaminy Interplex - Suite 200
Trevose, PA 19053



LOWER PROVIDENCE TOWNSHIP



100 Parklane Drive • Eagleville, PA 19403 • www.lowerprovidence.org

Administration: 610 539-8020 • Fax: 610 539-6347

Police: 610-539-5900 • Fax: 610-630-2219

LOWER PROVIDENCE TOWNSHIP INTER-OFFICE MEMORANDUM

TO: Members of the Board of Supervisors; E.J. Mentry, Township Manager

FROM: Mike Mrozinski, Director of Community Development *MM*

DATE: November 9, 2022

RE: Moppert Bothers – 3307 Ridge - fence waiver

For your consideration is a request from Steve Moppert of Moppert Brothers Auto Body, 3307 Ridge Pike for a waiver pursuant to Chapter 123-36.D to permit the installation of a chain link style fence within the front yard along the Parklane Drive frontage. The fence is partially installed at this time. It is taller than 5 feet and is a chain link style fence. Part of the property is in R2- Residential and chain link fences are not permitted within residential zoning districts such as R-2.

Moppert Fencing



October 28, 2022

Fencing in front yards shall be no higher than 5 ft., and be open style. Chain link fences are not permitted within residential zoning districts, such as R2.





LOWER PROVIDENCE TOWNSHIP
COMMUNITY DEVELOPMENT

100 Parklane Drive • Eagleville, PA 19403 • www.lowerprovidence.org
Administration: 610- 635-3512 • Fax: 610 539-6347
Police: 610-539-5901 • Fax: 610-630-2219

October 28, 2022

Moppert Brothers Auto Body
Steven Moppert
3307 Ridge Pike
Eagleville, PA 19403

Dear Steve:

Regarding the permit application submitted for the fence project underway, the application cannot be approved as represented and partially installed. Portions of the property have frontage along Parklane Drive and the more stringent regulations for fences in front yards apply. These fences are not to be higher than five feet nor closed design. Further, a portion of your tract is in the R-2 Residential zoning district, Chain link fences are not permitted in residential zoning districts. Guides are enclosed for your reference.

Please do not proceed with any further installation. You should modify your plans and resubmit. When a permit is issued you may proceed. Alternately, you may appeal for a waiver of the standards by appearing before the Board of Supervisors at a future public meeting to present your case. If you choose to do so, please send a written request so that we can have the matter scheduled on an upcoming agenda. Should you have any questions or concerns, please do not hesitate to contact me. Thank you.

Respectfully,

Michael Mrozinski
Director of Community Development
[Lower Providence Township](http://www.lowerprovidence.org)
100 Parklane Drive
Eagleville, PA 19403

(610) 635-3514 (direct)



LOWER PROVIDENCE TOWNSHIP
COMMUNITY DEVELOPMENT

100 Parklane Drive • Eagleville, PA 19403 • www.lowerprovidence.org

Administration: 610- 635-3512

ARTICLE XXXVII FENCES AND WALLS

Chapter 81 (Fences and Walls) of the Code of the Township of Lower Providence is hereby amended to read as follows: §81-1. **Permit required, standards.**

- A. A fence permit shall be required whenever a fence or wall is constructed, erected, installed, replaced or altered within the Township. The construction, erection, installation, replacement, and/or alteration of all fences and walls shall be in compliance with all Township codes and ordinances and the following, whichever being the more stringent:
- B. No fence buried cable electronic pet control device, or wall to shall be constructed, erected, or installed within a street right-of-way, floodway, floodway fringe, utility easement, or drainage easement. A waiver may be granted for this subsection by the Lower Providence Township Board of Supervisors if the property owner agrees, as set forth bythe Board of Supervisors, to:
- (1) Be responsible for all legal costs incurred by the creation, approval, and recording of an easement agreement between the property owner and Township to be recorded with Montgomery County Recorder of Deeds Office.
 - (2) Replace the fence, buried cable electronic pet control device, or wall at his/her own cost if removal is desired by the Township or any other utility company for any reason and at any time; and
 - (3) Perform any and all stormwater management work, including grading and the construction and installation of stormwater facilities, to prevent the blockage or the diversion of stormwater runoff-;
- C. No fence or wall shall block or interfere with the clear sight triangle for the intersection of any public or private roads.
- D. **Fences in the front yard**, as defined and required under chapter 143, Zoning, of the Code of the Township of Lower Providence, shall not exceed a maximum height of five (5) feet; shall not obstruct vision at driveway or adjacent street; and shall be an open metal, vinyl, or wooden split-rail fence composed of openings of no less than four (4) inches. Walls in such a front yard shall not exceed a maximum height of thirty (30) inches above grade on both sides of the wall. Chain link fences are prohibited within all front yards, except in nonresidential zoning districts when specifically approved by the Lower Providence Township Board of Supervisors. Fences in the rear yard or side yards, as defined and required under chapter 143, Zoning, of the Code of the Township of Lower Providence shall not exceed a maximum height of eight (8) feet. Walls in such a side or rear yard shall not exceed a maximum height of six



November 8, 2022

Michael Mrozinski, Director of Community Development
Lower Providence Township
100 Parklane Drive
Eagleville, PA 19403

Reference: 1045 Hildebidle Drive / 324 River Road – Lot Line Change

Dear Mike:

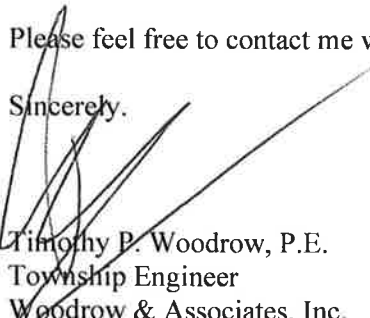
I am in receipt of a four-sheet set of plans prepared by the crossroads group engineers and surveyors. This original submission plan is dated September 20, 2022 and bears no revision date at this time. The plans depict the existing conditions associated with two separate and distinct tax parcels in our community. Both tax parcels exist as flag lots. The lot with the majority of the existing improvements including home, pool and sheds take access to Hildebidle Drive through a long driveway. The second lot has access to River Road through a 25-foot-wide strip of ground held in fee. The existing location of the parcel boundary line bisects the existing home from accessory sheds, driveways, and other improvements of the property. The proposal would reconfigure the boundary between these two tax parcels. The result of the lot line change would bring the Hildebidle Road lot into complete conformance with all provisions of our zoning code.

It does not appear that the proposed reapportionment will have a negative impact on adjacent properties or any other Lower Providence Township code. I will defer to the solicitor's office as to the proper mechanism by which this plan can be recorded and new deeds created for the two properties.

The plans also contain a proposal to construct an addition to the existing dwelling located at 1045 Hildebidle Road. We withhold comment on this building permit application until such a time as the lot line change has been effectuated as in its current condition a zoning variance would be required for side yard setback.

Please feel free to contact me with any questions you may have regarding my opinion on this project.

Sincerely,



Timothy P. Woodrow, P.E.
Township Engineer
Woodrow & Associates, Inc.

TPW/del

cc: EJ Mentry, Township Manager – Lower Providence Township
Michael Clarke, Esq., Township Solicitor – Rudolph Clarke, LLC
Lauren Gallagher, Esq. – Rudolph Clarke, LLC

PRELIMINARY/FINAL MINOR SUBDIVISION PLANS

OF

HILDEBIDLE DRIVE

A RESIDENTIAL SITE IN

LOWER PROVIDENCE TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA

PREPARED FOR

ANDREW VENEZIA

1045 HILDEBIDLE DRIVE
COLLEGEVILLE PA 19426

PLANS PREPARED BY

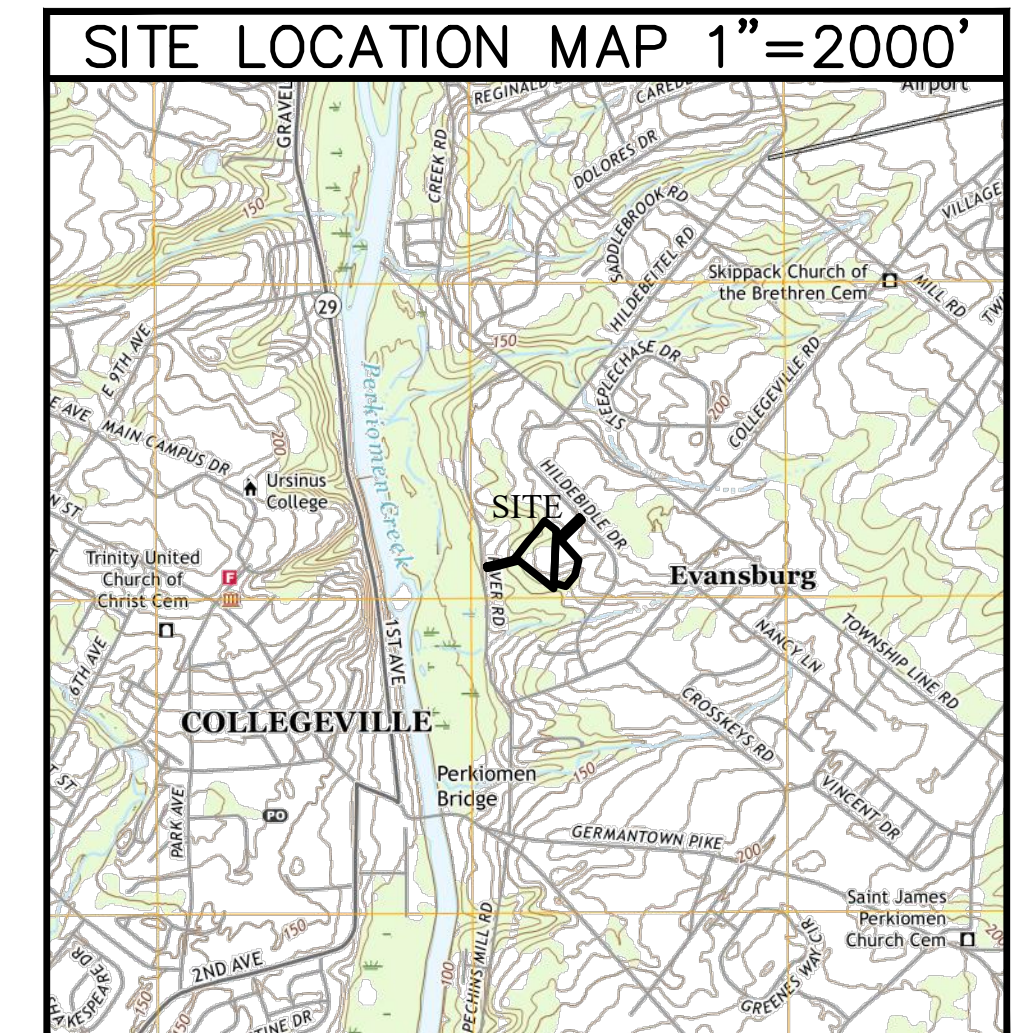


769 State Street
Hamburg, PA 19526
Phone: 484-660-3055

The Crossroads

GROUP, LLC
www.thecrossroadsgroupllc.com

454 W. Valley Ave
Elysbury, PA 17824
Phone: 570-672-2317
Fax: 484-660-3742
CIVIL ENGINEERING ▯ LAND DEVELOPMENT ▯ SITE SURVEY ▯ A/E TELECOM




Sheet Index	
Sheet Number	Sheet Title
0	COVER SHEET
1	SUBDIVISION PLAN
2	EXISTING FEATURES PLAN
3	GRADING PLAN

PLAN REVISIONS		
NO.	REVISION DESCRIPTION	DATE

ACT 121 NOTIFICATION

THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 121 AMENDS ACT 287 OF 1974)
SITE SERIAL NO. 20221793732



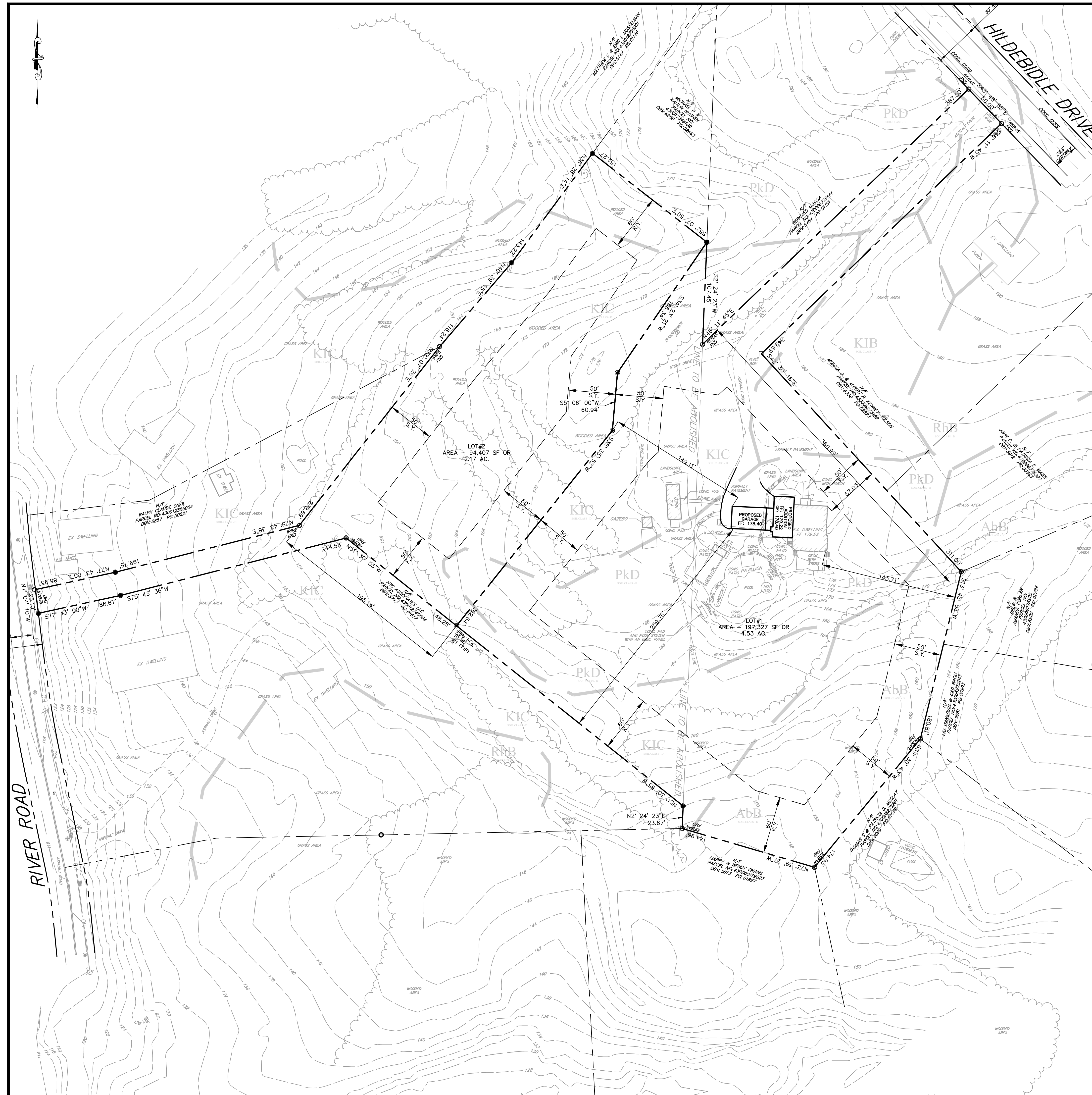
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Note: These plans are not to be used for construction unless the plan contains a red stamp indicating "ISSUED FOR CONSTRUCTION" by The Crossroads Group, LLC. The Crossroads Group, LLC shall assume no liability for construction performed from plans not containing this stamp.



www.thecrossroadsgroupllc.com
769 State Street
Hamburg, PA 19526
Phone: 484-660-3055
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CIVIL ENGINEERING ▯ LAND DEVELOPMENT ▯ SITE SURVEY ▯ A/E TELECOM
Civil Engineering & Land Development

HILDEBIDLE DRIVE
ANDREW VENEZIA
LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY,
PENNSYLVANIA
PROJECT NUMBER: 4889



LEGEND

	BOUNDARY
	EXISTING RIGHT-OF-WAY
	ADJOINING PROPERTY LINE
	EXISTING ELECTRIC LINE (OVERHEAD)
	EXISTING CURVED
	EXISTING EDGE OF ROAD (PAVED)
	EXISTING SHOULDER (ROAD)
	EXISTING EDGE OF ROAD (UNPAVED)
	EXISTING DRIVEWAY
	EXISTING ROAD CENTERLINE
	EXISTING FENCE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	SOILS DELINEATION LINE
	EXISTING WOODLINE
	EXISTING BUILDINGS
	EXISTING UTILITY-POLE
	EXISTING MONUMENTATION
	BOUNDARY CORNER
	MONUMENT

LEGEND

	PROPOSED BUILDING
	PROPOSED BUILDING - SETBACK LINE
	PROPOSED LOT - PARCEL LINE
	PROPOSED EASEMENT - LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED ROAD CENTERLINE
	PROPOSED ROAD EDGE (PAVED/NO CURB)
	PROPOSED ROAD SHOULDER
	PROPOSED ROAD PAVEMENT MARKINGS
	PROPOSED SEWER MAIN - PIPING
	PROPOSED SEWER LATERAL
	PROPOSED STORM SEWER - PIPING
	PROPOSED WATER MAIN - PIPING
	PROPOSED WATER LATERAL
	PROPOSED FENCE LINE
	PROPOSED CURBLINE
	PROPOSED DRIVEWAY
	PROPOSED DEED RESTRICTION - LINE
	CLEAR SIGHT TRIANGLE
	PROPOSED SANITARY FORCE MAIN
	PROPOSED PHASE LINE
	PROPOSED GARAGE
	PROPOSED BUFFER
	PROPOSED CONCRETE

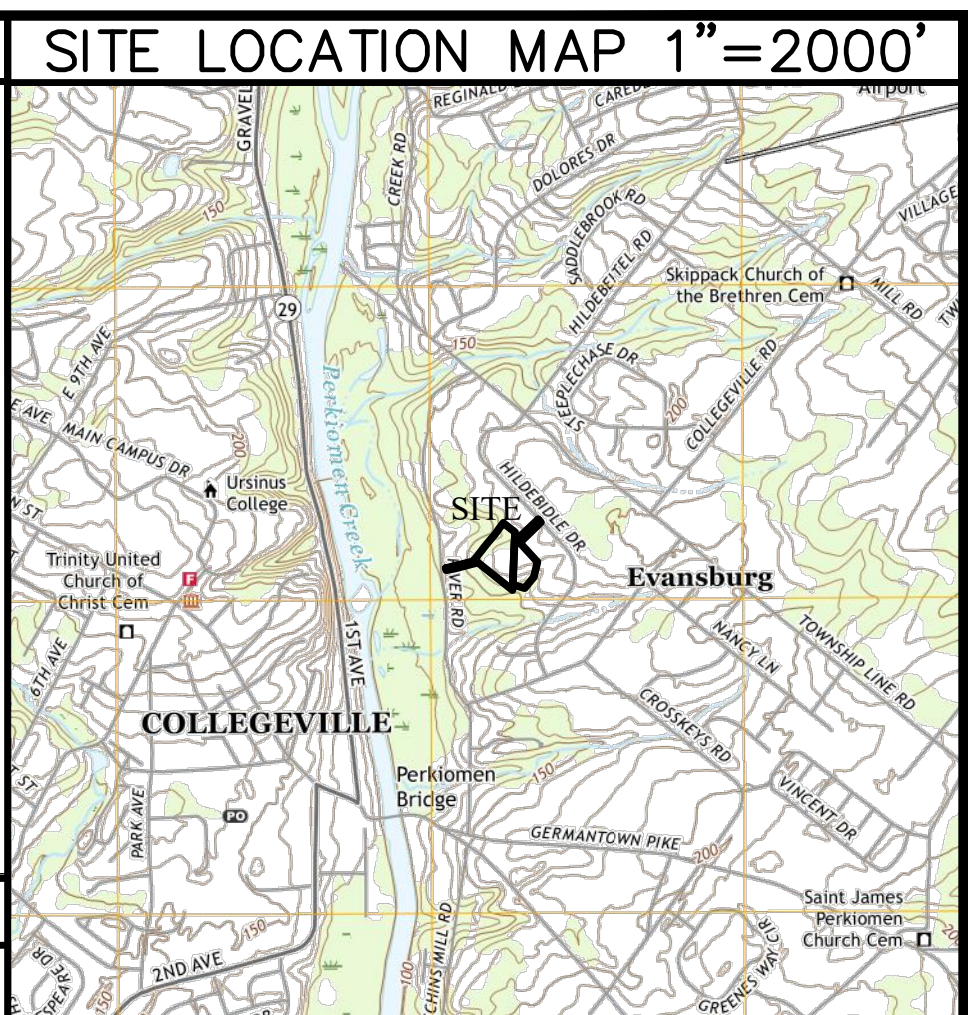
RECORDING NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE R-1 RESIDENTIAL SINGLE FAMILY DETACHED DWELLING. THE PROPOSAL INCLUDES LOT LINE ADJUSTMENT.
- ALL PROPERTY CORNERS SHALL BE MARKED WITH IRON PINS UPON FINAL GRADING.
- THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND AREA OF THE SUBDIVISION/DEVELOPMENT DEPICTED HEREON, UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS AS SET FORTH IN SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, 53 P.S. 12059, FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND FURTHER, TO MAKE SUCH MODIFICATIONS IN GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, AND/OR THE MUNICIPAL ENGINEER FOR SATISFACTORY STORMWATER MANAGEMENT.
- SITE GRADING MAY WARRANT CONSTRUCTION OF RETAINING WALLS OR RETAINING STRUCTURES TO PROVIDE FOR PROPER SUPPORT AND/OR DRAINAGE FOR CERTAIN LOTS, EITHER TO THE USE AND BENEFIT OF THE LOT ON WHICH SAME MAY BE SITUATED, OR TO THE USE AND BENEFIT OF AN ADJOINING LOT OR LOTS. THE DEVELOPER RESERVES THE SOLE DISCRETION WITH REGARD TO ERECTION OF SAME PRIOR TO SETTLEMENT ON ANY INDIVIDUAL LOT. SAID RETAINING WALLS SHALL BE LIMITED TO A MAXIMUM OF 3 FEET IN HEIGHT, AND APPROVAL BY THE TOWNSHIP ENGINEER WILL BE OBTAINED FOR ALL RETAINING WALLS PRIOR TO INSTALLATION. SUCH RETAINING WALLS OR RETAINING STRUCTURES SHALL NOT BE REMOVED OR ALTERED BY THE PURCHASER, HIS SUCCESSORS OR ASSIGNS, BUT SHALL REMAIN IN PLACE AND SHALL BE PROPERLY MAINTAINED BY THE OWNER OF THE LOT ON WHICH ERECTED.
- NO PLANTINGS, TREES OR STRUCTURES SHALL BE PERMITTED WITHIN ANY PROPOSED EASEMENTS. EASEMENTS CROSSING LOTS SHALL BE MAINTAINED AS LAWN AREAS BY THE LOT OWNER.
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408 STANDARDS AND LOWER PROVIDENCE TOWNSHIP STANDARD SPECIFICATIONS, AS APPLICABLE.
- THIS PLAN CONTAINS PRELIMINARY INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THESE PLANS NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATION OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES. THE PLAN USER SHALL EXECUTE A PA ONE CALL PRIOR TO ANY EXCAVATION ON THE SITE.
- AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE RESIDUAL TRACT DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF RESIDENTIAL USE. NO PORTION OF THE RESIDUAL TRACT IS APPROVED BY LOWER PROVIDENCE TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY AND PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (26 P.S. SECTIONS 7541 ET SEQS) AND REGULATIONS PROMULGATED THEREUNDER, PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN. ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THE RESIDUAL TRACT SHOULD CONTACT APPROPRIATE OFFICIALS OF LOWER PROVIDENCE TOWNSHIP WHO ARE CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.
- PROPOSED ADDITION AND GARAGE IS BEING CONSTRUCTED OVER EXISTING IMPERVIOUS AREA, RESULTING IN NO ADDITIONAL IMPERVIOUS AREA BEING ADDED TO THE LOT.

ZONING DATA

OBTAINED FROM THE LOWER PROVIDENCE ZONING ORDINANCE, ORDINANCE CHAPTER 143, DATED MAY 8, 1955, AS REVISED JANUARY 16, 2020.

ZONING DISTRICT:	R-1: RESIDENTIAL DISTRICT	
PROPOSED USE:	RESIDENTIAL SINGLE FAMILY DETACHED DWELLING	
MINIMUM REQUIREMENTS	PERMITTED	LOT 1
MINIMUM LOT AREA:	65,000 SQ. FT.	197,327 SQ. FT.
MINIMUM LOT WIDTH:	195'	360.99'
MINIMUM FRONT YARD:	50'	57.03'
MINIMUM SIDE YARD:	50'	143.71'
MINIMUM REAR YARD:	60'	259.76'
MAXIMUM BUILDING COVERAGE:	15%	2.17%
MAXIMUM IMPERVIOUS COVERAGE:	35%	12.62%
MAXIMUM BUILDING HEIGHT:	35'	>35'



OWNER INFORMATION

THE SUBJECT PARCEL IS IDENTIFIED BY THE FOLLOWING INFORMATION AS RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, MONTGOMERY COUNTY COURTHOUSE IN COLLEGEVILLE, PENNSYLVANIA.

MUNICIPALITY:	LOWER PROVIDENCE		
PARCEL NO.	PARCEL ADDRESS	DEED BOOK-PAGE	PARCEL AREA:
43-00-06275-16-2	1045 HILDEBIDLE DR.	6095-00046	2.94 AC.
43-00-12346-03-1	324 RIVER ROAD	5882-00046	3.78 AC.
TOTAL TRACT AREA:			6.70 AC. (BY SURVEY)

RECORD OWNER: ANDREW J. & CHRISTINA VENEZIA
 1045 HILDEBIDLE DRIVE COLLEGEVILLE PA 19426
 P.O. BOX 909 LIMERICK PA 19468

SURVEY NOTES

- BOUNDARY SURVEY SHOWN HEREIN WAS PERFORMED BY THE CROSSROADS GROUP, LLC, AUGUST 2022 UTILIZING AVAILABLE DEEDS AND PLANS OF RECORDS.
- EXISTING TOPOGRAPHY INFORMATION SHOWN HEREIN WAS TAKEN FROM AN ACTUAL GROUND SURVEY PERFORMED BY THE CROSSROADS GROUP, LLC, IN AUGUST 2022.
- THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND EXISTING UNRECORDED EASEMENTS MAY EXIST.
- DATUMS:
 HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD83) STATE PLANE COORDINATES (SOUTH ZONE) ESTABLISHED UTILIZING KENNET NETWORK.
 VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVDS88)
- REFERENCE PLANS:
 PLAN - SUBDIVISION PLAN FOR MONTGOMERY COUNTY COMMISSIONERS, PREPARED BY HT ENGINEERING, INC., DATED JULY 10, 2009 FOR PARCEL NO. 43-00-06275-16-2 AND 43-00-12346-03-1
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- THERE IS NO FLOODPLAIN LOCATED WITHIN THE SITE LIMITS BASED ON FEMA NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP #2091C0229E, EFFECTIVE 3/2/2016.

RECORDING ACKNOWLEDGMENTS

COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF MONTGOMERY) SS:

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED ANDREW J. & CHRISTINA VENEZIA, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSED AND SAYS THAT HE/SHE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION AND/OR LAND DEVELOPMENT PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE KNOWLEDGEBLY AND TRULY MAKES HIS/HER ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

ANDREW J. VENEZIA
 CHRISTINA VENEZIA

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

NOTARY PUBLIC (SEAL)
 MY COMMISSION EXPIRES: _____

APPROVED BY THE BOARD OF SUPERVISORS OF _____ TOWNSHIP ON THIS _____ DAY OF _____, 20____.

APPROVED BY THE _____ TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

REVIEWED BY THE _____ TOWNSHIP ENGINEER ON THIS _____ DAY OF _____, 20____.

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

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

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

ACT 121 NOTIFICATION

THE UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 121 AMENDS ACT 287 OF 1974) (SITE SERIAL NO. 20221793732)

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 121 OF 2006, AS AMENDED BY ACT 181 OF 2006, ACT 199 OF 2004, ACT 197 OF 1996, ACT 172 OF 1996 AND ACT 287 OF 1974, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM, 1-800-242-1776, NO LESS THAN 3 WORK MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

STOP CALL BEFORE YOU DIG

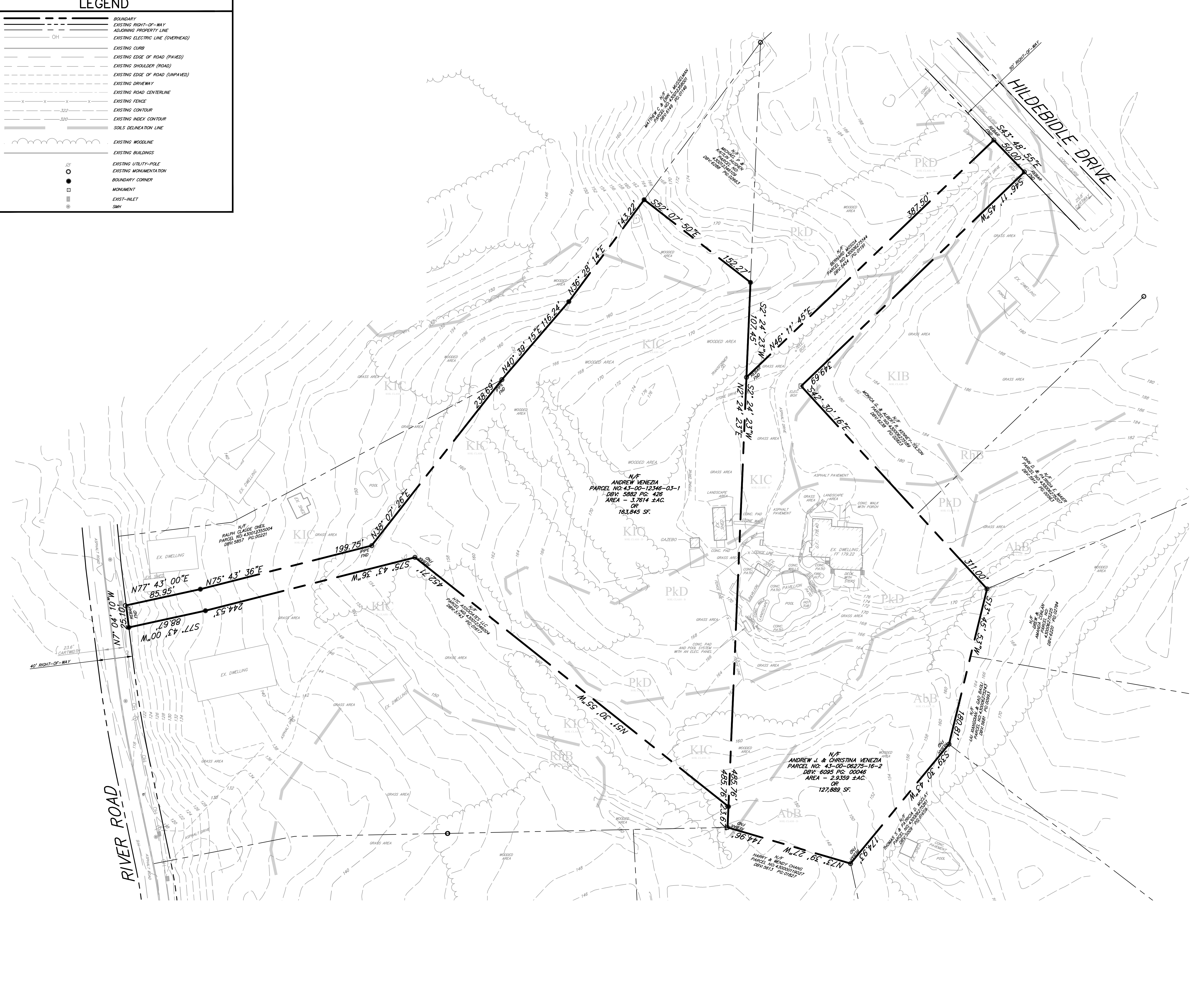
ENGINEER'S CERTIFICATION
 SURVEYOR'S CERTIFICATION
 PROJECT MANAGER: JDH
 DRAWING FILE NAME: ZSLUB
 PLAN ORIGINATOR DATE: 09-20-2022
 PLAN LAST REVISED: ----
 PLAN SCALE: 1" = 50'
 PROJECT NUMBER: 4889
 SHEET NUMBER: 1 OF 3

THE CROSSROADS GROUP, LLC
 W.W. THE CROSSROADS GROUP, LLC, C.O.P.M.
 454 W. Valley Ave., Elkhart, PA 17824
 Phone: 484-460-3742 Fax: 484-460-3742
 E-mail: info@crossroadsllc.com
 PROFESSIONAL CIVIL ENGINEERING & LAND DEVELOPMENT #ME 001517

SUBDIVISION PLAN
 PREPARED AS PART OF THE
 HILDEBIDLE DRIVE
 PREPARED FOR
 ANDREW VENEZIA
 SITE SITUATE IN
 LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY,
 PENNSYLVANIA

LEGEND

	BOUNDARY
	EXISTING RIGHT-OF-WAY
	ADJOINING PROPERTY LINE
	EXISTING ELECTRIC LINE (OVERHEAD)
	OH
	EXISTING CURB
	EXISTING EDGE OF ROAD (PAVED)
	EXISTING SHOULDER (ROAD)
	EXISTING EDGE OF ROAD (UNPAVED)
	EXISTING DRIVEWAY
	EXISTING ROAD CENTERLINE
	EXISTING FENCE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	SOILS DELINEATION LINE
	EXISTING WOODLINE
	EXISTING BUILDINGS
	EXISTING UTILITY-POLE
	EXISTING MONUMENTATION
	BOUNDARY CORNER
	MONUMENT
	EXIST-MET
	SMI



SITE LOCATION MAP 1"=2000'



OWNER INFORMATION

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② 43-00-12346-03-1	324 RIVER ROAD	5882-00426	3.78 Ac.

RECORD OWNER: TOTAL TRACT AREA: 6.70 Ac. (BY SURVEY)

① ANDREW J. & CHRISTINA VENEZIA
1045 HILDEBIDE DRIVE COLLEGEVILLE PA 19426

② ANDREW VENEZIA
P.O. BOX 909 LIMERICK PA 19468

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PLAN - ZONING PERMIT PLAN FOR MONTGOMERY COUNTY COMMISSIONERS, PREPARED BY TJC SURVEYING, INC. DATED FEBRUARY 27, 2015 FOR PARCEL NO. 43-00-06275-16-2 AND
PLAN - SUBDIVISION PLAN FOR MONTGOMERY COUNTY COMMISSIONERS, PREPARED BY LIRNER & WALTER, INC. DATED JULY 10, 2009 FOR PARCEL NO. 43-00-06275-16-2
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- THERE IS NO FLOODPLAIN LOCATED WITHIN THE SITE LIMITS BASED ON FEMA NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 450910226E EFFECTIVE 3/2/2016.

SOILS DATA

SOILS DATA OBTAINED FROM A SOIL SURVEY OF MONTGOMERY COUNTY, PENNSYLVANIA, ISSUED JUNE 28, 2022.

AbB - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES
LIMITATIONS - CUTBANKS CAVE, CONCRETE CORROSION, DROUGHTY, HYDRIC / HYDRIC INCLUSIONS, LOW STRENGTH / LANDSLIDE PRONE, POOR PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS

KIB - KUNESVILLE CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES
LIMITATIONS - CONROUSE TO CONCRETE & STEEL, DROUGHTY, EASILY ERODIBLE, HYDRIC / HYDRIC INCLUSIONS, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION.

KIC - KUNESVILLE CHANNERY SILT LOAMS, 8 TO 15 PERCENT SLOPES
LIMITATIONS - CONROUSE TO CONCRETE & STEEL, DROUGHTY, EASILY ERODIBLE, HYDRIC / HYDRIC INCLUSIONS, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION.

PkD - PENN-KUNESVILLE CHANNERY SILT LOAMS, 15 TO 25 PERCENT SLOPES
LIMITATIONS - CUTBANKS CAVE, CONCRETE CORROSION, DROUGHTY, HYDRIC / HYDRIC INCLUSIONS, LOW STRENGTH / LANDSLIDE PRONE, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, CORROSION TO CONCRETE & STEEL, DROUGHTY, EASILY ERODIBLE, HYDRIC / HYDRIC INCLUSIONS, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION.

RbB - REAVILLE SILT LOAMS, 3 TO 8 PERCENT SLOPES
LIMITATIONS - CUTBANKS CAVE, CONROUSE TO CONCRETE & STEEL, DROUGHTY, EASILY ERODIBLE, RESOLUTIONS, DEPTH TO SATURATED ZONE / SEASONAL HIGH WATER TABLE, HYDRIC / HYDRIC INCLUSIONS, SLOW PERCOLATION, POOR SOURCE OF TOP SOIL, FROST ACTION, WETNESS

CORROSION OF CONCRETE/STEEL - CONCRETE/STEEL MAY NEED TO BE WRAPPED IN CORROSION RESISTANT MATERIAL

DEPTH TO SATURATED ZONE/WATER TABLE - U-DRAIN MAY BE REQUIRED FOR ANY SPRINGS ENCOUNTERED. PUMPED WATER FILTER BAG MAY BE REQUIRED DURING EXCAVATIONS.

DEPTH TO BEDROCK - HEAVY EXCAVATION EQUIPMENT MAY BE REQUIRED.

PIPING - SOIL MAY NOT BE SUITABLE FOR BASIN BERM CONSTRUCTION. CLAY MATERIAL MAY NEED TO BE BORROWED FROM ELSEWHERE ON SITE. (OR TRENCH PLUGS)

HIGH EROSION POTENTIAL - MAINTAIN EROSION CONTROL BUMPS

CUTBANK CAVE - LAYBACK SLOPES

HYDRIC INCLUSIONS - AVOIDANCE, PUMPED WATER FILTER BAG, TRENCH PLUGS

SLOW PERCOLATION - DRAINAGE DITCH, PUMPED WATER FILTER BAG

POOR SOURCE OF TOPSOIL - AVOID REUSE AS TOPSOIL OR AMEND AS NECESSARY

FROST ACTION - CONSTRUCT BELOW FROST DEPTHS/POSITIVE SUBGRADES

WETNESS - UTILIZE GOOD WEATHER/TEMPORARY DRAIN TILE

NO KNOWN GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT MAY CAUSE POLLUTION EXIST ON SITE.

ACT 121 NOTIFICATION

THE UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 121 AND/OR ACT 287 OF 1974) SITE SERIAL NO. 20221793732

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 121 OF 2008, AS AMENDED BY ACT 181 OF 2008, ACT 198 OF 2004, ACT 187 OF 1986, ACT 172 OF 1986 AND ACT 287 OF 1974, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM, 1-800-442-1776, NO LESS THAN 3, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.



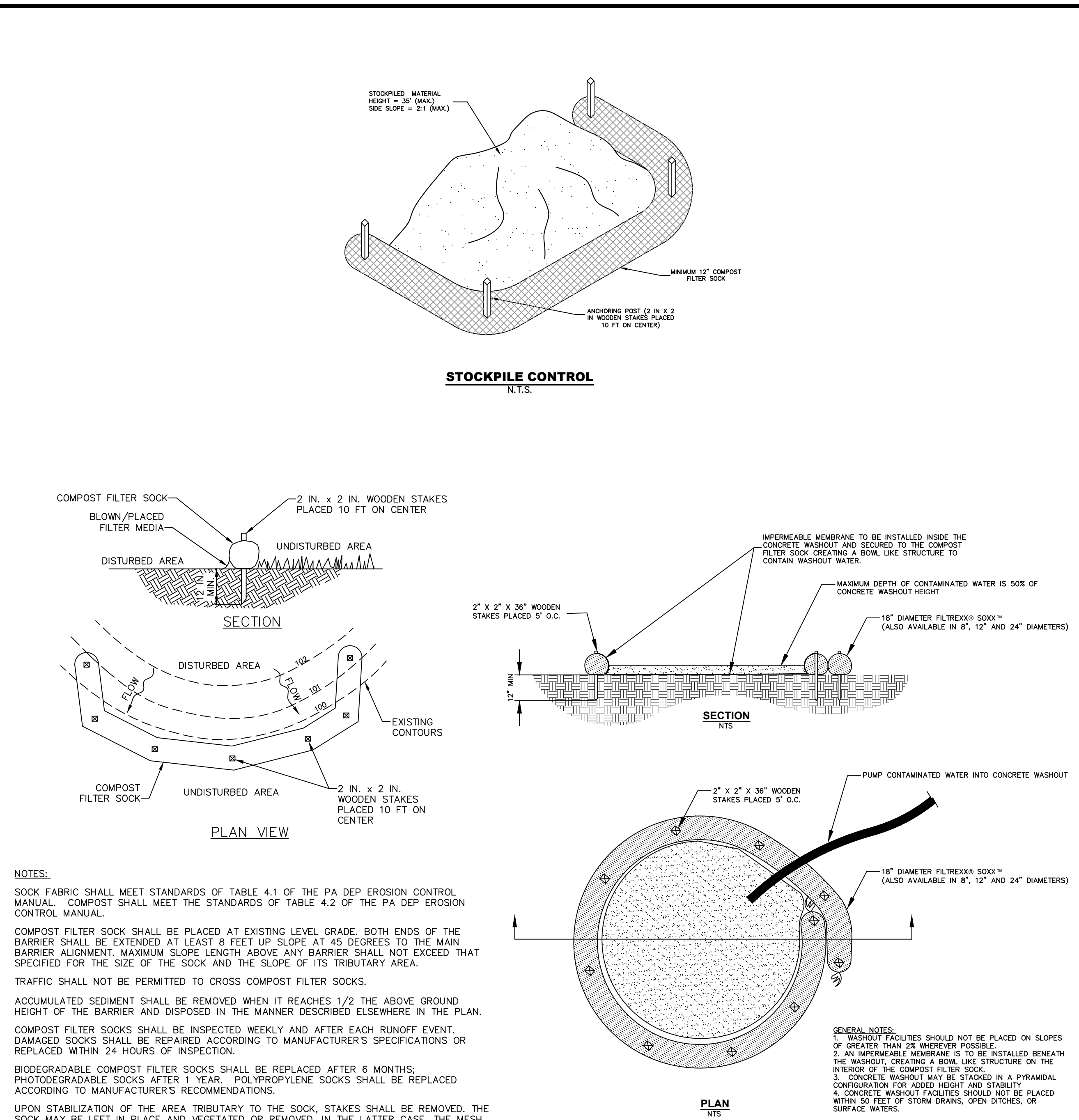
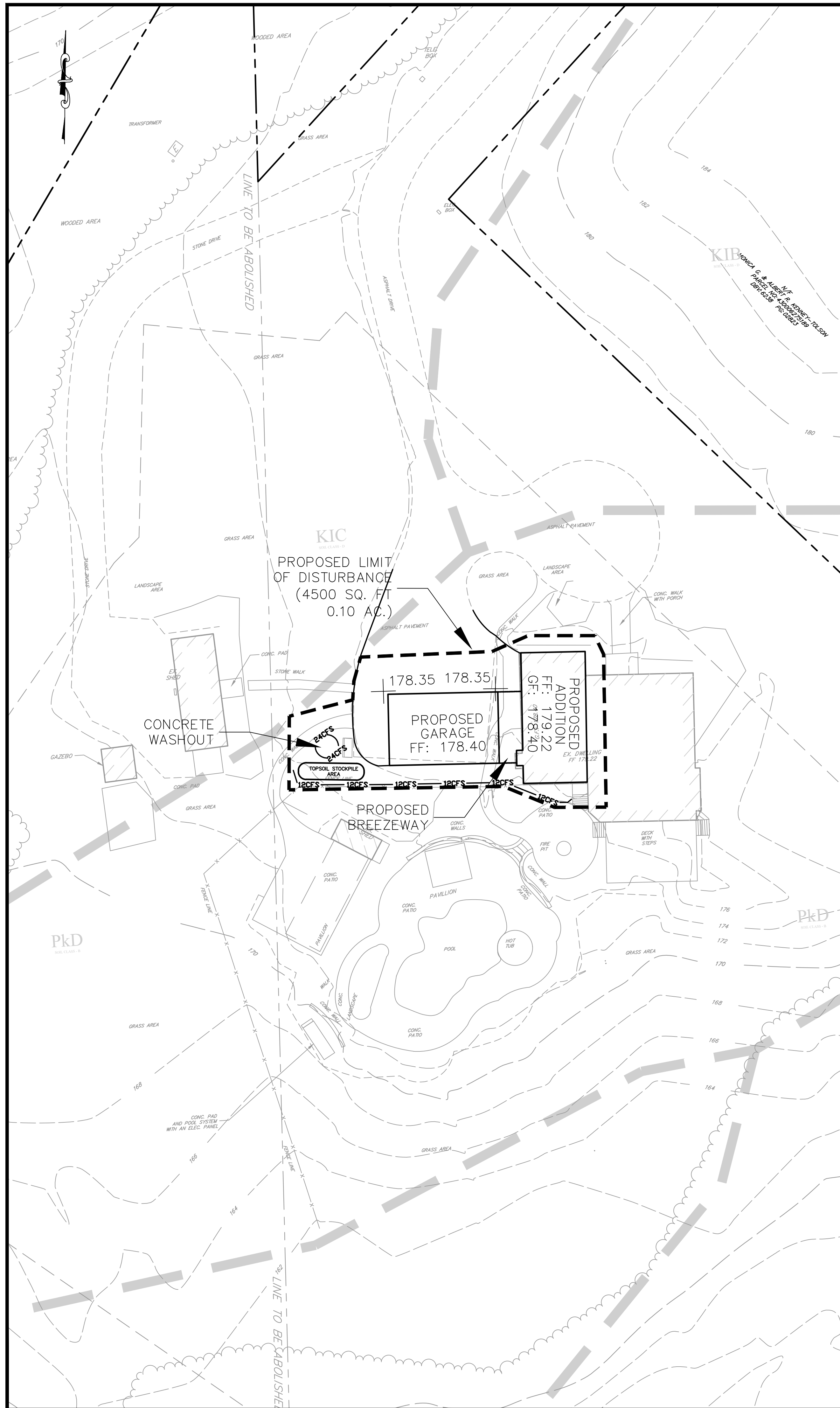
PROFESSIONAL SURVEYOR'S CERTIFICATION
PROFESSIONAL SURVEYOR
S0026993

Scale: 1" = 50'
0 50 100 Feet

The Crossroads GROUP, LLC
www.thecrossroadsgroup.com
444 W. Valley Ave., Harrisburg, PA 17254
Phone: 717-633-1111
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Professional Surveying & Land Development

EXISTING FEATURES PLAN
HILDEBIDE DRIVE
PREPARED FOR
ANDREW VENEZIA
SITE SITING
LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

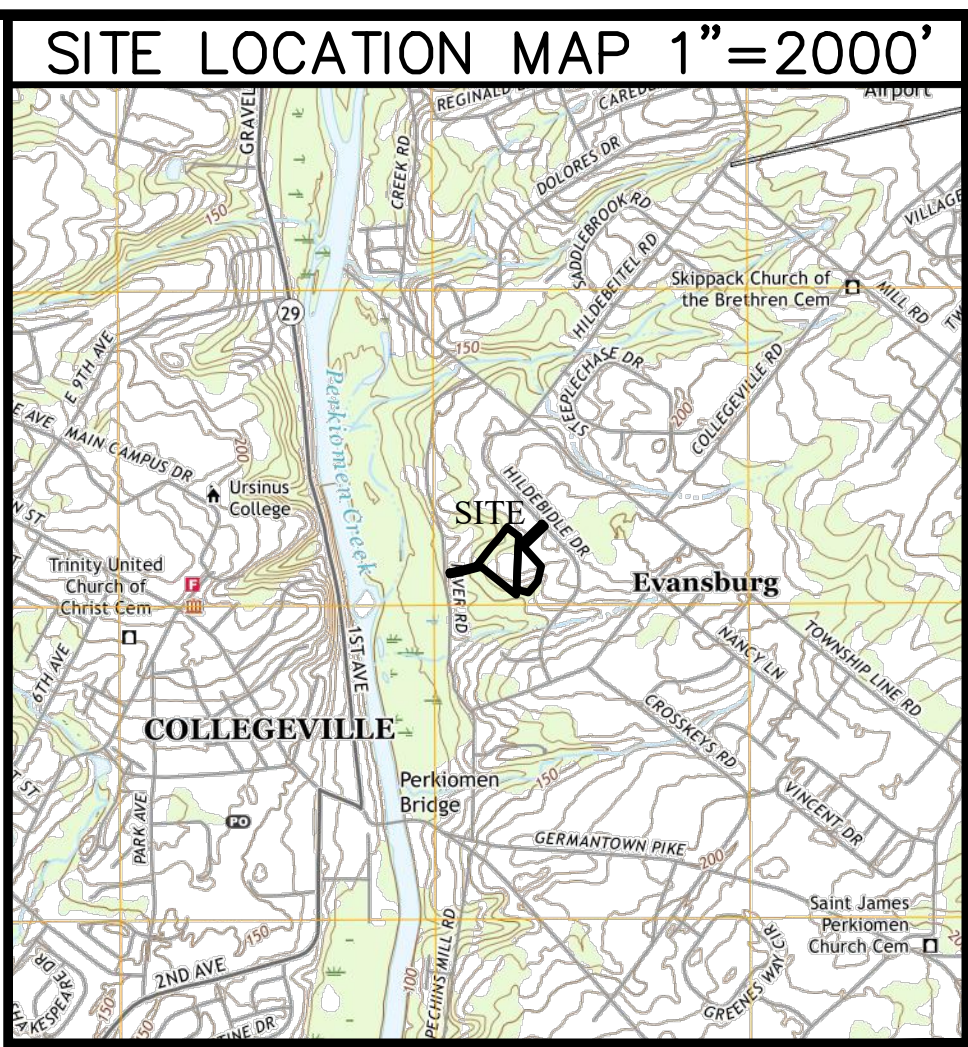
PROJECT MANAGER: JDH
DRAWING FILE NAME: XFPL
PLAN ORIGINATOR DATE: 09-20-2022
PLAN LAST REVISED: ----
PLAN SCALE: 1" = 50'
PROJECT NUMBER: 4889
SHEET NUMBER: 2 OF 3



STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

NOT TO SCALE

LABEL	SILT FENCE / COMPOST FILTER SOCK	SIZE
A	GF8/3'	12"



- CONSTRUCTION NOTES**
- GENERAL CONSTRUCTION:**
1. THIS PLAN CONTAINS PRELIMINARY INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THESE PLANS NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATION OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES. THE PLAN USER SHALL EXECUTE A PA ONE CALL PRIOR TO ANY EXCAVATION ON THE SITE.
 2. ALL CONSTRUCTION SHALL CONFORM TO LOWER PROVIDENCE TOWNSHIP STANDARDS AND SPECIFICATIONS OR PENNDOT PUBLICATION 408 (LATEST EDITION), WHICHEVER IS APPLICABLE.
 3. TOPSOIL SHOULD BE REMOVED FROM ALL AREAS OF CONSTRUCTION AND STORED SEPARATELY, PRIOR TO BULK EXCAVATION. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHOULD BE REDISTRIBUTED ON THE SITE UNIFORMLY.
 4. NO PLANTINGS OR STRUCTURES SHALL BE PERMITTED WITHIN ANY EASEMENTS. ALL EASEMENT AREAS SHALL BE MAINTAINED AS LAWN AREA BY THE PROPERTY OWNER.
 5. ALL CONTRACTORS SHALL BE RESPONSIBLE TO INSURE THAT ALL TRENCH EXCAVATIONS BE ADEQUATELY STABILIZED AND ACCESSED IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS, INCLUDING ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS / CODES OF SAFE PRACTICE AND PROCEDURES.
 6. ALL LOTS SHALL BE PROPERLY GRADED TO ENSURE PROPER DRAINAGE AWAY FROM HOUSES TO THE NEAREST INLET OR WATERCOURSE WITHOUT POODING OR OBSTRUCTION. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED ON ALL GRASSED AREAS.

ENGINEERS' CERTIFICATION

JOSHUA D. HOAZLAND

40
20
0

The Crossroads GROUP, LLC

www.thecrossroadsgroup.com

454 W. Valley Ave.
Ebensburg, Pa 17824

Phone: 484-860-3742
Fax: 484-860-3742
E-mail: info@thecrossroads.com

Professional Engineer
Civil Engineering & Land Development & Site Survey & E-TELECOM

GRADING PLAN
PREPARED AS PART OF THE

HILDEBIDE DRIVE

PREPARED FOR
ANDREW VENEZIA

SITE SITUATION
LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY,
PENNSYLVANIA

PROJECT MANAGER	JDH
DRAWING FILE NAME	ZCI
PLAN ORIGINATION DATE	09-20-2022
PLAN LAST REVISED	---
PLAN SCALE	1" = 20'
PROJECT NUMBER	4889
SHEET NUMBER	3 OF 3

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 25, 2022

Michael Mrozinski, Director of Community Development
Lower Providence Township
100 Parklane Drive
Eagleville, PA 19403

Re: MCPC #22-0258-001
Plan Name: Hildebidle Drive Lot Line Adjustment
(2 lots comprising 6.70 acres)
Situate: Hildebidle Drive (N) and River Road (W)
Lower Providence Township

Dear Mr. Mrozinski:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 17, 2022. We forward this letter as a report of our review.

BACKGROUND

We are in receipt of minor subdivision plans for a lot line adjustment affecting two lots located in the R-1 zoning district. The two lots of this proposal are existing rear lots which have access strips pointing in opposite directions, to two different roads. The applicant, Andrew Venezia, proposes a lot line adjustment which abolishes the existing shared side lot line, and replaces it with a new shared lot line. The proposed lot line adjustment enlarges Lot #1 (1045 Hildebidle Drive) by transferring 1.6 acres from Lot #2 (324 River Road). Lot #1 contains an existing residence, which is proposed to be expanded. The proposed Lot #2 is undeveloped and is not proposed to be developed at this time.

RECOMMENDATION

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



REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT

- A. Existing Features – The township requires minor subdivision plans submissions to document existing features, including “the location and description of existing buildings and structures less than 50 feet beyond the tract boundaries” (§123-14.C(6)) and “Locations of any natural or man-made features which may affect the developability of the land” (§123-14.C(8)). Although Lot #2 is not proposed to be developed at this time, we note that the drive way of the neighboring lot, to the north of the access strip (332 River Road) is not depicted in the submitted plans and we recommend that such features be included. In addition, we recommend that any areas of steep slopes within the tract be shown on plans.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal but we believe that our suggested revisions will better achieve the township’s planning objectives for commercial development.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. Please print the assigned MCPC number (22-0258-001) on any plans submitted for final recording. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



John Miklos, Community Planner II
jmiklos@montcopa.org – (610) 278-3554

c: The Crossroads Group, LLC, Applicant’s Representative
E.J. Mentry, Township Manager
Mark Kuberski, Chair, Township Planning Commission
Timothy Woodrow, PE, Township Engineer

Attachments: 1. Aerial View
2. Site View

ATTACHMENTS

Aerial View



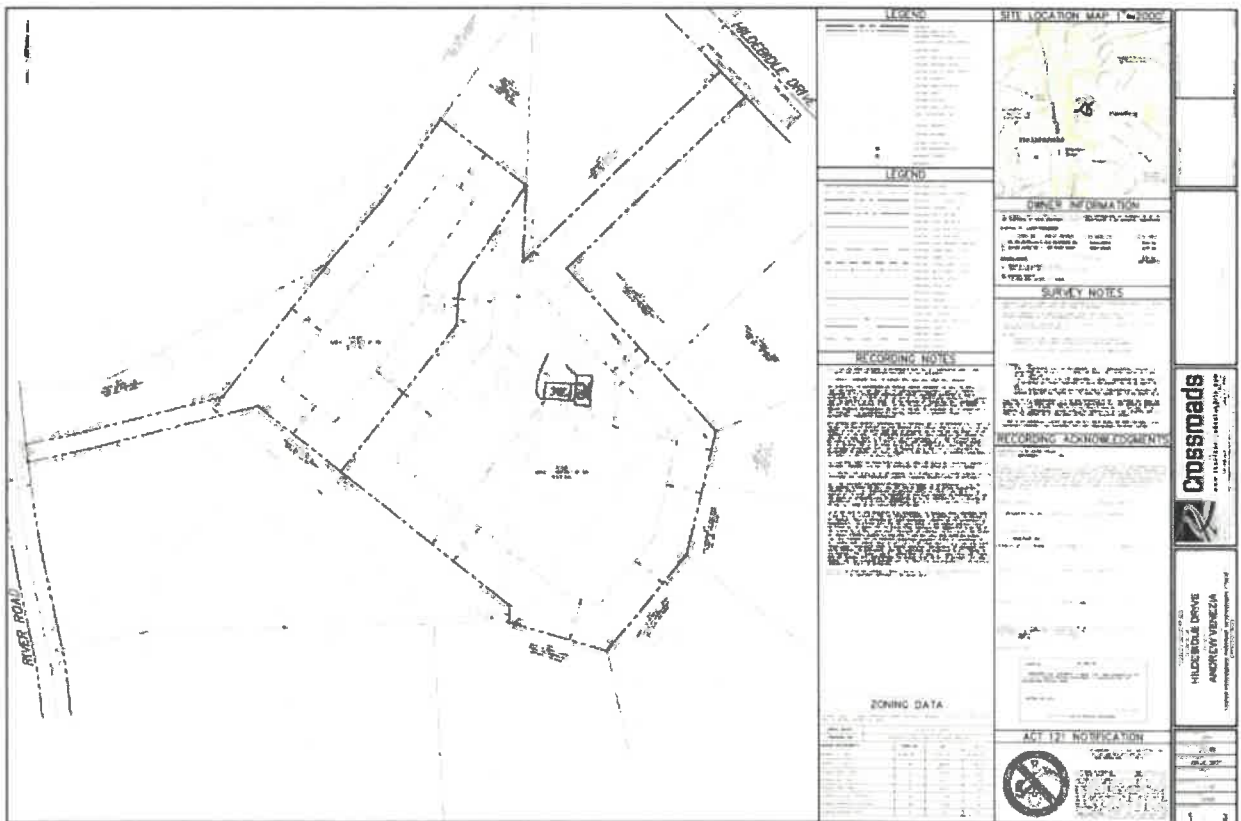
Hildebidle Drive Lot Line Adjustment
MCPC=220275001

Montgomery
County
Planning
Commission
Map No. 22-001
Date: 10/25/22
Scale: 1" = 100'

0 50 100 200 Feet

▲

Site Plan



**LOWER PROVIDENCE TOWNSHIP
INTER-OFFICE CORRESPONDENCE**

TO: Board of Supervisors

CC: E.J. Mentry, Township Manager

FROM: Joseph R. Chillano, Public Works Director

DATE: October 28, 2022

RE: 2023 Equipment Rental Contract

Each year we asked contractors to give us quotes for our yearly Equipment Rental Contract. We received only one quote from James R. Kenney Excavating and Paving Inc. His business is in the Township and Jim is also a Township resident. Mr. Kenney's pricing is reasonable, in fact all the pricing has remained the same as last year.

We also requested quotes from B&M Landscaping and M&M Landscaping, who all chose to not submit quotes. At the time we requested quotes, the information was also posted on the Township website.

It is my recommendation that the Township accept the pricing from James R. Kenney Excavating and Paving Inc. for the 2023 Equipment Rental Contract.

Respectfully submitted,

Joseph R. Chillano

EQUIPMENT RENTAL CONTRACT

This Equipment Rental Contract entered into this _____ day of January, 2023 between the **TOWNSHIP OF LOWER PROVIDENCE** (the “Township”) and _____ (the “Contractor”).

BACKGROUND

A. The Township sought quotes on its 2023 equipment rental contract. For purposes hereof, the term “Contract Documents and Specifications” shall mean the contract documents and specifications set forth in the Township’s 2023 equipment rental quote with the following exceptions: the requirement for a performance bond and payment bond is eliminated; the term of the Contract shall extend from January 1, 2023 through December 31, 2023; and the expenditures for the furnishing of equipment rental, with an operator, on an as needed basis over the term of the Contract shall not exceed Twenty One Thousand Nine Hundred Dollars (\$21,900.00), representing the amount set forth in the Township’s Budget.

B. The Contractor will be required to provide a certificate of insurance to the Township naming the Township as an additional insured.

C. The Contractor provided a quote for the 2023 equipment rental bid, and therefore, the Township enters into this separate contract with the Contractor, pursuant to the provisions of 53 P.S. 68102(b) of the Second Class Township Code, to provide equipment rental to the Township for a limited term of one year, provided that expenditures under the Contract shall not, in the aggregate, exceed the budgeted amount of Twenty One Thousand Nine Hundred Dollars (\$21,900.00).

NOW, THEREFORE, in consideration of the Background Section, which is incorporated herein by reference, and the promises and undertakings contained herein, and intending to be legally bound hereby, it is agreed between the Township and the Contractor as follows:

1. Contractor shall provide on a rental basis and Township will rent from Contractor, on an as needed basis, the equipment, with operator, described in the attached Schedule of Equipment at the unit prices set forth in the attached Schedule of Equipment, during the term of the contract from January 1, 2023 through December 31, 2023, provided, however, that expenditures under this Contract shall not, in the aggregate, exceed the amount set forth in the Township’s budget of Twenty One Thousand Nine Hundred Dollars (\$21,900.00).

2. Except as set forth in the Background Section, the terms and provisions of the Contract Documents and Specifications are incorporated herein by reference, as if set forth herein at length.

3. Contractor further agrees to the following:

a. To maintain this equipment in good mechanical and operating condition and to make all repairs and/or replacements at Contractor's expense.

b. To provide the equipment described in the Schedule of Equipment to the Township upon three days oral notice for all its operations, except snow removal operations. For snow removal operations, the equipment will be provided within two hours of oral notification.

c. Contractor shall furnish all fuel, antifreeze, operators and necessary operating attachments.

d. Contractor shall permit the Township to review all records relating to labor and equipment utilized under the terms of this Contract.

e. Contractor shall provide property damage and bodily injury insurance as more specifically set forth in the Contract Documents and Specifications. Contractor shall present the Township with a Certificate of Insurance which names the Township as an additional insured.

f. Contractor shall provide Workmen's' Compensation insurance for the operators of the equipment. The Workmen's Compensation insurance shall meet the requirements of the law and otherwise comply with the Contract Documents and Specifications.

g. Contractor shall comply with all requirements of the laws and implementing regulations of the Commonwealth of Pennsylvania and of the United States relating to human relations, equal opportunity and non-discrimination in employment, and will pay to all workmen employed in the performance of the contract the wages to which they may be entitled.

h. The equipment provided shall be of the size and/or capacity at least as great as indicated in Column C of the Schedule of Equipment.

4. This Contract shall be deemed to be entered into in the Township of Lower Providence, County of Montgomery and Commonwealth of Pennsylvania.

5. This Contract represents the entire contract between the parties concerning the subject matter hereof, and there are no other contracts between the parties concerning the subject matter hereof.

6. This Contract supersedes any prior contracts between the parties concerning the subject matter hereof.

7. This Contract shall not be amended or modified except by a writing signed by the parties.

8. Contractor must be prepared to supply one to three plow trucks and drivers to the Township depending on the snow and/or ice storm conditions.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties have caused this Contract to be executed as of the day and year first above written provided, however, that the Contract shall be deemed to be effective January 1, 2023.

ATTEST:

TOWNSHIP OF LOWER PROVIDENCE

By: _____

ATTEST:

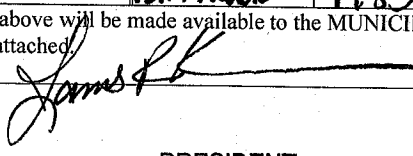
By: _____

2023 SCHEDULE OF EQUIPMENT

A. TO BE FILLED IN BY THE MUNICIPALITY BEFORE PROPOSALS ARE DISTRIBUTED.			B. TO BE FILLED IN BY BIDDER			
Bid Item	C. Description Of Equipment Including Size And/Or Capacity	D. Model Or Series Id	E. Year Mfg.	F. Qty Avail.	G. Hourly Rate Bid	
1.	Vibratory Roller 3 Ton	Bomag 2121	2003		115.00	
2.	Bituminous Paver 8-12 Width	Leboy 1000	1997		138.00	
3.	Bulldozer 50 HP					
	a. Equal or equivalent to Cat D3					
	b. Equal or equivalent to Cat D4	JD 650	1996		125.00	
	c. Equal or equivalent to Cat D5	CAT D5	1991		138.00	
	d. Equal or equivalent to Cat D6					
	e. Equal or equivalent to Cat D7					
	f. Equal or equivalent to Cat D8					
4.	Front End Loader					
	a. Equal or equivalent to Cat 953	CAT 953	1991		140.00	
	b. Equal or equivalent to Cat 963	Komatsu 345 bucket	2002		150.00	
5.	Grader	Load Grader 12PT moldboard			155.00	
6.	Hydraulic Excavator (Trackhoes)	CASE 9030	2000		195.00	
	a. Case CX145	Dodge DX140	2017		175.00	
	b. Case CX210					
	c. Case CX300	Volvo 290	2005		200.00	
7.	Loader & Backhoe Equal or Equivalent to Case 580	CASE 580	2019		140.00	
8.	Loader & Backhoe w/concrete Breaker equal or equivalent to Case 580	CAT 420	2004		175.00	
9.	Rubber Tire Loader equivalent to Case621	Komatsu	2002		150.00	
10.	8-10 Ton Tandem Roller	Bomag	2003		145.00	
11.	10-12 Ton Tandem Roller	AV-PR 147B	2004		160.00	
12.	Bituminous Paver 10-16 Width					
13.	Dump Truck Tri-axle 22 tons	Peterbilt	1997		125.00	
14.	Skid Steer					
	a. With Bucket	CASE 8250	2014		145.00	
	b. With Rock hound Attachment	"	"		175.00	
	c. With Broom Attachment	"	"		175.00	
	d. With Mill head Attachment	"	"		190.00	
15.	Dump Truck with Snow Plow					
	a. F250 with snow plow or equivalent					
	b. F550 with snow plow or equivalent	Ford 550	2002		145.00	
	c. Single Axle truck with plow(38,000lb)	Int'l 6 wheel standump			150.00	
	d. Ten wheeler with snow plow					
	e. Tri-axle with snow plow					
16.	Cat 613 Scraper Equal or Equivalent	CAT 613	1987		185.00	
17.	Hydroseeder					
18.	Trencher	Dachstein	2000		132.00	
19.	Tack Coat Applicator-Tow Behind	Marathon	2016 plus material		80.00	

20.	Concrete Truck	Mack GL	2000 plus material	200.00	
21.	Bucket Truck	ALTEC Intl	2003	200.00	
22.	Water Truck	Pem Truck	1985	225.00	

I certify that the equipment described above will be made available to the MUNICIPALITY and meet all terms described in the agreement to which this schedule is attached.



PRESIDENT

Advertisement Date: Tuesday, Nov. 23, 2022 in the Times Herald

Public Notice

NOTICE OF INTENT TO APPOINT CERTIFIED PUBLIC ACCOUNTANTS

Pursuant to the provisions of the Second-Class Township Code, Lower Providence Township Board of Supervisors gives notice of its intention to appoint BBD, LLP, Certified Public Accountants, to conduct the annual audit of the Township for the year ending December 31, 2022, in lieu of the elected auditors performing said audit. The appointment will be made at the Board's reorganization meeting on January 3, 2023.

E.J. Mentry
Township Manager