

LOWER PROVIDENCE TOWNSHIP  
MONTGOMERY COUNTY, PA

*Proclamation*  
*9/11 National Memorial Trail*

**WHEREAS**, on September 11, 2001, a day in infamy as hijacked airplanes attacked the Twin Towers in New York City and the Pentagon in Washington, DC, and passengers and crew managed to crash a plane in Pennsylvania aimed for our Washington, DC Capitol; and

**WHEREAS**, on September 11, 2002 the September 11<sup>th</sup> National Memorial Trail Alliance was formed; in February 2010 Pennsylvania Governor Edward G. Rendell stated his support and PA DCNR stated, “The concept to connect the World Trade Center site with the Pentagon and the Flight 93 memorial site near Shanksville, PA, is in keeping with the pivotal role that Pennsylvania played in hosting the birth of the United States” and in May 2010 the PA House and Senate passed resolutions commending the September 11<sup>th</sup> National Memorial Trail Alliance for its endeavors; and

**WHEREAS**, on September 11, 2019 US Senate Resolution 267, sponsored by Senators Bob Casey and Pat Toomey of Pennsylvania and Mark Warner of Virginia, was passed “recognizing the September 11<sup>th</sup> National Memorial Trail as an important trail and greenway all individuals should enjoy in honor of the heroes of September 11<sup>th</sup>”; and

**WHEREAS**, on October 21, 2021 President Biden signed legislation giving federal designation to the 9/11 National Memorial Trail; and

**WHEREAS**, the 9/11 National Memorial Trail passes through Lower Providence Township from Trooper Road near Germantown Pike to Egypt Road and then to Pawlings Road where it connects to existing trails at the John James Audubon Center and then connects to the Schuylkill River Trail system at Valley Forge National Park.

**THEREFORE**, the Board of Supervisors hereby proclaims its support for the 9/11 National Memorial Trail which is a 1,300-mile system of trails and roadways that are a symbol of the resiliency and character linking the World Trade Center in New York, the Pentagon in Washington and the Flight 93 Memorial in Shanksville, Pennsylvania.

**PROCLAIMED** this 1<sup>st</sup> day of September 2022 and to be signed on September 11, 2022.

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Gary Neights, Chairman  
Lower Providence Township  
Board of Supervisors

**Lower Providence Township Police Pension Plan  
Calculation of 2023 Minimum Municipal Obligation**

1. Normal Cost Percentage	17.3%
2. Administrative Expense Percentage	1.9%
3. Estimated 2022 Total W-2 Payroll	<u>\$3,619,037</u>
4. Annual Cost ( [ 1. + 2.] X 3. )	\$694,855
5. Amortization Payment	<u>650,439</u>
6. Financial Requirement ( 4. + 5.)	\$1,345,294
7. Member Contributions Anticipated	144,761
8. Funding Adjustment <sup>1</sup>	<u>0</u>
9. Minimum Municipal Obligation ( 6. - 7. - 8. )	<u><u>\$1,200,533</u></u>

**The Minimum Municipal Obligation is due to be deposited on or before December 31, 2023.**

Calculations are based upon the plan's January 1, 2021 Actuarial Valuation.

<sup>1</sup> The funding adjustment is calculated as 10% of the excess, if any, of the actuarial accrued liability over the actuarial value of assets.

**Lower Providence Township Employees Pension Plan  
Calculation of 2023 Minimum Municipal Obligation**

1. Normal Cost Percentage	16.2%
2. Administrative Expense Percentage	3.6%
3. Estimated 2022 Total W-2 Payroll	<u>\$474,637</u>
4. Annual Cost ( [ 1. + 2.] X 3. )	\$93,978
5. Amortization Payment	<u>0</u>
6. Financial Requirement ( 4. + 5.)	\$93,978
7. Member Contributions Anticipated	7,120
8. Funding Adjustment <sup>1</sup>	<u>27,136</u>
9. Minimum Municipal Obligation ( 6. - 7. - 8. )	<u><u>\$59,722</u></u>

**The Minimum Municipal Obligation is due to be deposited on or before December 31, 2023.**

Calculations are based upon the plan's January 1, 2021 Actuarial Valuation.

<sup>1</sup> The funding adjustment is calculated as 10% of the excess, if any, of the actuarial accrued liability over the actuarial value of assets.

**Lower Providence Township Defined Contribution Plan  
Calculation of 2023 Minimum Municipal Obligation**

1. Employer Contribution Percentage	9.0%
2. Administrative Expense Percentage	0.0%
3. Estimated 2023 Total W-2 Payroll	<u>\$1,547,178</u>
4. Financial Requirement ( [ 1. + 2.] X 3. )	\$139,246
5. Advance Employer Contribution	<u>0</u>
6. Minimum Municipal Contribution ( 4. - 5.)	<u><u>\$139,246</u></u>

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**The Minimum Municipal Obligation is due to be deposited on or before December 31, 2023.**

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS BUSINESS MEETING  
August 18, 2022**

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**Call to Order:** Chairman Neights called the hybrid live/virtual meeting to order at 7:00 p.m.

**Pledge of Allegiance**

**Protocol for Hybrid Meetings:** Chairman Neights provided an overview of the protocols for public participation for members of the public attending the meeting virtually over Zoom.

**Roll Call:**

- a. The following Board members were in attendance: Chairman Neights, Vice-Chair Coless, Supervisor Darby, Supervisor MacFarland and Supervisor Sorgini.
- b. Also, in attendance were: E.J. Mentry, Township Manager; Lauren Gallagher and Nicole Feight, Township Solicitors; Tim Woodrow, Township Engineer; Mike Mrozinski, Community Development Director; Michael Jackson, Chief of Police and Student Representative Uma Bapat.

**Chairman's Comments**

Chairman Neights announced that an executive session was held prior to the meeting on August 18, 2022, to discuss land acquisition, legal and personnel matters.

**1) Presentations**

- A) Recognition of outgoing Parks and Recreation student representatives.
  - i) Vice Chair Coless recognized and thanked student representatives Iris Gong, Kristen Riddell, and Charles Yang for their service to the Parks and Recreation Board.
- B) Lower Providence Community Library report
  - i) Marija Skoog, Library Director, presented the Lower Providence Community Library report which included an overview of the Library's mission, financial information, staffing, programming, circulation and usage data, and goals for the future.
- C) Student Representative report from Uma Bapat
  - i) At the conclusion of Uma Bapat's student representative report, Chairman Neights thanked her and recognized that this is her last meeting as student representative to the Board of Supervisors.

**2) Consent Agenda**

- i) **MOTION:** Supervisor MacFarland made a motion to approve the consent agenda items 1(a), 1(b), and 1(c) including moving the meeting minutes of the July 21, 2022 Board of Supervisors business meeting into the record and authorizing payment of the bills totaling \$565,267.75. Supervisor Darby seconded the motion.
- ii) There was no public comment.
- iii) The motion *passed* 5-0.

**3) New Business**

- A) Review of final land development plan, Shannondell Phase III
  - i) Mike Mrozinski introduced the final land development plan. Brad Macy for Shannondell, and Bernadette Kearney, attorney for Shannondell, via phone, discussed the final land

development plan for Shannondell Phase III and indicated the developer's intent to comply with all comments in the Township consultants' review letters.

- ii) No action was taken by the Board. The Board will consider a resolution of final land development approval at the September 1, 2022 meeting.

B) Discussion and presentation of preliminary land development plan – 420 Church Road

- i) Mike Mrozinski introduced the preliminary land development plan for 420 Church Road. Eric Frey, developer's attorney and Anthony Branca, applicant were there to present to the Board. Discussion ensued regarding the sidewalk waiver and the developer's proposal to build an asphalt trail connecting the subdivision to the existing sidewalk on Walker Lane for a cost not to exceed \$10,000. The trail will require easements from two property owners, which will be the Township's responsibility to secure.
- ii) Public Comment:
  - (1) Ted Bugda, Sky Drive, expressed concerns regarding traffic on Church Road.
  - (2) Robert Dodds, Walker Lane, expressed concerns regarding the amount of tree removal.
  - (3) Karen Stine, Church Road, expressed concerns regarding traffic on Church Road.
  - (4) Lisa Bugda, Sky Drive, expressed concerns regarding traffic on Church Road and the amount of tree removal and need for native tree replanting.
- iii) No action was taken by the Board. The Board will consider a resolution of preliminary land development approval at the September 1, 2022 meeting.

C) Appointment of student representatives to the Board of Supervisors

- i) E.J. Mentry, Township Manager, recommended two students, Ash Jeyapratap and Kaitlyn Phan for appointment as student representatives to the Board of Supervisors for 2022-2023.
- ii) **MOTION:** Chairman Neights made a motion to approve the appointment of the student representatives to the Board of Supervisors. Supervisor Sorgini seconded the motion.
- iii) There was no public comment.
- iv) The motion *passed* 5-0.

D) Consideration of policy regarding tax assessment appeals

- i) Lauren Gallagher, Solicitor, discussed the policy regarding tax assessment appeals. The Solicitor prepared a memo for the Board with three options addressing scenarios in which the Township Solicitor would enter its appearance on tax assessment appeals.
- ii) E.J. Mentry, Township Manager, recommended the Board select Option 3 whereby the Solicitor would enter the Township's appearance in all cases in which the property's current indicated fair market value is \$10,000,000 or above. The Board concurred with the Manager's recommendation.
- iii) No action was taken. The Solicitor will draft a resolution setting the policy for the Board's consideration at the September 1, 2022 meeting.

E) Approval of purchase of repository parcels from Montgomery County Tax Claim Bureau

- i) Lauren Gallagher discussed the approval of purchase of five repository parcels from the Montgomery County Tax Claim Bureau.
- ii) **MOTION:** Supervisor Sorgini made a motion to approve the purchase of five repository parcels from Montgomery County Tax Claim Bureau. Vice-Chair Coless seconded the motion.
- iii) There was no public comment.
- iv) The motion *passed* 5-0.

- F) Consideration of proposal for two-year extension to audit services agreement
- i) E.J. Mentry, Township Manager discussed the proposal for two-year extension to audit services agreement by BBD, LLP stating that with the change of Financial Director, there should be some consistency and continuity in keeping the same auditor for two more years.
  - ii) **MOTION:** Supervisor MacFarland made a motion to approve the proposal for two-year extension to audit services agreement with BBD, LLP. Supervisor Sorgini seconded the motion.
  - iii) There was no public comment.
  - iv) The motion *passed* 5-0.
- G) Approval of Selection Committee Ranking of Construction Inspection Consultants for Park/Crawford/Eagleville Intersection Improvement Project
- i) E.J. Mentry, Township Manager requested the Board's approval of the Selection Committee's Ranking of Construction Inspection Consultants for the Park/Crawford/Eagleville Intersection Improvement Project.
  - ii) **MOTION:** Supervisor Sorgini, made a motion to approve the Selection Committee Ranking of Construction Inspection Consultants for Park/Crawford/Eagleville Intersection Improvement Project. Supervisor Darby seconded the motion.
  - iii) There was no public comment.
  - iv) The motion *passed* 5-0.
- H) Consideration of Lower Providence Fire Department request for extension of special event operating hours
- i) E.J. Mentry, Township Manager discussed the Lower Providence Fire Department request for extension of special event operating hours for the October 2, 2022 5K and Brews and BBQ event.
  - ii) **MOTION:** Supervisor MacFarland made a motion to approve the request for extension of special event operation hours for the Fire Department event. Vice-Chair Coless seconded the motion.
  - iii) There was no public comment
  - iv) The motion *passed* 5-0.
- I) Discussion of Anti-Discrimination/Human Relations Commission ordinance and consideration of authorization to advertise.
- i) Lauren Gallagher, Township Solicitor, introduced the draft Anti-Discrimination/Human Relations Commission ordinance for Board discussion and consideration.
  - ii) Significant discussion ensued regarding the duties and authorities of the proposed Human Relations Commission, and whether the ordinance as drafted would accomplish the goals set out.
  - iii) Public Comment: Resident, Kathy Eskie, 540 Highgate Road, spoke in opposition to the ordinance as drafted.
  - iv) No action was taken. The Board requested the Solicitor to seek feedback from the relevant state agencies on the draft ordinance and suggested changes. Item tabled to an unspecified date.

**4) Announcements/Meetings**

- A) Concert in the Park – Sunday, August 21, Todd O’s River of Dreams – Billy Joel Tribute band, 6:00pm
- B) Planning Commission meeting –August 24 at 7:00 p.m. - *Cancelled*
- C) Zoning Hearing Board meeting – August 25 at 7:00 p.m.

**5) Comments and other Business**

- A) Supervisor Sorgini – Sewer Authority moving forward with their capital projects.
- B) Supervisor MacFarland – Regional Sewer Authority pipe, part of the project is complete, no more digging.
- C) Vice-Chair Coless – Thank you to Parks and Recreation Department and summer staff on their hard work and completion of summer camp.
- D) Chairman Neights – EAC will be attending the Fall Festival. Also mentioned the National 9/11 Memorial trail, possible proclamation at the next meeting.

**6) Courtesy of the Floor**

- A) There was no public comment.

**7) Adjournment**

- A) **MOTION:** Supervisor Darby made a motion to adjourn. Supervisor Sorgini seconded the motion. The motion *passed 5-0*. The meeting adjourned at 10:08 PM.

Next Business Meetings: September 1, 2022  
September 15, 2022





July 12, 2022

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

Reference: 28 Eagleville Road, Lower Providence Township  
Escrow Release

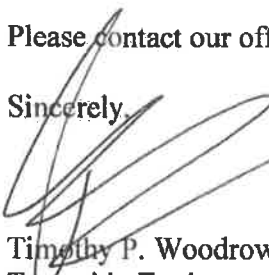
Dear Mike:

At this time, based on field observations of work completed to date, we find that sufficient work has been completed to release the full amount of escrow in the amount of \$91,480.59. By releasing this amount, the total account balance will be reduced to zero.

A. Original Value of Financial Security	\$ 91,480.59
B. Total Past Completion	\$ -
C. Total Completed this Release	\$ 91,480.59
D. Balance to Finish	\$ -

Please contact our office with any questions.

Sincerely,

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

TPW/del

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	QTY THIS REL.	REL. TO DATE	\$ THIS RELEASE	\$ PAST REL. TO DATE	\$ REL. TO DATE	BALANCE
<b>A E&amp;S Controls</b>										
1 Construction Entrance	1	EA	\$ 1,200.00	\$ 1,200.00	1	1	\$ 1,200.00	\$ -	\$ 1,200.00	\$ -
2 Concrete Washout	1	EA	\$ 950.00	\$ 950.00	1	1	\$ 950.00	\$ -	\$ 950.00	\$ -
3 12" Silt Sock	100	LF	\$ 3.00	\$ 300.00	100	100	\$ 300.00	\$ -	\$ 300.00	\$ -
4 E&S Matting	2333	SF	\$ 1.50	\$ 3,499.50	2,333	2,333	\$ 3,499.50	\$ -	\$ 3,499.50	\$ -
5 Temporary Seed Stockpiles	10000	SF	\$ 0.05	\$ 500.00	10,000	10,000	\$ 500.00	\$ -	\$ 500.00	\$ -
6 E&S Maintenance and Removals	1	LS	\$ 1,200.00	\$ 1,200.00	1	1	\$ 1,200.00	\$ -	\$ 1,200.00	\$ -
<b>Subtotal - E&amp;S Controls</b>				\$ 7,649.50			\$ 7,649.50	\$ -	\$ 7,649.50	\$ -
<b>B Sanitary Sewer</b>										
1 6" SDR-35 PVC Main	108	LF	\$ 54.00	\$ 5,832.00	108	108	\$ 5,832.00	\$ -	\$ 5,832.00	\$ -
<b>Subtotal - Sanitary Sewer</b>				\$ 5,832.00			\$ 5,832.00	\$ -	\$ 5,832.00	\$ -
<b>C Storm Sewer</b>										
1 8" HDPE	13	LF	\$ 20.00	\$ 260.00	13	13	\$ 260.00	\$ -	\$ 260.00	\$ -
2 Riprap Apron	1	EA	\$ 1,135.00	\$ 1,135.00	1	1	\$ 1,135.00	\$ -	\$ 1,135.00	\$ -
3 Endwall	2	EA	\$ 750.00	\$ 1,500.00	2	2	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -
<b>Subtotal - Storm Sewer</b>				\$ 2,895.00			\$ 2,895.00	\$ -	\$ 2,895.00	\$ -
<b>D Site Concrete</b>										
1 Sidewalk	122	SF	\$ 20.00	\$ 2,440.00	122	122	\$ 2,440.00	\$ -	\$ 2,440.00	\$ -
2 Truncated Domes	2	LS	\$ 300.00	\$ 600.00	2	2	\$ 600.00	\$ -	\$ 600.00	\$ -
<b>Subtotal - Site Concrete</b>				\$ 3,040.00			\$ 3,040.00	\$ -	\$ 3,040.00	\$ -
<b>E Stone and Paving</b>										
1 Fine Grade for Paving	1243	SY	\$ 1.25	\$ 1,553.75	1,243	1,243	\$ 1,553.75	\$ -	\$ 1,553.75	\$ -
2 2A Modified - 6"	1243	SY	\$ 5.84	\$ 7,259.12	1,243	1,243	\$ 7,259.12	\$ -	\$ 7,259.12	\$ -
3 25mm Base Course - 4.5"	1243	SY	\$ 18.00	\$ 22,374.00	1,243	1,243	\$ 22,374.00	\$ -	\$ 22,374.00	\$ -
4 Clean and Sweep	1	LS	\$ 1,500.00	\$ 1,500.00	1	1	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -
5 9.5mm Wearing Course - 1.5"	1243	SY	\$ 7.00	\$ 8,701.00	1,243	1,243	\$ 8,701.00	\$ -	\$ 8,701.00	\$ -
6 Striping and Signage	1	LS	\$ 1,600.00	\$ 1,600.00	1	1	\$ 1,600.00	\$ -	\$ 1,600.00	\$ -
<b>Subtotal - Stone and Paving</b>				\$ 42,987.87			\$ 42,987.87	\$ -	\$ 42,987.87	\$ -
<b>F Miscellaneous</b>										
1 Retaining Wall	36	SF	\$ 55.55	\$ 1,999.80	36	36	\$ 1,999.80	\$ -	\$ 1,999.80	\$ -
2 Bollards	6	EA	\$ 250.00	\$ 1,500.00	6	6	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -
3 Wheel Stops	10	EA	\$ 100.00	\$ 1,000.00	10	10	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -
4 Monuments	4	EA	\$ 175.00	\$ 700.00	4	4	\$ 700.00	\$ -	\$ 700.00	\$ -
5 Site Seed / Stabilization	1	LS	\$ 960.00	\$ 960.00	1	1	\$ 960.00	\$ -	\$ 960.00	\$ -
<b>Subtotal - Miscellaneous</b>				\$ 6,159.80			\$ 6,159.80	\$ -	\$ 6,159.80	\$ -

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	QTY THIS REL.	REL. TO DATE	\$ THIS RELEASE	\$ PAST REL. TO DATE	\$ REL. TO DATE	BALANCE
<b>G Stormwater Basin</b>										
1 Excavation/Berm Construction	1	LS	\$ 4,000.00	\$ 4,000.00	1	1	\$ 4,000.00	\$ -	\$ 4,000.00	\$ -
2 Engineered Soils	1	LS	\$ 2,000.00	\$ 2,000.00	1	1	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -
3 Spillway Stabilization	1	LS	\$ 1,000.00	\$ 1,000.00	1	1	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -
<b>Subtotal - Stormwater Basin</b>				\$ 7,000.00			\$ 7,000.00	\$ -	\$ 7,000.00	\$ -
<b>H Landscaping</b>										
1 Armstrong Red Maple	5	EA	\$ 280.00	\$ 1,400.00	5	5	\$ 1,400.00	\$ -	\$ 1,400.00	\$ -
2 Black Tupelo	4	EA	\$ 280.00	\$ 1,120.00	4	4	\$ 1,120.00	\$ -	\$ 1,120.00	\$ -
3 American Holly	8	EA	\$ 150.00	\$ 1,200.00	8	8	\$ 1,200.00	\$ -	\$ 1,200.00	\$ -
4 Eastern Redcedar	7	EA	\$ 150.00	\$ 1,050.00	7	7	\$ 1,050.00	\$ -	\$ 1,050.00	\$ -
5 White Pine	10	EA	\$ 150.00	\$ 1,500.00	10	10	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -
6 Feather Reed Grass	6	EA	\$ 35.00	\$ 210.00	6	6	\$ 210.00	\$ -	\$ 210.00	\$ -
7 Inkberry	15	EA	\$ 35.00	\$ 525.00	15	15	\$ 525.00	\$ -	\$ 525.00	\$ -
8 Spartan Upright Juniper	17	EA	\$ 35.00	\$ 595.00	17	17	\$ 595.00	\$ -	\$ 595.00	\$ -
<b>Subtotal - Landscaping</b>				\$ 7,600.00			\$ 7,600.00	\$ -	\$ 7,600.00	\$ -
<b>NET CONSTRUCTION COSTS</b>				\$ 83,164.17			\$ 83,164.17	\$ -	\$ 83,164.17	\$ -
<b>10% PER MPC</b>				\$ 8,316.42			\$ 8,316.42	\$ -	\$ 8,316.42	\$ -
<b>AND TOTAL</b>				\$ 91,480.59			\$ 99,080.59	\$ -	\$ 99,080.59	\$ -



# LOWER PROVIDENCE TOWNSHIP



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100 Parklane Drive • Eagleville, PA 19403 • [www.lowerprovidence.org](http://www.lowerprovidence.org)

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

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

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## 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

DATE: July 14, 2022 UPDATED August 25, 2022

RE: 3922 Ridge Pike – Affiliated Trades Credit Union - waiver of land development request

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For your consideration is a request from Brian Bischof of the Affiliated Trades Credit Union, to alter and add on to an existing building at 3922 Ridge Pike. The proposal involves some minor site work such as adding some parking spaces.

Staff has reviewed and recommends the waiver. Please see the attached site plan and review letter from the Township Engineer.





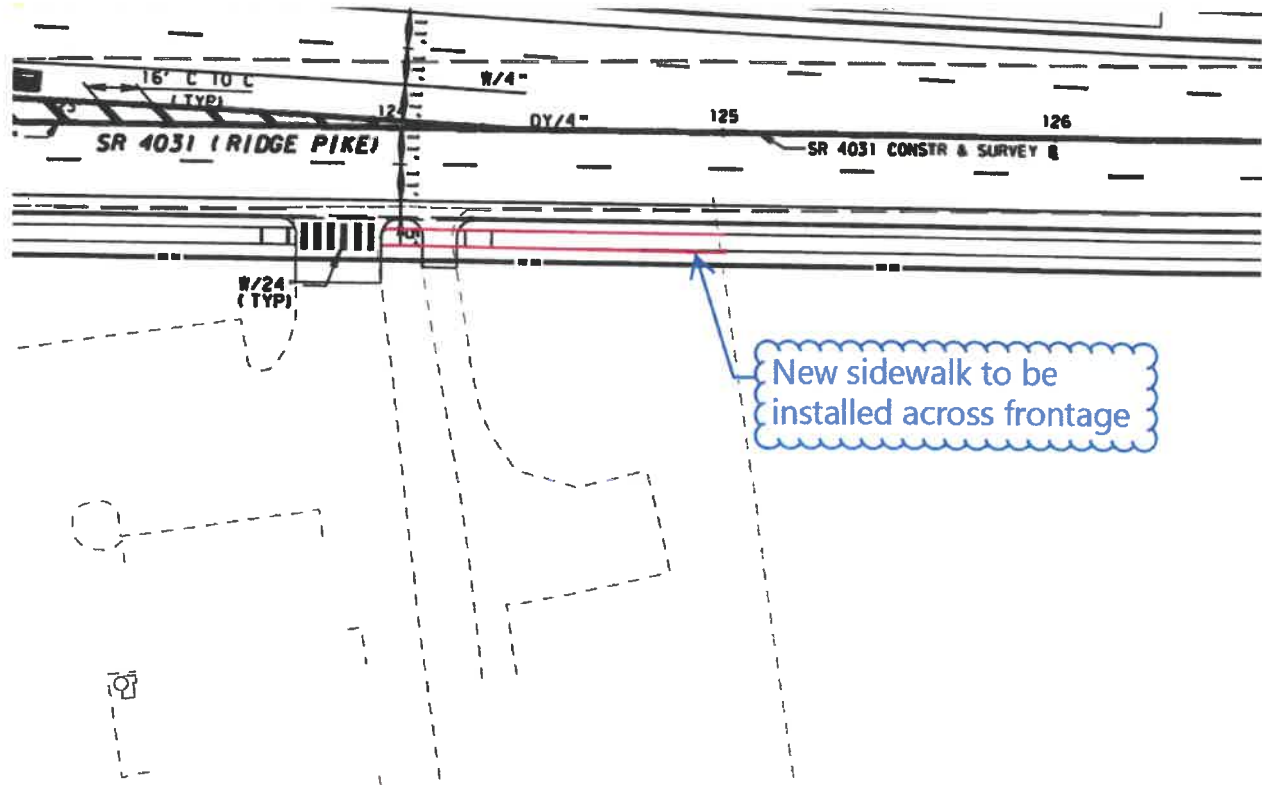
# LOWER PROVIDENCE TOWNSHIP



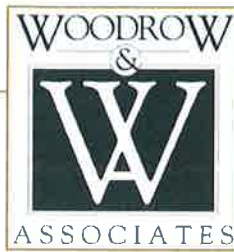
100 Parklane Drive • Eagleville, PA 19403 • [www.lowerprovidence.org](http://www.lowerprovidence.org)

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

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



*After the discussions at the previous BOS meeting, the applicant confirmed that PennDOT will be installing sidewalk across the frontage of the subject property as part of the Ridge Germantown Connector project. This is depicted above.*



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June 27, 2022

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

Reference: 3922 Ridge Pike – Waiver of Land Development Request

Dear Mike:

The owners of the property located at 3922 Ridge Pike, through their engineer, have requested a waiver of the full land development process to make certain improvements to their building and parking on the property. This all comes along with a change in use from residential to office space. I am in general agreement that the project does not trigger any need for regional planning nor the expansion of public utility systems or roadway infrastructure. The nature of the application should be understood by our elected officials and should consider the following:

1. Pedestrian improvements should be considered along the property frontage and continue a vision for sidewalk or trail along Ridge Pike.
2. A PennDOT permit will be required for modifications to the driveway.
3. The impervious cover tabulation on Sheet No. One is a bit confusing and should be reviewed by the designer.
4. Due to the amount of impervious cover being added, a Stormwater Management Plan must be proposed, designed and implemented.
5. A Stormwater Operations and Maintenance Agreement will be required
6. The designer may wish to include additional grading design to the rear of the proposed building addition to assure that off-site runoff does not accumulate adjacent to the building.
7. The zoning officer should review and agree with the interpretation that the structure is in an existing “non-conforming” condition with regard to the side yard setback. Further, that our ordinance permits a certain expansion of a nonconforming structure without zoning relief.

June 27, 2022

Michael Mrozinski, Director of Community Development

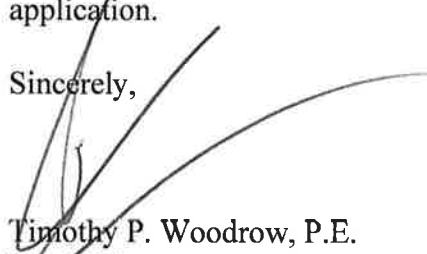
Lower Providence Township

Reference: 3922 Ridge Pike – Waiver of Land Development Request

8. Some form of financial security will need to be posted to assure the proper implementation of erosion control measures, stormwater management systems and landscaping that would qualify as “quasi-public” improvements obligated by plan approval.

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


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  
Anthony Hibbeln, P.E. – Hibbeln Engineering





RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA)  
COUNTY OF MONTGOMERY) SS:  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME THE  
UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO  
ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF \_\_\_\_\_ A  
PENNSYLVANIA LLC CORPORATION, AND THAT HE AS SUCH PRESIDENT, BEING  
AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE  
PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION  
BY HIMSELF AS \_\_\_\_\_  
IN WITNESS WHEREOF. I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
COMMISSION EXPIRATION DATE \_\_\_\_\_

I HEREBY CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE LAND  
HEREIN BEING IMPROVED (#3922 RIDGE PIKE) AND THAT I DO HEREBY ADOPT  
THIS PLAN.

\_\_\_\_\_, PRESIDENT,  
OWNER 3922 RIDGE PIKE

APPROVED BY THE LOWER PROVIDENCE TOWNSHIP ENGINEER THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2022.

\_\_\_\_\_, TOWNSHIP ENGINEER

APPROVED BY THE LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_, CHAIRMAN

\_\_\_\_\_, SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR  
THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK  
\_\_\_\_\_ PAGE \_\_\_\_\_ ON \_\_\_\_\_, 2022.

RECORDER OF DEEDS

M. C. P. C. # \_\_\_\_\_  
PROCESSED and REVIEWED. Report prepared by  
MONTGOMERY COUNTY PLANNING COMMISSION in  
accordance with the Municipalities Planning Code.  
Certified this date \_\_\_\_\_  
For the Director  
MONTGOMERY CO. PLANNING COMMISSION

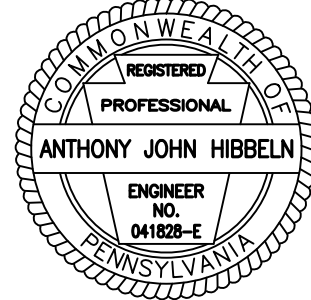
SURVEYOR'S CERTIFICATION

I, JEFFREY A. KURTZ DO HEREBY CERTIFY TO CATHY D. MARIS (GRANTOR) AND  
D/D PROPERTIES, LLC (GRANTEE), THAT TO THE BEST OF MY KNOWLEDGE AND  
BELIEF, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, THAT THIS PLAN  
REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY SUPERVISION  
AND THAT ALL EXISTING PROPERTY CORNERS EXIST AS SHOWN, AND THAT THIS  
PLAN AND SURVEY WERE PERFORMED IN ACCORDANCE WITH THE MINIMUM  
STANDARDS FOR BOUNDARY SURVEYS SECTION OF THE MANUAL OF PRACTICE  
FOR PROFESSIONAL SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS  
ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 26,  
1985.

JEFFREY A. KURTZ  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. SU 039400 E

ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELN, PE-041828-E, HEREBY CERTIFY THAT I AM A PROFESSIONAL  
ENGINEER, THAT THE SITE DESIGN CONFORMS TO ALL APPLICABLE SUBDIVISION AND ZONING  
REGULATIONS (NOTWITHSTANDING, WAIVERS & VARIANCES), AND THAT SITE DESIGN MEETS  
ACCEPTED DESIGN STANDARDS AND PRACTICES. I ALSO HEREBY CERTIFY, ON THE BELOW  
LISTED DATE, THAT THE DRAINAGE PLAN(S) INCLUDED HERewith MEETS ALL  
REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S  
REGULATIONS AND LOWER PROVIDENCE TOWNSHIP'S ORDINANCES.



ANTHONY J. HIBBELN  
(PE-041828-E)  
HIBBELN ENGINEERING COMPANY, L.L.C.  
591 SKIPPAK PIKE, SUITE 100  
BLUE BELL, PENNSYLVANIA 19422  
DATE \_\_\_\_\_

LEGEND

\_\_\_\_\_- EXIST BOUNDARY  
\_\_\_\_\_- EXIST ADJOINING OWNER LINE  
\_\_\_\_\_- EXIST CURB  
\_\_\_\_\_- EXIST UNPAVED DRIVE  
\_\_\_\_\_- EXIST RIGHT-OF-WAY  
\_\_\_\_\_- ROAD CENTERLINE  
\_\_\_\_\_- PROP PAVED EDGE  
\_\_\_\_\_- ULTIMATE RIGHT-OF-WAY

GENERAL NOTES

1. TITLE AND TOPOGRAPHY DEPICTED HEREON HAS BEEN SUPPLIED BY  
POLARIS SURVEYING AND FORESTRY PURSUANT TO AN ACTUAL FIELD  
SURVEY PERFORMED BY JEFFERY A. KURTZ, PLS. DATED APRIL 2022, LAST  
REVISED 03/04/22.  
-VERTICAL DATUM IS BASED ON NAVD 1988 ESTABLISHED BY GLOBAL  
POSITIONING SYSTEM (GPS).  
-HORIZONTAL DATUM BASED ON NAD 83 PA SOUTH ZONE ESTABLISHED  
BY GPS. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE  
PLANE BEARINGS ARE SHOWN, PARENTHESIS ( ) INDICATES DEED  
BEARINGS.
2. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)  
MAP NUMBER 42091C02370 EFFECTIVE DATE 3/2/2016 PANEL 237 SUFFIX  
G. NO 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT  
TRACT.
3. THE U.S. FISH AND WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY  
WAS REVIEWED BY HIBBELN ENGINEERING COMPANY, L.L.C. IN SPECIFIC  
REGARD TO THE SUBJECT PARCEL AND WAS FOUND NOT TO LIST THE  
PRESENCE OF WETLANDS HEREON.
4. THE AREA BETWEEN THE EXISTING TITLE LINE AND THE ULTIMATE  
RIGHT-OF-WAY IS/IS NOT HEREBY DEDICATED TO LOWER PROVIDENCE  
TOWNSHIP.
5. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH  
CURRENT LOWER PROVIDENCE TOWNSHIP AND PADOT 408 STANDARDS.  
PERMITS SHALL BE OBTAINED FROM LOWER PROVIDENCE TOWNSHIP PRIOR  
TO THE COMMENCEMENT OF ANY CONSTRUCTION.
6. ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE, CONTRACTOR IS  
RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF  
ANY WORK.
7. THE CONNECTION TO PUBLIC SANITARY SEWER SYSTEM AND CONNECTION  
TO PUBLIC WATER ALREADY EXISTS AND BOTH SHALL REMAIN IN SERVICE.
8. ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE,  
AND CABLE TV FACILITIES ALREADY EXISTS AND BOTH SHALL REMAIN IN  
SERVICE.
9. THE STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO A  
MAINTENANCE AGREEMENT WITH LOWER PROVIDENCE TOWNSHIP. THE BMP  
SHALL BE OPERATED AND MAINTAINED BY THE OWNER PER  
ABOVE-REFERENCED AGREEMENT.
10. THE BUILDING IMPROVEMENTS DEPICTED HEREIN HAVE BEEN TRANSPOSED  
FROM PRELIMINARY ARCHITECTURAL PLANS. FINAL IMPROVEMENT  
DIMENSIONS MAY VARY BUT SHALL ULTIMATELY CONFORM TO ALL ZONING  
SETBACKS, IMPERVIOUS SURFACE RATIOS, ETC, NOT WITHSTANDING THE  
PROPOSED EXPANSION OF NONCONFORMITY.
11. WHEN CHANGES FROM THE ACCEPTED DRAWINGS AND SPECIFICATIONS  
BECOME NECESSARY DURING CONSTRUCTION, A QUALIFIED PROFESSIONAL  
ENGINEER SHALL PREPARE AND SUBMIT PLANS DETAILING ALL SUCH  
CHANGES TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL.  
WRITTEN ACCEPTANCE BY THE TOWNSHIP ENGINEER SHALL BE SECURED  
BEFORE THE EXECUTION OF SUCH CHANGES.

PARKING TABULATION

PURSUANT TO LOWER PROVIDENCE TOWNSHIP Z.O. CHAPTER 143 ARTICLE XII,  
SECTION 143-70 TO 143-14.

REQUIRED PARKING FOR FINANCIAL INSTITUTION WITHOUT DRIVE-IN: 6 PER  
TELLER WINDOW\* 1 WINDOW = 6 SPACES

PROPOSED 1 TELLER WINDOW AND 8 PARKING SPACES.

IMPERVIOUS COVER TABULATION

EXISTING LOT:	AREA:
DRIVEWAY:	3,242 SF
WALKWAY:	45 SF
OFFICE BUILDING W/ PORCH	1,025 SF
PATIO	162 SF
PAVILION:	725 SF
EXIST. TOTAL IMPERVIOUS COVER:	5,199 SF
PROPOSED LOT:	AREA:
DRIVEWAY	4,151 SF
WALKWAY/PAD	90 SF
PROPOSED REAR ADDITION	325 SF
TOTAL NEW IMPERVIOUS COVER:	4,566 SF
TOTAL PROPOSED IMPERVIOUS COVER:	6,316 SF

STEEP SLOPES

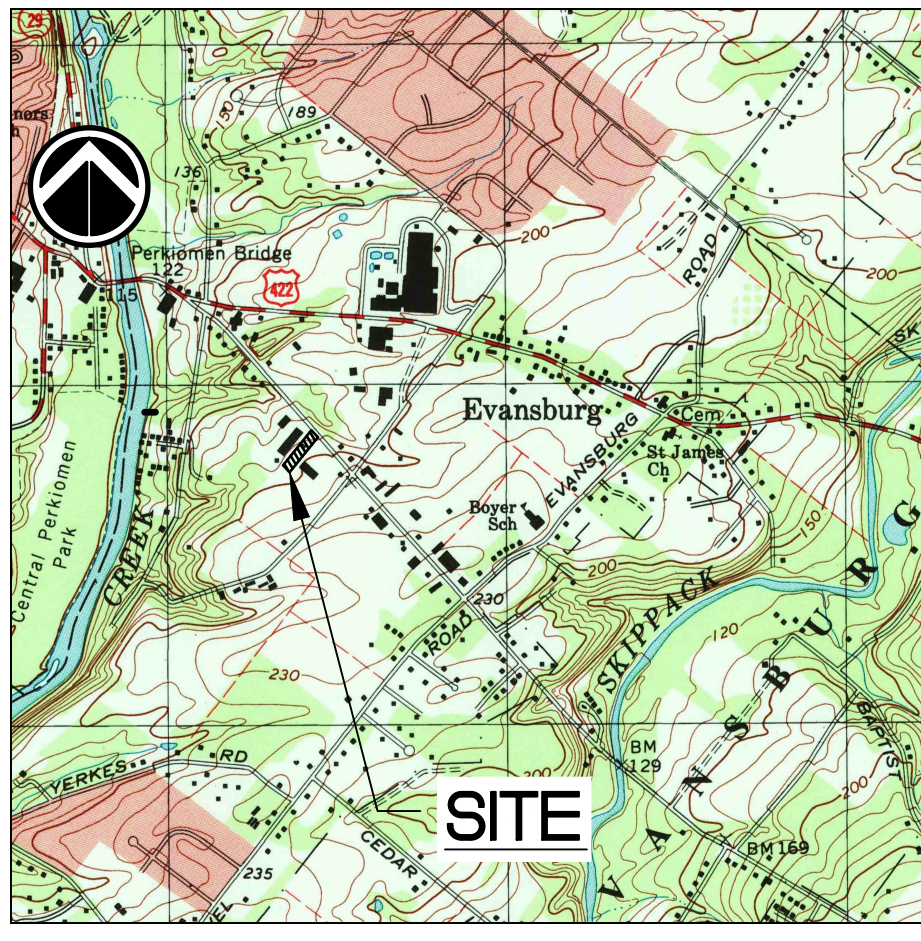
SECTION 143-236 REQUIRES SLOPES 25% OR GREATER OVER 6 FEET OF  
ELEVATION CHANGE. SECTION 123-18.A.(2).(d) REQUIRES SLOPES 15% OR  
GREATER.

ANALYSIS OF OUR SITE DOES NOT EXHIBIT SLOPES OF 15% OR 25% FOR 6  
VERTICAL FEET OR MORE.

EXPANSION OF NONCONFORMING  
NONRESIDENTIAL BUILDING

PURSUANT TO LOWER PROVIDENCE TOWNSHIP ZONING ORDINANCE CH. 143,  
ARTICLE XIII, SECTION 143-77.C.

EXISTING BUILDING IS NONCONFORMING TO SIDELAND SETBACK (20 FEET IS  
REQUIRED, 6.6 FEET EXISTS).  
MAX EXPANSION OF 100% GSF EX. OR 7,500 SF MAX.  
EX. GSF = 1000 MAX -- MAX EXPANSION OF 1000 SF  
-- PROP EXPANSION = 325 SF  
EXPANSION OF BUILDING WILL ALLOW FOR ADA BATHROOMS AND  
STORAGE.



COLLEGEVILLE, PA U.S.G.S. 7.5 Minute Series Quadrangle

0' 1,000' 2,000' 4,000'

GRAPHIC SCALE

SITE LOCATION MAP 1"= 2,000'

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX  
ASSESSMENT INFORMATION AS FOLLOWS:

LOWER PROVIDENCE TOWNSHIP  
(TAX MAP PARCEL NO. 43-00-11830-00-7)

2. RECORDED DEED DATA IS AS FOLLOWS:

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC.,  
IN AND FOR THE COUNTY OF MONTGOMERY IN WHITPAIN TOWNSHIP,  
PENNSYLVANIA IN DEED BOOK 4891, PAGE 02063.

3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:

ELECTRICAL HOME ASSN  
3900 RIDGE PIKE  
COLLEGEVILLE PA, 19426

4. ADDRESS OF THE SUBJECT TRACT:

3922 RIDGE PIKE  
COLLEGEVILLE PA, 19426

5. AREA STATISTICS:

GROSS TRACT AREA = 1.07 Ac. (TO DEED TITLE LINES)  
NET TRACT AREA = 0.98 Ac. (TO ULT. R/W LINES)

ZONING DATA

DATA OBTAINED FROM LOWER PROVIDENCE TOWNSHIP ZONING ORDINANCE,  
CHAPTER 143, AS AMENDED; REFERENCE ARTICLE XIII, SECTION 143-75 TO  
143-79.

DISTRICT CLASSIFICATION: "RPW" -RIDGE PIKE WEST  
PROPOSED USE: FINANCIAL INSTITUTION PERMITTED BY RIGHT.

	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA:	20,000 SF	42,546 SF.	42,546 SF.
MIN. LOT WIDTH AT STREET LINE:	50 FT.	100 FT.	100 FT.
RATIO OF BUILDING FACADE TO LOT WITH:	75.00%	25%	25%
MIN./MAX. FRONT YARD SETBACK: *	0/25 FT.	132 FT.	132 FT.
MIN. SIDE YARD SETBACK: *	20 FT	6.6 FT.	6.6 FT.
MIN. REAR YARD SETBACK:	30 FT	261 FT.	248 FT.
MIN. DIST. BETWEEN BUILDINGS:	30 FT	N/A	N/A
MAX. BUILDING COVERAGE:	50.00%	2.41%	3.17%
MAX. IMPERVIOUS COVERAGE:	60.00%	12.22%	14.85%
MAX. BUILDING HEIGHT:	45 FT.	> 45 FT.	> 45 FT.
NO PARKING WITHIN FRONT YARD SETBACK:	0/25 FT.	N/A	N/A
MIN PARKING AREA SETBACK FROM BUILDING:	8 FT.	22 FT.	18 FT.
MIN. PARKING AREA SETBACK FROM BOUNDARY:	12 FT.	31 FT.	32 FT.
* EXISTING NON-CONFORMITY			

PLAN SHEET INDEX

SHEET #	PLAN TITLE	ORIG. DATE
1 OF 8	PLAN OF LAND DEVELOPMENT	5/31/22
2 OF 8	EXISTING FEATURES & NATURAL RESOURCE PLAN	5/31/22
3 OF 8	PCSM & GRADING PLAN	5/31/22
4 OF 8	LANDSCAPE PLAN	5/31/22
5 OF 8	EROSION & SEDIMENT CONTROL PLAN	5/31/22
6 OF 8	E&S CONTROL NOTES	5/31/22
7 OF 8	E&S CONTROL DETAILS	5/31/22
8 OF 8	CONSTRUCTION DETAILS	5/31/22

CONTRACTOR'S PA ONE CALL DUTY

LOCATIONS OF ALL 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 FACILITIES OR STRUCTURES CANNOT BE  
GUARANTEED. PURSUANT TO REQUIREMENTS OF THE  
PENNSYLVANIA LEGISLATIVE ACT 121, AS PER THE  
LATEST AMENDMENT OF PA ACT 287 OF 1974,  
EFFECTIVE OCTOBER 8, 2008, CONTRACTORS MUST  
VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND  
UTILITIES AND FACILITIES PRIOR TO START OF WORK.

SERIAL NUMBER: 20221452501. (2/25/22)

HIBBELN ENGINEERING COMPANY, L.L.C.  
CONSULTING ENGINEERS  
215-619-9070 PA, NJ, MD & DE  
591 Skippack Pike, Suite 100  
Blue Bell, Pennsylvania 19422  
www.hibbelnengineering.com

3922 RIDGE PIKE  
LAND DEVELOPMENT  
PREPARED FOR  
AFFILIATED TRADES CREDIT UNION  
SITE SITUATE IN  
LOWER PROVIDENCE TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

12	11	10	9	8	7	6	5	4	3	2	1	NS
REVISIONS												
PLAN ORIGINATOR DATE MAY 31, 2022												

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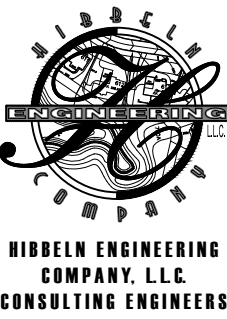
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NS



PLAN OF LAND  
DEVELOPMENT

3922 RIDGE PIKE SITE SITUATE IN LOWER PROVIDENCE TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA	
PROJECT MANAGER: AJH	DRAFTED BY: MNR
PROJECT NUMBER: 17110	DRAWING FILE: 1710 SHT01 PLAN OF LD
PLAN SCALE: 1"=40'	PLAN SHEET NUMBER: 1 OF 8
0' 20' 40' 80' GRAPHIC SCALE	



**LOWER PROVIDENCE TOWNSHIP**  
**RESOLUTION FOR FINAL**  
**SUBDIVISION AND LAND DEVELOPMENT PLAN APPROVAL**

**RESOLUTION NO. 2022-23**

**WHEREAS**, Audubon Land Development Corporation (hereinafter referred to as “Applicant”) has submitted an application for Final Land Development approval of Phase III of the Shannondell Master Plan, which received preliminary approval on December 2, 1999 via Resolution of the Lower Providence Board of Supervisors and which sets forth a plan for four (4) independent living unit buildings to be attached via connected walkways to a central common building for dining, activities and other services to be provided to residents at or near Egypt Road and South Park Avenue, South of Woodland Avenue and Wedgewood, North of Rittenhouse Road and Falcon Road, Eagleville Lower Providence Township, Montgomery County, (hereinafter referred to as the “Property” or “Properties”), as set forth in a twenty-two (22) sheet Final Land Development Plan, prepared jointly by Burisch and Associates of Pottstown, dated June 30, 2006, last revised February 21, 2022 (hereinafter collectively referred to as “Plans”); and

**WHEREAS**, the Property consists of approximately 120.4 acres, of which 19.3 acres are the subject of the current application, which is zoned within the IP – Industrial Park Zoning District and also within the INO – Institutional Overlay Zoning District; and

**WHEREAS**, the Plans propose the construction of four new residential buildings and a central community building, along with grading, utilities, landscaping, lighting, stormwater management facilities, and erosion control, as further depicted on the Plans; and

**WHEREAS**, the Township Engineer<sup>1</sup> has issued review letters dated December 8, 2009, May 25, 2022 and the Township Traffic Engineer has issued a review letters dated December 22, 2009, May 18, 2022 and August 11, 2022 (collectively, “Engineering Review Letters”); and

**WHEREAS**, the Montgomery County Planning Commission has issued a review letter dated March 14, 2022; and

**WHEREAS**, the Township Landscaping consultant has issued review letters dated December 8, 2009 and March 14, 2022; and

**WHEREAS**, the Township lighting consultant has issued review letters dated December 16, 2009 and March 18, 2022; and

**WHEREAS**, the Township Police Department has issued review comments dated December 9, 2009, December 30, 2009, December 31, 2009 and March 4, 2022; and

**WHEREAS**, The Township Fire Marshal has issued review comments dated May 25, 2022; and

**WHEREAS**, the Township Public Works Department issued review comments dated January 12, 2010; and

**WHEREAS**, the Lower Providence Board of Supervisors issued a conditional use decision dated October 15, 1998; and

**WHEREAS**, the Board of Supervisors of Lower Providence Township (hereinafter referred to as “Board”) is prepared to grant conditional approval of Applicant’s Final Subdivision and Land Development Application, subject to certain conditions.

---

<sup>1</sup> Due to the length of time between submissions, the Township’s has retained new consultants to review plans, and review letters for the Township Engineer and Landscaping Consultants appear over different signatures between the first and final review letters.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, by the Board of Supervisors of Lower Providence Township this 1<sup>st</sup> day of September, 2022, that said application for Final Land Development Plan Approval is GRANTED, subject to the following conditions:

1. **Plans:** The Board grants approval subject to the conditions described herein, to the Plans prepared by prepared jointly by Bursich Associates of Pottstown, dated June 30, 2006, last revised February 21, 2022.
2. **Zoning Ordinance.** Applicant was granted conditional use approval on October 15, 1998 to permit the construction of independent residential units.
3. **Required Permits and Outside Agency Approvals.** The Applicant or successors or assigns shall provide evidence of securing the following permits or approvals where needed:
  - a. Sanitary Sewer Permits from the Lower Providence Township Sewer Authority.
  - b. Approved DEP Land Planning Module/Waiver.
  - c. Receipt of Montgomery County Conservation District Adequacy Letter.
  - d. NPDES Permit for Construction Activity.
  - e. Approval of Audubon Water Company.
  - f. PennDOT Highway Occupancy and/or Traffic Signal Permit, if required.
  - g. Building permits, construction permits, road opening permits, electrical permits. grading permits from Lower Providence Township, as applicable.
  - h. Shop drawings for all materials associated with water, sanitary sewer and/or storm sewer utilities shall be submitted, reviewed and approved by the Township Engineer prior to commencement of construction.

4. **Conditions of Subdivision Approval.** Final Subdivision and Land Development Plan

Approval is GRANTED subject to the following conditions:

- a. Applicant shall comply with the provisions of the review letters of the Township Engineer, dated December 8, 2009, May 25, 2022 (or the latest revision thereof).
- b. Applicant shall comply with the provisions of the review letters of the Township Traffic Engineer, McMahon, dated December 22, 2009, May 18, 2022 and August 11, 2022 (or the latest revision thereof); and
- c. Applicant shall comply with the provisions of the review letter of the Montgomery County Planning Commission dated March 14, 2022 (or the latest revision thereof); and
- d. Applicant shall comply with the provisions of the review letters of the Township Landscaping consultant dated December 8, 2009 and March 14, 2022 (or the latest revision thereof); and
- e. Applicant shall comply with the provisions of the review letters of the Township lighting consultant dated December 16, 2009 and March 18, 2022 (or the latest revision thereof); and
- f. Applicant shall comply with the review comments of the Township Police Department dated December 9, 2009, December 30, 2009, December 31, 2009 and March 4, 2022 (or the latest revision thereof); and
- g. Applicant shall comply with the review comments of the Township Fire Marshal dated May 25, 2022 (or the latest revision thereof); and

- h. Applicant shall comply with the review comments of the Township Public Works Department dated January 12, 2010 (or the latest revision thereof); and
- i. Applicant shall provide “will serve” letters or other evidence that the premises are to be served by public water and sewer and shall submit signed agreements to the Township.
- j. All outstanding Township fees associated with the review and approval of the foresaid plan shall be paid in full prior to the recording of the final plan.
- k. Prior to plan recording, the Applicant shall verify that there are no existing easements, deed restrictions or covenants that would affect the proposed development.
- l. Applicant agrees to submit a final plan to Lower Providence Township and the Lower Providence Township Engineer for review and approval prior to recording. This plan shall indicate compliance with all conditions set forth in this Resolution and all Engineer review comments including those contained in the Engineering Review Letters (or the latest revision thereof).
- m. Prior to recording of the final plan, the Applicant shall provide the following executed agreements for recording in a form acceptable to the Township Solicitor, each of which shall be recorded concurrently with the final record plans:
  - i. Land Development Agreement. Applicant shall enter into a Land Development Agreement with the Township.
  - ii. Escrow Agreement. Applicant shall enter into an Escrow Agreement and

shall post adequate securities in order to construct public improvements, as determined by the Township Engineer.

- iii. Stormwater Operation and Maintenance Agreement. Applicant shall enter into a Stormwater Operations and Maintenance Agreement, in a form acceptable to the Township Solicitor, which provides ongoing maintenance obligations for the Stormwater Management BMPs. Facilities, areas or structures used as Stormwater Management BMPs shall be enumerated as permanent real estate appurtenances and encumbered by the Applicant as deed restrictions or conservation easements that run with the land. The ownership and maintenance of these Stormwater Management BMPs shall be the responsibility of the individual Lot Owners and their heirs, successors or assigns.
- iv. Easement Agreements. Applicant shall provide all required Easement Agreements.
- n. The Applicant shall, within ninety (90) days from the date of this Approval, submit final Mylars and papers to the Township for signature and recording at the Montgomery County Recorder of Deeds. There shall be one (1) electronic and five (5) papers submitted. Following release and recording of the record plan, the Applicant shall notify the Township Manager and the Township Solicitor in writing of the plan book, page number and date of recording by the Montgomery County Recorder of Deeds.
- o. Applicant shall pay final any and all fees required by the December 2, 1999

Approval Resolution.

- p. Applicant shall attend a pre-construction meeting with the Township staff and necessary Township consultants to be held prior to commencement of work.
- q. Prior to the development of any building, the applicant shall apply to Lower Providence Township for a building permit. This shall include the submission of a grading plan showing the actual building footprint and driveway location.
- r. Construction shall not continue past the foundation stage until the owner/builder has submitted certification that the first floor and garage floor elevations of the proposed structure conform to the plans submitted with the grading permit application. The certification shall be submitted to the Township Engineer and shall be signed and sealed by the responsible registered professional land surveyor licensed in the Commonwealth of Pennsylvania.
- s. The applicant shall contact the Township Engineer to perform a final grading inspection prior to issuance of an occupancy permit.
- t. The applicant shall submit five (5) sets of paper as-built plans, one (1) set as-built plans in electronic format to the Township for review and approval prior to the issuance of an occupancy permit. This plan shall include stormwater management facilities.
- u. Dead street trees or trees within 100 feet of impervious surfaces must be replaced by the property owner within 6 months.
- v. Prior to the issuance of any Certificate of Occupancy or Use and Occupancy permit, Applicant, at its sole cost and expense, shall complete all steps necessary

to dedicate any facilities proposed for dedication to the Township as set forth on the Record Plans, including but not limited to dedication of any rights-of-way.

- w. All administrative, legal and engineering expenses owed to the Township for plan review and/or planning services shall be paid in full by the Applicant prior to release of signed record plans.
- x. The Applicant shall comply in all respects with the rules, regulations and requirements of all governmental agencies and/or bodies having jurisdiction with respect to this Application and shall assume all costs, expense and responsibility in connection therewith, without any liability whatsoever on the part of the Township.

5. **Waivers.**

- a. As part of the Preliminary Land Development approval, Applicant requested, and received, several waivers of the Lower Providence Township Subdivision and Land Development Ordinance (hereinafter "SALDO"). The Board of Supervisors affirms the waivers previously granted and notes that no additional waivers are requested as part of the Final Land Development Application. All conditions set forth in the Preliminary Approval Resolution are likewise reaffirmed. Applicant further agreed to the implementation of the following conditions of approval:
  - i. Applicant agrees to install the required improvements for the widening of Egypt road within five (5) years of the date of this Approval, regardless of whether other project(s) which will contribute to the need for the



improvements will be delayed beyond five (5) years. If the other project(s) are completed sooner than five (5) years, Applicant shall construct the improvements at the time of project completion.

- ii. The bike and pedestrian trail on Egypt Road shall be constructed by Applicant concurrent with the Project, as set forth on the Plans. The trail shall be a minimum of eight (8) feet wide and shall be offset on Egypt Road to accommodate the future widening of Egypt Road.
- iii. Emergency Access onto Egypt Road shall be provided at a location and design specifications that are to the satisfaction of the Township Fire Marshall and engineering consultants. The access may be gated similar to the Shannondell Boulevard gate at Park Avenue.

**BE IT FURTHER RESOLVED** by the Board of Supervisors of Lower Providence Township that this final 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 1<sup>st</sup> day of September, 2022.

ATTEST:  
{01470961;V3}9

BO  
AR  
D

OF SUPERVISORS OF LOWER PROVIDENCE  
TOWNSHIP

\_\_\_\_\_  
E.J. Mentry, Secretary

By : \_\_\_\_\_  
Gary Neights, President

**ACCEPTANCE OF CONDITIONS:**

Audubon Land Development Corporation, the Applicant and record owner of the property located at or near Egypt Road and South Park Avenue, South of Woodland Avenue and Wedgewood, North of Rittenhouse Road and Falcon Road, Eagleville, Lower Providence Township, does hereby acknowledge and accept the Final Subdivision and Land Development Plan Approval issued by the Board of Supervisors of Lower Providence Township and accept the conditions contained herein as recited above.

Witness:

Applicant: Audubon Land Development Corporation

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

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

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

**LOWER PROVIDENCE TOWNSHIP**  
**RESOLUTION FOR PRELIMINARY**  
**SUBDIVISION AND LAND DEVELOPMENT PLAN APPROVAL**

**RESOLUTION NO. 2022-24**

**WHEREAS**, Anthony C. Branca (hereinafter referred to as “Applicant”) has submitted an application for Preliminary Land Development approval of a plan for a twenty-five (25) lot subdivision and construction of twenty-five (25) single family dwellings located at or near 420, 426 and 428 Church Road, Eagleville Lower Providence Township, Montgomery County, further identified as Montgomery County Tax Map Parcel Numbers 43-00-02314-00-1, 43-00-02311-00-4, 43-00-02308-00-7 and 43-00-02299-00-7 (hereinafter collectively referred to as the “Property” or “Properties”), as set forth in a twenty (20) sheet Subdivision and Land Development Plan, prepared jointly by Joseph M. Estock of King of Prussia, dated March 31, 2021, last revised June 27, 2022 and The Crossroads Group dated October 27, 2021, last revised June 27, 2022 (hereinafter collectively referred to as “Plans”); and

**WHEREAS**, the Properties collectively consist of approximately 10.3748 acres and are zoned within the R2 – Residential Village House Development Zoning District; and

**WHEREAS**, the Plans propose to subdivide the Properties into twenty-five (25) individual lots, construct twenty-five (25) single-family dwellings, along with grading, utilities, landscaping, lighting, stormwater management facilities, and erosion control, as further depicted on the Plans; and

**WHEREAS**, the Township Engineer has issued review letters dated July 6, 2022 and July 19, 2022 and the Township Traffic Engineer has issued a review letters dated May 8, 2021,

February 14, 2002 and July 12, 2022 (collectively, "Engineering Review Letters"); and

**WHEREAS**, the Lower Providence Board of Supervisors issued a conditional use decision dated April 3, 2020;

**WHEREAS**, the Montgomery County Planning Commission issued a review letter dated May 5, 2021; and

**WHEREAS**, the Board of Supervisors of Lower Providence Township (hereinafter referred to as "Board") is prepared to grant conditional approval of Applicant's Preliminary Subdivision and Land Development Application, subject to certain conditions.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, by the Board of Supervisors of Lower Providence Township this 1<sup>st</sup> day of September, 2022, that said application for Preliminary Land Development Plan Approval is GRANTED, subject to the following conditions:

1. **Plans**: The Board grants approval subject to the conditions described herein, to the Plans prepared by prepared jointly by Joseph M. Estock of King of Prussia, dated March 31, 2021, last revised June 27, 2022 and The Crossroads Group dated October 27, 2021, last revised June 27, 2022.
2. **Zoning Ordinance**. Applicant was granted conditional use approval on April 2, 2020 to permit the construction of twenty-five (25) single-family residences.<sup>1</sup>
3. **Required Permits and Outside Agency Approvals**. The Applicant or successors or assigns shall provide evidence of securing the following permits or approvals where

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<sup>1</sup> While the initial conditional use decision imposed certain conditions of approval, these conditions were appealed by the Applicant and ultimately removed.

needed:

- a. Sanitary Sewer Permits from the Lower Providence Township Sewer Authority.
  - b. Approved DEP Land Planning Module/Waiver.
  - c. Receipt of Montgomery County Conservation District Adequacy Letter.
  - d. NPDES Permit for Construction Activity.
  - e. Approval of PA American Water.
  - f. PennDOT Highway Occupancy Permit and/or Montgomery County Roads & Bridge Highway Occupancy Permit, if required.
  - g. Building permits, construction permits, road opening permits, electrical permits, grading permits from Lower Providence Township, as applicable.
  - h. Shop drawings for all materials associated with water, sanitary sewer and/or storm sewer utilities shall be submitted, reviewed and approved by the Township Engineer prior to commencement of construction.
4. **Conditions of Subdivision Approval.** Preliminary Subdivision and Land Development Plan Approval is GRANTED subject to the following conditions:
- a. Applicant shall comply with the provisions of the review letters of the Township Engineer, Woodrow & Associates, dated July 6, 2022 and July 19, 2022 (or the latest revision thereof).
  - b. Applicant shall comply with the provisions of the review letter of the Township Traffic Engineer, McMahon, dated May 18, 2021, February 14, and July 12, 2022

(or the latest revision thereof), except that the traffic impact fee shall provide for credit of two (2) existing PM peak hour trips at \$1,822/trip instead of the one (1) existing PM peak hour trip indicated. The new traffic impact fee will total \$45,550.

- c. Applicant shall comply with the provisions of the Montgomery County Planning Commission Review letter dated May 5, 2021.
- d. Applicant shall provide “will serve” letters or other evidence that the premises are to be served by public water and sewer and shall submit signed agreements to the Township.
- e. All outstanding Township fees associated with the review and approval of the foresaid plan shall be paid in full prior to the recording of the final plan.
- f. Prior to plan recording, the Applicant shall verify that there are no existing easements, deed restrictions or covenants that would affect the proposed development.
- g. Applicant agrees to submit a final plan to Lower Providence Township and the Lower Providence Township Engineer for review and approval prior to recording. This plan shall indicate compliance with all conditions set forth in this Resolution and all Engineer review comments including those contained in the Woodrow & Associates and McMahon Associates, Inc., Engineering Review Letters (or the latest revision thereof).
- h. Prior to recording of the final plan, the Applicant shall provide the following executed agreements for recording in a form acceptable to the Township

Solicitor, each of which shall be recorded concurrently with the final record plans:

- i. Land Development Agreement. Applicant shall enter into a Land Development Agreement with the Township.
- ii. Escrow Agreement. Applicant shall enter into an Escrow Agreement and shall post adequate securities in order to construct public improvements, as determined by the Township Engineer.
- iii. Stormwater Operation and Maintenance Agreement. Applicant shall enter into a Stormwater Operations and Maintenance Agreement, in a form acceptable to the Township Solicitor, which provides ongoing maintenance obligations for the Stormwater Management BMPs. Facilities, areas or structures used as Stormwater Management BMPs shall be enumerated as permanent real estate appurtenances and encumbered by the Applicant as deed restrictions or conservation easements that run with the land. The ownership and maintenance of these Stormwater Management BMPs shall be the responsibility of the individual Lot Owners and their heirs, successors or assigns.
- iv. Easement Agreements. Applicant shall provide all required Easement Agreements.
- i. The Applicant shall, within ninety (90) days from the date of this Approval, submit final Mylars and papers to the Township for signature and recording at the Montgomery County Recorder of Deeds. There shall be one (1) electronic



and five (5) papers submitted. Following release and recording of the record plan, the Applicant shall notify the Township Manager and the Township Solicitor in writing of the plan book, page number and date of recording by the Montgomery County Recorder of Deeds.

- j. Applicant shall pay final plan fees to the Township in the amount \$1,500 plus \$100 per dwelling unit, for a total of \$4,000. Payment of final plan fees may be deferred until final plan approval.
- k. Applicant shall attend a pre-construction meeting with the Township staff and appropriate consultants to be held prior to commencement of work.
- l. Prior to the development of each individual lot, the applicant shall apply to Lower Providence Township for a building permit. This shall include the submission of a grading plan showing the actual building footprint and driveway location.
- m. Construction shall not continue past the foundation stage until the owner/builder has submitted certification that the first floor and garage floor elevations of the proposed structure conform to the plans submitted with the grading permit application. The certification shall be submitted to the Township Engineer and shall be signed and sealed by the responsible registered professional land surveyor licensed in the Commonwealth of Pennsylvania.
- n. The applicant shall contact the Township Engineer to perform a final grading inspection prior to issuance of an occupancy permit.
- o. The applicant shall submit one (1) electronic and five (5) paper final as-built plans

to the Township for review and approval prior to the issuance of an occupancy permit. This plan shall include stormwater management facilities.

- p. Dead street trees or trees within 100 feet of impervious surfaces must be replaced by the property owner within 6 months.
- q. Prior to the issuance of any Certificate of Occupancy or Use and Occupancy permit, Applicant, at is sole cost and expense, shall complete all steps necessary to dedicate any facilities proposed for dedication to the Township as set forth on the Record Plans, including but not limited to dedication of any rights-of-way.
- r. All administrative, legal and engineering expenses owed to the Township for plan review and/or planning services shall be paid in full by the Applicant prior to release of signed record plans.
- s. The Applicant shall comply in all respects with the rules, regulations and requirements of all governmental agencies and/or bodies having jurisdiction with respect to this Application and shall assume all costs, expense and responsibility in connection therewith, without any liability whatsoever on the part of the Township.

5. **Waivers.**

- a. Applicant is requesting, and the Board has approved, the following waivers of the Lower Providence Township Subdivision and Land Development Ordinance (hereinafter "SALDO"):
  - i. Section §123-33, which requires sidewalks to be constructed along both sides of proposed Sky Circle. Applicant has requested a partial waiver to

allow the construction of an asphalt trail on the interior side of the cul-de-sac, rather than concrete sidewalks. Due to the scope of the project, the Applicant's planned open space improvements adjacent to the proposed trail and Applicant's contribution of \$10,000, or such amount as reasonably determined by the Township Engineer that represents the cost differential between the proposed asphalt trail and concrete sidewalks, as a fee in lieu of sidewalks, the Board has GRANTED this waiver from this section of the Ordinance.

- ii. Section §123-33A, which requires that the sidewalk along Church Road to be located five (5) feet from the curbline. Applicant has requested a waiver of this section to permit the sidewalk to be four (4) feet from the curbline. Due to the existing conditions and topography of the area, the Board has GRANTED this waiver from this section of the Ordinance.
- iii. Section §123-36.(2)(d), which requires the common driveway on lots 1 and 2 to be at least five (5) feet from the property line. Applicant has requested a waiver of this section to allow the common driveway to be located less than the required five (5) feet. Based upon the existing conditions at the Property and the location of the proposed improvements, the Board has GRANTED this waiver from this section of the Ordinance.
- iv. Section §129-19.C.(2), which requires the use of reinforced concrete pipe – strength class III (RCP) for the construction of storm sewer facilities

within easement areas. Applicant has requested a partial waiver of this section to allow for the use of high-density polyethylene pipe with an essentially smooth interior wall (HDPE) for utilities located within the existing Church Road. Due to the existing conditions, the Board has GRANTED this waiver from this section of the Ordinance.

- b. The waiver set forth herein are subject to the following conditions of approval:
- i. Applicant's fee in lieu of sidewalks of \$10,000 shall be either, at the Township's sole discretion, be paid in cash or as in-kind labor and materials contribution for the construction of an asphalt trail on Church Road from the entrance to the Project (shown as Sky Circle) and connect to the end of the existing sidewalk north of Walker Avenue. Applicant shall coordinate with the Township regarding the construction of the referenced asphalt trail. It is the intent of the parties that the Applicant shall construct the asphalt trail and that any costs that exceed the fee in lieu shall be taken as a credit towards the parks and recreation fee associated with the Project.
  - ii. Applicant shall use LED lights for all streetlights for the Project.
  - iii. Applicant shall provide a third party solar panel option for each newly constructed single-family residence, which cost shall be borne by the purchaser of the property. Applicant shall take the potential for solar panel installation into consideration in the construction and placement of the roof for each single-family residence.

- iv. Applicant shall work with the Township and its engineers to provide advance warning signage and possible painted pedestrian crossings at the intersection of Church Road and Sky Drive/Sky Circle, and add the appropriate information to the plans.
- v. Applicant shall install a 240VAC/50A plug in every garage for each single-family residence.

**BE IT FURTHER RESOLVED** by the Board of Supervisors of Lower Providence Township that this preliminary 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 1<sup>st</sup> day of September, 2022.

BOARD OF SUPERVISORS OF LOWER  
PROVIDENCE TOWNSHIP

ATTEST:

\_\_\_\_\_  
E.J. Mentry, Secretary

By : \_\_\_\_\_  
Gary Neights, President

{01470566;V3}10

**ACCEPTANCE OF CONDITIONS:**

Anthony C. Branca, the Applicant and record owner of Parcel Nos. 43-00-02314-00-1, 43-00-02311-00-4, 43-00-02308-00-7 and 43-00-02299-00-7 located at or near 420, 426 and 428 Church Road, Eagleville, Lower Providence Township, does hereby acknowledge and accept the Preliminary Subdivision and Land Development Plan Approval issued by the Board of Supervisors of Lower Providence Township and accept the conditions contained herein as recited above.

Witness:

Applicant: Anthony C. Branca

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

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

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

**LOWER PROVIDENCE TOWNSHIP  
MONTGOMERY COUNTY  
COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2022-25**

**A RESOLUTION ESTABLISHING A POLICY  
FOR TAX ASSESSMENT APPEALS**

**WHEREAS**, Lower Providence Township is a duly organized Township of the Second Class, existing and operating in accordance with the laws of the Commonwealth of Pennsylvania; and

**WHEREAS**, the Board of Supervisors believes it to be in the best interest of the taxpayers and residents of Lower Providence to ensure financial responsibility; and

**WHEREAS**, each year both property owners and/or taxing entities file tax assessment appeals, seeking to either decrease (property owner), or increase (taxing entity), a property's assessed value in order to either increase or decrease the potential tax liability for future tax years; and

**WHEREAS**, the Board of Supervisors wishes to establish a policy of when the Township should enter its appearance in said tax assessment appeal cases.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Supervisors of Lower Providence, Montgomery County, Pennsylvania, as follows:

1. The Board of Supervisors authorizes its Solicitor to intervene on behalf of the Township on tax assessment appeal cases in which the subject property's current indicated fair market value is at least \$10 million dollars.

**RESOLVED and ENACTED THIS** \_\_\_\_\_ day of \_\_\_\_\_ 2022.

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS**

Attest:

\_\_\_\_\_  
E.J. Mentry, Manager

\_\_\_\_\_  
Gary Neights, Chair