

Environmental Advisory Council Meeting – February 26, 2024

0. Attendance – Present: Avinh Li, Mianna Li, Erin McCool, John Zollers, Terri Neufeglise, Gary Neights, Paul Donnelly, Madison Roeger, Laura Winslow, Graff Eggers.

1. Approval of Minutes. Ms. Winslow made a motion, seconded by Ms. Neufeglise, to approve the minutes from the last meeting which passed 4-0.

2. Old Business.

a. Subcommittee Reports

1. Education / Communication: No updates
2. Stormwater: No updates
3. Built infrastructure: No updates
4. Bird Town: Mr. Zollers updated the Council on a native plant sale / swap coming in the spring on April 28 to be held at the pavilion at Eagleville Park. Time of day and other details still being worked out.
5. Green Energy: Ms. McCool and Mr. Donnelly informed the Council of modifications to the sustainability resolution in progress.

b. Journeywork – Mr. Zollers will lead the effort to set up a native plant planting program in Lower Providence model after Journeywork, request promotional materials, and see about setting up a test plot on township land.

3. New Business.

i. Mr. Donnelly updated the Council on several ongoing matters:

- Zoning code consolidation / organization process is still ongoing preparatory to consideration of changes to the code.
- Bird town signs have been set on Parklane Drive, at the John James Audubon Center, Hoy Park, and Eskie Park. Three have been held back, one for use at events, and one possibly targeted for the intersection of Ridge Pike and Park Avenue (requires coordination with PennDOT).
- The March 7 Board of Supervisors meeting will include a workshop discussing the Lower Providence campus master plan.
- Township staff are working with the organization EPIC to finish township stormwater pipe mapping (approximately 85% complete previously, with the goal completing the last 15%). This process is just beginning.

ii. Ms. McCool presented her vision for the next few months and would like the Council to transition from an experimentation phase to a more goal-oriented approach focused on specific projects and bringing them to fruition. The Council performed a workshop process based on three goals / concepts: Stormwater, an Earth Day event, and a Journeywork-style native plant program.

- Ms. Winslow noted Representative Joe Webster recently announced the initiation of the Perkiomen Watershed Initiative and recommended the Council write to his office in order

to become more directly involved in the Initiative. Ms. McCool asked Ms. Winslow to ask the representative's office to have the project manager of the Perkiomen Watershed project present on the program to the Council.

4. Comments and Other Business.

- Earth Day event at Mill Grove: Ms. Winslow reminded the Council that it was determined at the January 2024 meeting that the Council would set up a table at this event. Ms. Winslow obtained approximately 25 trees from the Keystone program and could purchase 25 more for \$250. Mr. Zollers offered to bring the stream table as long as an assistant is available to help with setup and takedown.

- Ms. Neufeglise announced her resignation from the Council having recently been appointed to fill a vacancy on the Township Board of Supervisors.

5. Courtesy of the Floor. No speakers.

6. Adjournment. The meeting was unanimously adjourned.

**LOWER PROVIDENCE TOWNSHIP
PARKS & RECREATION
February 20, 2024, MEETING MINUTES**

1) Call to Order.

A) Amy Johnston-Smith called the meeting to order at 7:04 p.m.

2) Pledge of Allegiance

3) Roll Call:

- A) The following Parks & Recreation board members were in attendance: Amy Johnston-Smith, Erin DiPaolo, Ray Lotfi, Kasey Walker, Stephanie Padula and Michelle Brown. Beth Ann Mazza was absent.
B) Also in attendance: Jane Delaney, Director of Parks & Recreation, Nick Walker, Program Coordinator, Karen Barron, Minutes Secretary, Dr. Janine Darby, Board Liaison, Ash Jeyapratap, Kaitlyn Phan, and Thomas MacNeel, Student Representatives and Rylie Cox, Parks & Recreation Intern.

4) Presentations:

A) Gold Award Candidate – Madison Roeger

(1) **MOTION:** Kasey Walker made a motion to approve the Gold Award project, Stephanie Padula seconded the motion.

(2) The vote was unanimously approved.

B) Amber Minnick – Bird Town presentation. Amber provided the board with a complete overall of how Bird Town was developed and how she would like to get the township and residents involved in the new program.

5) Meeting Minutes:

A) The meeting minutes of January 23, 2024, were approved and submitted.

6) Old Business

A) The survey was complete for Redtail Park and is now available to the public until March 1st for feedback.

B) Redtail Park – vehicles that were parked in the parking lot were notified by mail about removing their vehicles.

7) New Business

A) Summer Camp Registrations will begin February 26th.

B) Easter Egg Hunt scheduled for March 16th with a rain date of March 17th. – Volunteers.

C) Attached is the preliminary Special Events schedule.

Comments from the Board

A) Kasey Walker asked about more diverse events.

B) Kaitlyn Phan suggested Lunar New Year event.

7) Supervisor Liaison Report

Dr. Janine Darby let the board know that there is a new Supervisor, her name is Terri Neufeglise. The RHD project will be heading to the Planning Commission. The Human Rights Commission will hold their first meeting on February 27th.

8) Resident Comments

N/A

9) Motion to Adjourn.

A) **MOTION:** Ray Lotfi made a motion to adjourn. Michelle Brown seconded the motion. The motion *passed* 7-0. The meeting was adjourned at 8:10 p.m.

Next Meeting: March 19, 2024

REORGANIZATION / REGULAR MEETING
LOWER PROVIDENCE TOWNSHIP SEWER AUTHORITY
MINUTES OF FEBRUARY 12, 2024

The Regular Meeting of the Lower Providence Township Sewer Authority was held on Monday, February 12, 2024, at 4:30 PM in the Authority's Board Room at the Sewer Authority Office, located at 20 Parklane Drive, Eagleville, PA, pursuant to public notice and posting of time and place of said meeting.

Present were Authority Members:

Mr. Fred Walker, Chairman; Dr. Jason Sorgini, Treasurer and Mr. Frank McDonough, Assistant Treasurer

In addition, thereto, the following persons were present:

Mr. Alan Rubendall, System Superintendent; Ms. Lori Connolly, Office Manager; Mr. Eric Frey, Solicitor; Mr. Ed Woyden, Engineer, Ms. Theresa Funk, Engineer and Mr. Gary Neights, Liaison

Absent were Authority Members:

Mr. Charles Rose, Vice Chairman and Mr. Robert Tschoepe, Secretary

Visitor not on Agenda: Ms. Leah Baird

MINUTES

The minutes of the January 8, 2024, meeting was presented. Upon motion of Mr. McDonough seconded by Dr. Sorgini and unanimously carried, the reading of the minutes was waived and approved.

TREASURER'S REPORT - EXHIBIT 'A'

Dr. Sorgini presented to the Board the bills to be paid from the Revenue & Administration, Capital Improvement and Capital Reserve accounts.

Upon motion of Dr. Sorgini seconded by Mr. McDonough and unanimously carried, the Board approved payment of bills from the Revenue & Administration, Capital Improvement and Capital Reserve accounts hereto marked as Exhibit 'A'.

BUDGET & RATES

Dr. Sorgini stated to the Board that the Certificate of Deposit that matured in December was reinvested for \$250,000 with Fifth Third Bank at 4.75% through Charles Schwab with a maturity date of January 22, 2025.

EQUIPMENT & BUILDING

Mr. McDonough stated to the Board that two new additional cellular callers were installed, and the upgrades are working very well.

Mr. Rubendall added that the seal on the water pump was leaking on the generator at Gertrude Avenue and the water pump was replaced.

EDU SALES

A motion was made by Mr. McDonough, seconded by Dr. Sorgini and unanimously carried, to add EDU Sales to the agenda for 3464 Germantown Pike for two (2) EDUs.

A motion was made by Dr. Sorgini, seconded by Mr. McDonough and unanimously carried to approve two (2) EDUs for 3464 Germantown Pike.

CAPITAL PROJECTS

2021 Sanitary Sewer Line Replacement

Ms. Funk stated to the Board that Anrich submitted two change order requests at the end of January totaling approximately \$250,000. Gannett Fleming is reviewing the requests, which include approximately 190 pages of documents. Copies were sent to Mr. Rubendall and Mr. Frey for review.

2023 Sanitary Sewer Line Replacement

Joao & Bradley started construction on Rogers Road on January 29, 2024. Construction is ongoing with Gannett Fleming onsite observing.

Gannett Fleming, Joao and Bradley, and PA American Water had a conference call on February 9, 2024 regarding a water main conflict with the manhole to be replaced at the Clearfield and Woodlyn Roads intersection. PA American is working to schedule their contractor to relocate the water main prior to replacement of sewer in this area.

Capital Improvement Plan

A meeting was held on January 31, 2024 to review and update the Capital Improvement Plan (CIP). An updated CIP was presented to the Board for review and discussion.

ENGINEER'S REPORT - EXHIBIT 'B'

There were no questions on the Engineer's Report.

Sewer Line at Trooper Road

The Chairman asked if the sewer line on Trooper Road could be rerouted to the gravity line on Clearfield Avenue at the last meeting.

Mr. Woyden stated to the Board that this was looked into, and it is not feasible.

SYSTEM SUPERINTENDENT'S REPORT - EXHIBIT 'C'

There were no questions on the System Superintendent's Report.

ATTORNEY REPORT

Mr. Frey reported that all his comments on legal matters had been previously discussed in Executive Session.

OLD BUSINESS

Collection Update on Delinquent Accounts

Mr. Frey reported that this was discussed in Executive Session.

Ordinance for Sewer Lateral Inspection Prior to Sale of Property

Mr. Frey reported to the Board that the Township Solicitor is finishing the ordinance and will be sending to Mr. Frey for review.

NEW BUSINESS

1429 Pawlings Road

Mr. Frey reported to the Board that settlement took place on February 9, 2024 and the Authority received a check in the amount of \$12,676.

Resolution 2024-01 Honoring and Commending Mr. Edward L. Woyden - EXHIBIT 'D'

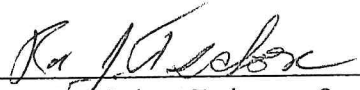
A motion was made by Dr. Sorgini, seconded by Mr. McDonough and unanimously carried, to approve Resolution 2024-01 honoring and commending Mr. Edward L. Woyden hereto marked as Exhibit 'D'.

Resolution 2024-02 Ridge Pike & Germantown Pike Realignment Project Cost Sharing - EXHIBIT 'E'

A motion was made by Mr. McDonough, seconded by Dr. Sorgini and unanimously carried, to approve Resolution 2024-02 authorizing the execution and submission of a cost share offer letter and future execution of a cost share agreement to the Pennsylvania Department of Transportation hereto marked as Exhibit 'E'.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 5:15 PM by motion of Dr. Sorgini seconded by Mr. McDonough and unanimously carried.



Mr. Robert Tschoepe, Secretary



LOWER PROVIDENCE COMMUNITY DEVELOPMENT DEPARTMENT MONTHLY REPORT – APRIL 2024

The Township Planning Commission did not meet in March, and will not meet in April.,

The Zoning Hearing Board met on March 28th. for three appeals: Hengemihle-1153 Pawlings Road requesting relief to permit a tract size of approximately 60,000 square feet; The applicant is proposing to create a building lot. Duffy-100 Regency Drive requesting time extension from a previous ZHB decision to allow for building permitting; and UMH PA Sunnyside-40 Clara Street requesting setback relief. All the applicants received the relief they were requesting.

The ZHB will hear three more matters this month. First, the Board will be presenting the proposed comprise plan with MJ Builders for undeveloped movie lots at 37 S Grange. Their intention is that the neighbors have an opportunity to comment. Second, David Wilde, 122 Hollywood Avenue, is seeking relief to permit construction of a detached garage with a one-foot side yard setback. Third, David Ward is proposing to establish a indoor pickleball facility within the existing building at 2675 Eisenhower Avenue, where AVM had been. Valerio Coffee is to remain. The relief requested is to allow for the use of less than the minimum required amount of parking.

The Township has received a Conditional Use application for the potential carwash project at Ridge and S. Park,

Members of the Zoning Ordinance Working Group are working with Greg Heleniak from the Solicitor's Office on the new zoning ordinance. We have developed some big picture recommendations and are working on the supporting land uses and district narratives.

Recently, staff have been working with property owners and tenants on alleviating property maintenance concerns in the 2900 block of Fourth Street and in the 3900 block of Ridge Pike, along with some recurring stormwater and rooster issues.

We issued 54 building permits, 36 zoning permits, 2 new business licenses, 20 resale U&Os, and handled 51 service requests in March. As always, please contact us with any questions or concerns.

**LOWER PROVIDENCE TOWNSHIP
COMMUNITY RELATIONS DEPARTMENT
MONTHLY REPORT
MARCH 2024**

HIGHLIGHTS

COMMUNICATIONS / COMMUNITY OUTREACH

Website, social media, and digital sign messages of note:

- PECO gas main replacement project – Evansburg Road
- Administration office holiday closure
- Share of Police post – Traffic stop information
- Arcola Road closure
- Public Hearing on Proposed Zoning Text Amendment
- Rittenhouse Road closure
- Montco Office of Housing & Community Development Home Repairs Program
- Ramadan observance
- Parks and Recreation programs and events
- Board/commission/council meetings/cancellations
- Good Morning Lower Providence posts

We've been notified by CivicPlus that the software that our website is built on will be at the end of its life and support in January 2025. CivicPlus will move us from Drupal 7 to Drupal 10. We are reviewing the website to fix broken links and remove outdated information in preparation for the migration.

Work is being finalized on the summer newsletter.

A webpage for the Transportation Impact Fee Advisory Committee (TIFAC) was created.

RIGHT-TO-KNOW OFFICE

During the month, requests for information under the Right-to-Know Law were logged and processed, totaling 12 police and 15 non-police. (Copies of reports prepared as a result of an accident investigation conducted by the Lower Providence Township Police Department are obtained through Carfax.)

ON-GOING RESPONSIBILITIES

Communications

- Website posts, updates
- Facebook, X and Instagram posts
- Digital sign messages
- Press releases
- Constant Contact emails
- Trash & recycling service issues

**LOWER PROVIDENCE TOWNSHIP
COMMUNITY RELATIONS DEPARTMENT
MONTHLY REPORT
MARCH 2024**

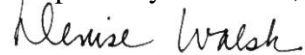
Administration

- Legal advertisements as needed
- Scheduling, correspondence and miscellaneous tasks as needed
- Preparation and distribution of Board of Supervisors' agenda packets
- Weekly email to Board of Supervisors with informational items
- Completion of post-Board meeting tasks, including posting of meeting summary and approved minutes on website
- Scheduling, setup of auditorium
- Attendance at various meetings; preparation and distribution of meeting notes
- Maintenance of Resolution, Minute and Ordinance books

Meetings / Training

- Right-to-Know webinar – “Specificity” – March 4
- DVHT Wellness Webinar – March 18
- Board of Supervisors workshop – March 7

Respectfully submitted,



Denise Walsh
Community Relations Coordinator



LOWER PROVIDENCE TOWNSHIP

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Police: 610-539-5901 • Fax: 610-630-2219



LOWER PROVIDENCE TOWNSHIP INTER-OFFICE CORRESPONDENCE

TO: Board of Supervisors

FROM: Finance Department

DATE: April 1, 2024

SUBJECT: March 2024 Finance Department Monthly Report

Payroll

- Reconciled benefit time for various employees
- Processed Payroll for March 8th and March 22nd

Software Conversion

- Began setting up Asset Management module.
- Continued to import history from previous accounting software.
- Contacted Magiq Software to aid in the reconciliation of Caselle Advantage budgeting software.
- Setup new monthly reports for Board of Supervisors

Audit

- Continued to supply Appointed Auditors with requested documents.
- Worked with CBIZ and Municipal Finance Partners to reconcile 2023 pension plans.
- Advertised condensed financial statements in accordance with Second Class Township Code
- Filed the 2023 DCED-CLGS-30 by the required April 1st due date.

Miscellaneous

- Scheduled Delco Solutions regarding IT upgrades to Municipal Building
- Worked with Help Now LLC regarding various I.T. issues including e-mail migration.
- Attended American Relief Plan Act reporting webinar.
- Completed PURTA RCT-900 (Public Utility Report Tax Act) filing.
- Issued checks for PEMA Hazard Mitigation Grant closing.
- Updated Fee Schedule for March 21, 2024, Board of Supervisors meeting
- Worked with TD Bank regarding ACH payment issues.
- Completed multiple cyber insurance renewal applications.
- Re-Filed AG-385

Ongoing tasks

- Reinvest matured Certificate of Deposit (C.D.) to continue the maturity schedule that has Certificate of Deposits maturing approximately every 30 days.
- Complete Cash Flow, Revenue and Expenditure, Treasurer's, and Revenue Trends reports.
- Contact Freedom Accounting Software to address numerous issues.
- Follow the purchasing policy for proper approval of all purchases. Review open Purchase Orders.
- Distribute for approval, enter, and pay invoices.
 - Follow up with vendors regarding unpaid/past due invoices.
- Daily reconciliation of receipts for front counter, permits, and LPT rec.
- Bill developers/residents for legal/engineering, alarm violations, and other fees due to the Township.
- Review all entries to the General Ledger.
- Reconcile all bank accounts.
- Reconcile escrow account balances.
- Transfer funds to the library.



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Fire Marshal & Emergency Management Coordinator

February 2024 Report

During the month of March 2024:

- Lower Providence Fire Department responded to 44 emergency incidents within the Township
- Continued business license inspections
- Performed numerous fire alarm acceptance tests
- Completed Threat and Hazard Identification and Risk Assessment class presented by Texas A&M
- Completed Effects of Ventilation on Fire Patterns class presented by Underwriters Laboratory
- Completed Audubon Court pre-plans
- Participated in the Township Emergency Management Seminar presented by PSATS
- Attended the Municipal Fire Officers of Montgomery County meeting
- Attended the Montgomery County Emergency Management monthly meeting
- Attended Fire Arson Scene Search and Evidence Recovery class presented by the National Fire Arson Investigation Training Institute
- Met with Public Works and Parks and Recreation to discuss flood gates.

Notes: Two additional 50' flood gates have been ordered.

**LOWER PROVIDENCE TOWNSHIP
PARKS AND RECREATION**

**MONTHLY REPORT
March 2024**

Administration:

- Daily communication with Joe Chillano, Director of Public Works, to discuss job tasks/duties for parks crew.
- Attended the monthly staff meeting.
- Transfer monthly CCFee report.
- Prepare for the Annual Easter Egg Hunt event with Nick Walker, Karen Barron, and Rylie Cox (intern)– organize prize baskets, gather supplies needed for the event, and secure volunteers for the hunt.
- Prepare and lead the Park Board Meeting on March 19th.
- Attended the Senior Games committee meeting to discuss the upcoming games slated for May 6th- 10th. Lower Providence will host Bocce on Monday, May 6th. As a committee member I will be assisting with the games the whole week.
- Paul Donnelly and I met with Jean Akers to discuss the park plans and the survey results for Redtail park. Paul and I will continue to work on the Redtail grant collectively.
- Met with supervisor, Terri Neufeglise, to discuss the parks and recreation department and visit the area parks.
- Joe Chillano, Mike Nester, Rodney Hagenbuch, Jimmy Alexander, and I met with GRL Landscapers to discuss the maintenance schedule and our expectations for the upcoming season. GRL will begin mowing in April and finish up in the first week of November 2024.
- Continue to work on securing buses for our summer camp program. The bus company that we always use to transport our camps is having employment limitations and can't accommodate all our trips for 2024. I have been researching new companies and their prices.
- As of March 31, 2024, Camp Perkiomy Eagleville is filled with 120 campers, Camp Perkiomy Woodland has 90 campers and Perkiomy Trailblazers has 72 campers registered. Lil Perks Camp Session I- 15 campers, Session II- 14 campers, and Session III- 10 campers. Lil Perks accepts 15 campers per session. We are still in need of counselors to work at summer camp this year. We will continue to advertise for positions and conduct interviews until positions are filled. Non-Resident registration will open April 1st.
- We sold 47 discounted Movie Tavern tickets in January. Movie Tavern tickets are sold for \$9.00 year -round.
- We sold 2 discounted Regal Movie tickets. Movie tickets are sold at a discounted price of \$10.50 per ticket year- round. The Regal Movie Theater in Oaks is closing, and we will continue to sell discount tickets for the KOP location.
- We continue to offer Memorial Donation Program which allows residents to purchase a bench, a tree, or a brick in a loved one's honor and have it placed in a special location in one of our beautiful parks.
- We continue to offer our Hometown Heroes Program and have been replacing the banners throughout Eagleville Park as they are purchased. Two banners were purchased this month.

Camp Update:

- Summer Camp runs from June 24th- August 2nd.
- Working With HR Dept to update all forms for summer camp.
- Attending Methacton Job Fair on Friday, April 5th.

All Parks/ Facilities Maintenance:

- All restrooms have been re-opened and cleaned at area parks.
- Trash is picked up weekly or as needed at area parks.

- Continue to check and replenish Mutt Mitts in area parks.
- Continue to inspect area parks daily and make repairs as needed.
- Pavilion rentals are available for the 2024 season and are filling up quickly.
- The Schoolhouse has been cleaned for the season and is now available for rental.
- Ordered infield mix for the baseball field at Eagleville (Gaugler field). It was delivered March 1st.
- Pickleball and Tennis nets have been set up and are ready for use.
- A day of service was set up with Victory Church to clean up Eagleville and Eskie parks on Saturday, April 27th. We will have two park workers overseeing the work.
- Ordered 14 new ADA picnic tables for area parks. They will be delivered sometime in late April.
- Ordered replacement parts for area park equipment repairs.

Programs in session:

- Firebirds Theatre Acting Class Session
- Shining Knights Chess Club

Upcoming Programs, Events:

- Pickleball for Beginners
- Senior Bingo
- Senior Internet safety class
- Community Yard Sale
- Pottery Workshop
- Summer Camp
- Babysitting Course
- Medicare Options Workshop

Daily Tasks:

- Return calls and emails daily.
- Respond to requests from the residents.
- Multiple meetings with Nick Walker, Karen Barron, and Rylie Cox regarding spring programs as well as upcoming programs and events.
- Continue to participate in Zoom/ in person meetings and webinars.
- Update P & R web page, Facebook, Instagram, MyRec and the marquee as needed.

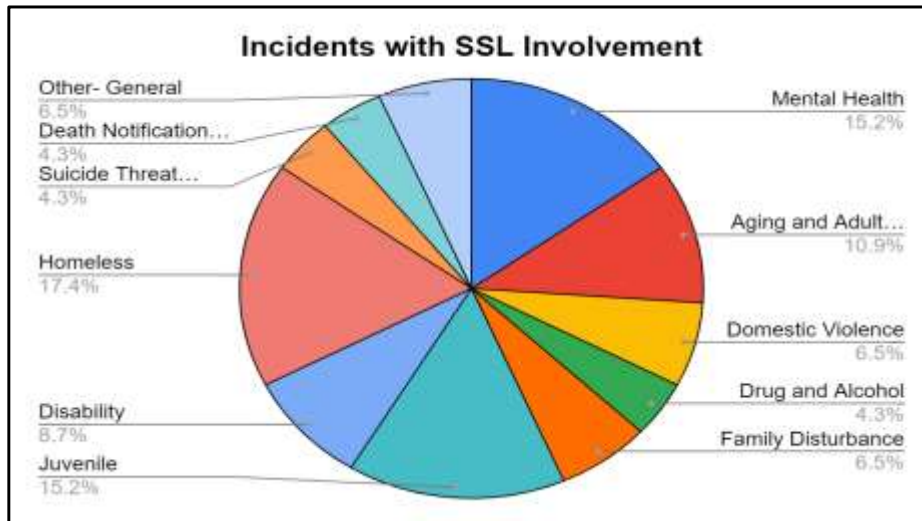
Respectfully Submitted,

Jane C. Delaney
Director of Parks and Recreation

Social Services Liaison Monthly Report - March 2024

Type of Service Provided	Description	Number of Instances		Presenting Issues	Number of Incidents
Contact/ Assisting Resident	Contacting residents to determine needs and providing resources as needed.	48	}	Acute Mental Health	7
Referrals	SSL makes referrals to local agencies - examples include: MCORT, Mobile Crisis, Mental Health Agencies, Senior Services.	21		Aging and Adult Services	5
Co-Response/ Community Outreach	SSL responds to calls or outreach to residents accompanied by an officer to offer assistance at the scene.	14		Domestic Violence	3
Incidents	Incidents involving social service needs	46		Drug and Alcohol	2
Handle with Care	Trauma informed initiative, partnership between MSD and Law Enforcement	4		Family Disturbance	3
Resource Bags	Bags that contain resources for homeless population, including list of community resources, food, water, toiletries, and hot meal cards	1		Juvenile	7
Septa Passes	Key Partnership established with Septa- one way passes offered	4		Developmental/ Intellectual Disability	4
Annual Officer Wellness	Confidential Officer wellness meetings with Social Services Liaison to be held annually.	0		Homeless	8
LEO Trainings	Trainings provided to Law Enforcement promoting trauma informed care, cultural competency and officer wellness	2		Physical Disability	0
				Suicide	0
			Suicide Threat/ Attempt	2	
			Death Notification	2	
			Other- General Public Service	3	

Trainings Attended
FBI Basic Crisis Negotiation - 5 Day
Motivational Interviewing and Trauma Informed Care
FBI Understanding Unconscious Bias



Highlights
SSL collaborated with Adult Protective Services to secure appropriate level of care for an elderly resident with unmet medical needs.
SSL co-responded to a mental health emergency and was able to secure a same day psychiatry appointment for a resident with acute MH needs.
SSL and Admin Corporal co-responded to a cardiac emergency to provide support for family members through the loss of their loved one.



LOWER PROVIDENCE TOWNSHIP POLICE DEPARTMENT

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Michael Jackson, Chief of Police

Submitted By: Michael Jackson, Chief of Police

<i>POLICE FLEET</i>	Jan-24	Feb-24	Mar-24	Total
<i>Miles Traveled</i>	25,109	25,348	25,109	75,566

<i>INCIDENTS</i>	Jan-24	Feb-24	Mar-24	Total
<i>Police Activity (CAD)</i>	2,144	2,275	2,446	6,865

<i>ENFORCEMENT ACTIVITY</i>	Jan-24	Feb-24	Mar-24	Total
<i>Traffic Stops</i>	503	565	571	1,639
<i>Traffic Citations</i>	121	258	173	552
<i>Non-Traffic Citations</i>	7	4	8	19
<i>Criminal Arrests</i>	28	33	33	94
<i>Foot and Bike Patrols</i>	218	210	193	621
<i>Traffic Details</i>	166	152	177	495
<i>Public Contacts (Minimum)</i>	914	1035	1052	3,001
<i>Formal Personnel Complaints</i>	0	10	0	10
<i>Personnel Compliments</i>	4	4	5	13

<i>JUVENILE CONTACTS</i>	Jan-24	Feb-24	Mar-24	Total
<i>Juvenile Contacts</i>	48	49	51	148
<i>Juveniles Petitioned</i>	0	0	1	1
<i>Warnings Issued</i>	11	9	10	30
<i>Citations Issued</i>	1	5	1	7
<i>Referral to Other Agencies</i>	2	1	1	4

<i>ACCIDENTS</i>	Jan-24	Feb-24	Mar-24	Total
<i>Total Number of Accidents</i>	51	46	50	147
<i>Reportable Accidents</i>	15	17	14	46
<i>Non-Reportable Accidents</i>	36	29	36	101



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Michael Jackson, Chief of Police

ALARM RESPONSES	Jan-24	Feb-24	Mar-24	Total
<i>Total Alarms</i>	72	44	65	181
<i>Security Alarms</i>	50	28	38	116
<i>Fire Alarms</i>	22	16	27	65

DETECTIVE DIVISION	Jan-24	Feb-24	Mar-24	Total
<i>Investigations</i>	30	32	44	106

SUBPOENAS FOR COURT	Jan-24	Feb-24	Mar-24	Total
<i>District Court 38-1-20</i>	54	60	40	154
<i>Montgomery County</i>	3	6	6	15
<i>All Others</i>	0	0	0	0

DUI TASK FORCE	Jan-24	Feb-24	Mar-24	Total
<i>Reimbursed Overtime Hours</i>	0	44	0	44

AGGRESSIVE DRIVING	Jan-24	Feb-24	Mar-24	Total
<i>Reimbursed Overtime Hours</i>	0	0	16	16

DRUG TASK FORCE	Jan-24	Feb-24	Mar-24	Total
<i>Reimbursed Overtime Hours</i>	8	24	8	40

PA LIQUOR CONTROL BOARD	Jan-24	Feb-24	Mar-24	Total
<i>Reimbursed Overtime Hours</i>	0	0	0	0



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Michael Jackson, Chief of Police

The following is a list of Community Relations details for March 2024:

On Tuesday, March 5, Sgt. Stead & Cpl. Heim visited the Lower Providence Presbyterian Church Nursery School and read to several classes of preschool students. They also talked about the role of police officers in the community.

On Wednesday, March 6, Sgt. Stead visited the Lower Providence Presbyterian Church Nursery School and read to several classes of preschool students. He also talked about the role of police officers in the community.

On Monday, March 11, members of the police department and fire department met with representatives of the American Red Cross to discuss an upcoming “Battle of the Badges” blood drive event.

On Saturday, March 16, members of the police department participated in a “Coffee with a Cop” event held at the Liberty Ministries Thrift Store in Colledgeville, PA.

On Thursday, March 21, members of the police department participated in National Down Syndrome Day’s “Rock Your Socks” by wearing crazing socks and sharing facts on social media about the genetic disorder.

On Friday, March 22, Cpl. Heim and Officer Millard were guest lecturers in several high school criminal justice classes demonstrating and discussing how drivers should conduct themselves during traffic stops.

On Monday, March 25, Sgt. Stead presented “Underage Drinking” lessons to several 8th-grade classes at the Arcola Intermediate School.

On Tuesday, March 26, Sgt. Stead, Col. Heim, and Investigator Salamone participated in the Arcola Intermediate School’s STEAM Day (Science, Technology, Engineering, Arts, & Mathematics) by demonstrating to students how police officers use these applications in the performance of their jobs.

On Thursday, March 28, Sgt. Stead attended a Child Abuse training seminar hosted by Mission Advocacy Center in East Norriton, PA.

The following is a list of notable TSU activity for March 2024:

There were two (2) traffic complaints made by residents during the month.



LOWER PROVIDENCE TOWNSHIP POLICE DEPARTMENT

100 Parklane Drive • Eagleville, PA 19403 • www.lowerprovidence.org
Phone: 610-539-5901 • Fax: 610-630-2219



Michael Jackson, Chief of Police

Between March 4 & 15, the speed display trailer was deployed on Oakdale Avenue after a resident complained about speeding vehicles.

Between March 18 & 28, the speed display trailer was deployed on Lantern Lane after a resident complained about speeding vehicles.

During the month, two hundred fifty-one (251) Bus Patrol violations were submitted for review, resulting in one hundred ten (110) civil citations being issued to drivers.

Youth Aid Panel:

The police department submitted one (1) juvenile to the Montgomery County District Attorney's Office Youth Aid Panel Program in January 2024.

Curfew:

There were two (2) violations of the Lower Providence Township curfew ordinance during the month.

LOWER PROVIDENCE TOWNSHIP

PUBLIC WORKS DEPARTMENT

MONTHLY REPORT

MARCH 2024

Below is a list of some items that the Public Works Department accomplished during the month of March.

- Meet with Jane Delaney daily to review/ discuss departmental needs
- All PA One call notifications were reviewed, field marked and responded to appropriately
- Director reviewed road opening permits, performed inspections where required
- The department completed various and multiple building maintenance tasks
- Street signs were repaired/replaced
- Meet with PW Foreman, PW Crew Leader and Parks Crew Leader to discuss work assignments and scheduling
- Director had several meetings with staff on various topics
- Mechanics performed routine maintenance on Township fleet and equipment
- Director approved bills associated with the department
- Janitor cleaned our buildings during the month
- Janitor cleans multiple Parks restrooms and stocks paper products
- PW & Parks guys did trash runs twice this week in our Parks. Every Monday and Friday
- Director returned phone calls and emails addressing residents' concerns. Also visited with residents to address their concerns
- Director worked on the monthly report
- Storm sewer inlets were cleaned prior to any rainstorms
- Multiple storm sewer inlet on various Twp roadways were repaired in place. Work associated includes cleaning out the inlet, repairing with brick, lentels and concrete. Replacing the top and restoration work. We are constantly working on our storm sewer system
- Traffic signals and streetlights were repaired during the month
- Parks members inspected all playground equipment during the month
- Emphasis on pothole patching, crews patched 268 potholes during the month of March
- Crews removed two fallen trees from the roadways
- I worked on the 2024 budget during the month
- We continued cleaning up the naturalized basins, removing dead trees, vines and plant invasive species
- The Sewer Authority's new project started and PA Water's project continues. Even though theses aren't Twp projects we are still involved as the work takes place along our roadways and impacts our residents

- 2024 Rd Reconstruction Project was bid and awarded to Allan Myers of Worchester, PA
- We cleaned curblines of leaves and debris, this will make it easier when we start sweeping the streets
- Checked all the school lights and made changes as necessary for daylight savings time
- We began our spring cleanup in all the Parks
- All the comfort stations were opened during the month
- Crack sealed sealed Ashton Rd
- Set up worked the annual Easter egg hunt
- Aaron Sorgini was hired, so far so good
- Our new rubber tire loader was delivered. Thank you!!

Respectfully submitted,

Joseph R. Chillano

Lower Providence Township
Summary of Authorization for Payment of Bills
Board of Supervisors Meeting
April 18, 2024

	01	3	18	19	30	31	35	42	44	55	92	
	<u>General</u>	<u>Emergency</u>	<u>Traffic</u>	<u>Municipal</u>	<u>Capital</u>	<u>Parks &</u>	<u>Highway Aid</u>	<u>Stormwater</u>	<u>American</u>	<u>Self</u>		
	<u>Fund</u>	<u>Services Fund</u>	<u>Impact Fee</u>	<u>Complex</u>	<u>Projects</u>	<u>Recreation</u>	<u>(Liquid</u>	<u>Fund</u>	<u>Rescue Plan</u>	<u>Insurance</u>	<u>Escrow Fund</u>	<u>TOTAL</u>
			<u>Fund</u>	<u>Fund</u>		<u>Operating</u>	<u>Fuels) Fund</u>	<u>Fund</u>	<u>Act Fund</u>	<u>Fund</u>		
Prepays	\$ 1,391,614.98	\$ 14,775.54	\$ -	\$ -	\$ -	\$ 9,975.76	\$ 2,786.77	\$ -	\$ 25,847.00	\$ 3,472.62	\$ -	\$ 1,448,472.67
Notes/Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Credit Cards	\$ 6,067.86	\$ 1,977.48	\$ -	\$ -	\$ -	\$ 1,485.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,530.62
	\$ 1,397,682.84	\$ 16,753.02	\$ -	\$ -	\$ -	\$ 11,461.04	\$ 2,786.77	\$ -	\$ 25,847.00	\$ 3,472.62	\$ -	\$ 1,458,003.29
WARRANTS												
4/18/2024	\$ 444,092.38	\$ 20.83	\$ 37,670.48	\$ 925.00	\$ 73,562.43	\$ 740.83	\$ 7,109.33	\$ 2,019.99	\$ 299,692.81	\$ -	\$ 13,759.78	\$ 879,593.86
GRAND												
TOTAL	\$ 1,841,775.22	\$ 16,773.85	\$ 37,670.48	\$ 925.00	\$ 73,562.43	\$ 12,201.87	\$ 9,896.10	\$ 2,019.99	\$ 325,539.81	\$ 3,472.62	\$ 13,759.78	\$ 2,337,597.15

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Amount	Void/Manual
AMERICAN RESCUE PLAN ACT FUND											
03/24	03/20/2024	1007	1343	GRAFFEN BUSINESS SY	31524	1	KIP 740C - Wide Format Scanner	44-407-70-270	25,407.00	25,407.00	
Total AMERICAN RESCUE PLAN ACT FUND:										25,407.00	
Grand Totals:										25,407.00	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Amount	Void/Manual
GENERAL FUND											
03/24	03/20/2024	71458	1110	GREAT AMERICA FINANC	36127526	1	02/24 Copies	01-401-70-384	340.66	340.66	
03/24	03/20/2024	71458	1110	GREAT AMERICA FINANC	36127526	2	03/24 Copier Lease	01-401-70-384	329.02	329.02	
03/24	03/20/2024	71459	1249	QUADIENT LEASING USA	Q1247370	1	4/14-7/13/24 Meter Rental	01-401-65-230	239.07	239.07	
03/24	03/20/2024	71460	1318	VERIZON	3824	1	3/9-4/8/24 POTS	01-401-70-321	160.79	160.79	
03/24	03/20/2024	71461	1319	VERIZON BUSINESS SER	72857360	1	02/24 PRI	01-401-70-321	512.48	512.48	
Total GENERAL FUND:										1,582.02	
PARK & REC OPERATING FUND											
03/24	03/20/2024	71457	1091	FIREBIRDS THEATRE	3142024	1	1/8/2024 - 3/18/2024 Programs	31-451-70-280	5,400.00	5,400.00	
Total PARK & REC OPERATING FUND:										5,400.00	
Grand Totals:										6,982.02	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Amount	Void/Manual
AMERICAN RESCUE PLAN ACT FUND											
03/24	03/27/2024	1008	1379	LOWER PROVIDENCE TO	414515A	1	Reimburse General Fund	44-404-70-310	440.00	440.00	
Total AMERICAN RESCUE PLAN ACT FUND:										440.00	
Grand Totals:										440.00	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Amount	Void/Manual
FIRE/EMS SERVICE FUND											
03/24	03/27/2024	71462	1018	AUDUBON WATER CO.	31824HYD	1	2/15-3/15/24 HYDRANTS	03-411-75-384	4,200.00	4,200.00	
03/24	03/27/2024	71469	1399	PAAI	32524	1	MR-SCENE TAPE	03-411-70-239	215.69	215.69	
Total FIRE/EMS SERVICE FUND:										4,415.69	
GENERAL FUND											
03/24	03/27/2024	71462	1018	AUDUBON WATER CO.	31824SCH	1	2/15-3/15/24 SCHOOLHOUSE	01-409-85-366	16.80	16.80	
03/24	03/27/2024	71463	1053	COMCAST CABLE	31424	1	3/19-4/18/24 INTERNET	01-407-75-453	321.95	321.95	
03/24	03/27/2024	71465	1122	IBD INC./ALPINE COOLE	30547	1	COOLER RENTAL	01-409-85-366	82.50	82.50	
03/24	03/27/2024	71466	1173	MCI	31924	1	2/18-3/17/24 LONG DISTANCE	01-401-70-321	88.77	88.77	
03/24	03/27/2024	71467	1212	PA AMERICAN WATER C	32224	1	2/21-3/20/24 PUBLIC WORKS	01-409-85-366	552.63	552.63	
03/24	03/27/2024	71467	1212	PA AMERICAN WATER C	3222024	1	2/21-3/20/24 ADMINISTRATION	01-409-85-366	193.30	193.30	
03/24	03/27/2024	71468	1402	PA DUI ASSOCIATION	3202024	1	LAW BOOKS	01-410-70-239	285.00	285.00	
03/24	03/27/2024	71470	1225	PECO ENERGY	31524BC	1	2/9-3/15/24 BOCCE COURTS	01-409-85-361	32.21	32.21	
Total GENERAL FUND:										1,573.16	
PARK & REC OPERATING FUND											
03/24	03/27/2024	71464	1097	FUN FIELDZ, LLC	32024	1	2024 FALL FEST-KID ZONE DEP	31-451-70-253	100.00	100.00	
Total PARK & REC OPERATING FUND:										100.00	
Grand Totals:										6,088.85	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Amount	Void/Manual
GENERAL FUND											
04/24	04/03/2024	1001	1401	TRUSTED LAND TRANSF	40324	1	43 Pechins Mill Road Settlement	01-491-70-121	306,107.37	306,107.37	
Total GENERAL FUND:										<u>306,107.37</u>	
Grand Totals:										<u><u>306,107.37</u></u>	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Amount	Void/Manual
FIRE/EMS SERVICE FUND											
04/24	04/03/2024	71471	1068	DELAWARE VALLEY INS.	26807	3	04/24 HEALTH INSURANCE	03-411-55-196	1,589.48	1,589.48	
Total FIRE/EMS SERVICE FUND:										1,589.48	
GENERAL FUND											
04/24	04/03/2024	71471	1068	DELAWARE VALLEY INS.	26807	1	04/24 HEALTH INSURANCE	01-401-55-196	9,986.46	9,986.46	
04/24	04/03/2024	71471	1068	DELAWARE VALLEY INS.	26807	2	04/24 HEALTH INSURANCE	01-413-55-196	5,139.58	5,139.58	
04/24	04/03/2024	71471	1068	DELAWARE VALLEY INS.	26807	4	04/24 HEALTH INSURANCE	01-402-55-196	1,877.32	1,877.32	
04/24	04/03/2024	71471	1068	DELAWARE VALLEY INS.	26807	5	04/24 HEALTH INSURANCE	01-410-55-196	72,680.13	72,680.13	
04/24	04/03/2024	71471	1068	DELAWARE VALLEY INS.	26807	7	04/24 HEALTH INSURANCE	01-430-55-196	26,989.84	26,989.84	
04/24	04/03/2024	71471	1068	DELAWARE VALLEY INS.	26807	9	04/24 HEALTH INSURANCE	01-491-70-482	4,630.98	4,630.98	
04/24	04/03/2024	71472	1403	M.A.D. EXTERMINATORS	115682	1	01/22/24 Pest Control	01-409-85-373	100.00	100.00	
04/24	04/03/2024	71472	1403	M.A.D. EXTERMINATORS	116754	1	2/20/24 Pest Control	01-409-85-373	100.00	100.00	
04/24	04/03/2024	71473	1225	PECO ENERGY	32224ADM	1	2/23-3-22-24 ADMINISTRATION	01-409-85-361	2,409.72	2,409.72	
04/24	04/03/2024	71473	1225	PECO ENERGY	32224GAR	1	2/23-3-22-24 PW GARAGE	01-409-85-361	221.73	221.73	
04/24	04/03/2024	71473	1225	PECO ENERGY	32224PW	1	2/23-3-22-24 PUBLIC WORKS	01-409-85-361	536.31	536.31	
04/24	04/03/2024	71473	1225	PECO ENERGY	32224SCH	1	2/23-3-22-24 SCHOOLHOUSE	01-409-85-361	49.93	49.93	
04/24	04/03/2024	71473	1225	PECO ENERGY	32224SHOE	1	2/23-3-22-24 SHOEMAKER	01-409-85-361	62.22	62.22	
04/24	04/03/2024	71474	1283	STANDARD INSURANCE	40124	1	04/24 LIFE & LTD INSURANCE	01-491-70-482	221.00	221.00	
04/24	04/03/2024	71474	1283	STANDARD INSURANCE	40124	2	04/24 LIFE & LTD INSURANCE	01-484-55-198	2,271.01	2,271.01	
04/24	04/03/2024	71474	1283	STANDARD INSURANCE	40124	3	04/24 LIFE & LTD INSURANCE	01-484-55-199	2,154.96	2,154.96	
04/24	04/03/2024	71475	1318	VERIZON	32124	1	3/22-4/11/24 POTS	01-401-70-321	52.63	52.63	
Total GENERAL FUND:										129,483.82	
PARK & REC OPERATING FUND											
04/24	04/03/2024	71471	1068	DELAWARE VALLEY INS.	26807	6	04/24 HEALTH INSURANCE	31-451-55-196	4,475.76	4,475.76	
Total PARK & REC OPERATING FUND:										4,475.76	
SELF INSURANCE FUND											
04/24	04/03/2024	71471	1068	DELAWARE VALLEY INS.	26807	8	04/24 HEALTH INSURANCE	55-484-55-196	3,472.62	3,472.62	
Total SELF INSURANCE FUND:										3,472.62	
Grand Totals:										139,021.68	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Amount	Void/Manual
LIQUID FUELS FUND											
04/24	04/10/2024	5981	1225	PECO ENERGY	40124SL	1	03/24 STREET LIGHTS	35-434-70-361	2,381.42	2,381.42	
04/24	04/10/2024	5981	1225	PECO ENERGY	4324TL	1	03/24 TRAFFIC LIGHTS	35-433-70-374	405.35	405.35	
Total LIQUID FUELS FUND:										<u>2,786.77</u>	
Grand Totals:										<u><u>2,786.77</u></u>	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Amount	Void/Manual
FIRE/EMS SERVICE FUND											
04/24	04/10/2024	71483	1212	PA AMERICAN WATER C	40224HYD	1	03/24 HYDRANTS	03-411-75-384	5,634.37	5,634.37	
04/24	04/10/2024	71485	1285	STATE WORKERS INSUR	3292024	1	11/23-11/24 VFCWC-6	03-484-55-195	3,136.00	3,136.00	
Total FIRE/EMS SERVICE FUND:										8,770.37	
GENERAL FUND											
04/24	04/10/2024	71477	1045	CHRISTOPHER J. GERDE	3282024	1	03/28/24 ZHB MEETING	01-413-50-110	75.00	75.00	
04/24	04/10/2024	71478	1061	CRYSTAL SPRINGS	32724	1	03/06/24 PW & ADMINISTRATIO	01-409-85-366	174.76	174.76	
04/24	04/10/2024	71479	1100	GARY BROWN	3282024	1	03/28/24 ZHB MEETING	01-413-50-110	75.00	75.00	
04/24	04/10/2024	71480	1136	JOSEPH PUCCI	3282024	1	03/28/24 ZHB MEETING	01-413-50-110	75.00	75.00	
04/24	04/10/2024	71481	1387	MARK KUBERSKI	3282024	1	03/28/24 ZHB MEETING	01-413-50-110	75.00	75.00	
04/24	04/10/2024	71482	1175	MCPWA	40324	1	2024 MEMBERSHIP	01-430-60-460	110.00	110.00	
04/24	04/10/2024	71484	1273	PHILIP B. SHUMAN	2402	1	Public Works Uniforms	01-430-60-238	4,143.00	4,143.00	
04/24	04/10/2024	71486	1296	TEJAL MEHTA	3282024	1	03/28/24 ZHB MEETING	01-413-50-110	75.00	75.00	
04/24	04/10/2024	71487	1317	VERIZON	33124	1	04/24 POTS	01-401-70-321	258.19	258.19	
04/24	04/10/2024	71488	1334	WEX BANK	96141325	1	03/24 GAS CARDS	01-406-70-231	7,276.51	7,276.51	
Total GENERAL FUND:										12,337.46	
Grand Totals:										21,107.83	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Amount	Void/Manual
GENERAL FUND											
04/24	04/10/2024	1002	1401	TRUSTED LAND TRANSF	4092024A	1	12 INDIAN HEAD ROAD SETTLE	01-491-70-121	196,145.68	196,145.68	
04/24	04/10/2024	1003	1401	TRUSTED LAND TRANSF	4092024B	1	14 INDIAN HEAD ROAD SETTLE	01-491-70-121	156,236.10	156,236.10	
04/24	04/10/2024	1004	1401	TRUSTED LAND TRANSF	4092024C	1	151 TYSON MILL ROAD SETTLE	01-491-70-121	221,350.29	221,350.29	
04/24	04/10/2024	1005	1401	TRUSTED LAND TRANSF	4092024D	1	41 PECHINS MILL ROAD SETTL	01-491-70-121	130,079.68	130,079.68	
04/24	04/10/2024	1006	1401	TRUSTED LAND TRANSF	4092024E	1	3610 ARCOLA ROAD SETTLEME	01-491-70-121	236,719.40	236,719.40	
Total GENERAL FUND:										<u>940,531.15</u>	
Grand Totals:										<u><u>940,531.15</u></u>	

Date	Reference	Account Number	Account Title	Description	Debit Amount	Credit Amount
03/22/2024	5.0001	01-430-60-460	Meetings - Conferences - Train	Stormwater Training-Water	5.99	.00
03/22/2024	5.0002	01-430-60-460	Meetings - Conferences - Train	Stormwater Training-Refreshments	56.39	.00
03/22/2024	5.0003	99-100100	Combined Cash Account	JC Credit Card Payment	.00	62.38-
					62.38	62.38

Date	Reference	Account Number	Account Title	Description	Debit Amount	Credit Amount
03/22/2024	8.0001	99-100100	Combined Cash Account	JD CC Payment		
03/22/2024	8.0002	01-401-65-210	Office Supplies	File Folders-Amazon	.00	1,808.10-
03/22/2024	8.0003	31-451-70-255	Movie in the Park	DVD's-Amazon	7.64	.00
03/22/2024	8.0004	31-454-70-239	Operating Supplies	Mutt Mitts-Parks	22.70	.00
03/22/2024	8.0005	31-454-60-238	Clothing and Uniforms	Logo clothing-Frank Jones	919.89	.00
03/22/2024	8.0006	01-407-70-270	Equipment and Supplies	Monitor-Amazon	534.00	.00
03/22/2024	8.0007	31-451-70-256	Easter Egg Hunt	Basket-Amazon	129.99	.00
03/22/2024	8.0008	01-401-65-210	Office Supplies	Coffee, tea, sugar-Amazon	8.69	.00
					185.19	.00
					1,808.10	1,808.10-

Journal: MANUAL CASH DISBURSEMENTS - COMBINED CASH

Lower Providence Township

Period: 03/24

3/22/2024

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Date	Reference	Account Number	Account Title	Description	Debit Amount	Credit Amount
03/22/2024	6.0001	99-100100	Combined Cash Account	PD CC payment	.00	1,497.57-
03/22/2024	6.0002	01-407-70-270	Equipment and Supplies	Smart Sheet-Software Application	89.04	.00
03/22/2024	6.0003	01-407-70-270	Equipment and Supplies	Owl Labs-Meeting Camera and Speakers	1,111.94	.00
03/22/2024	6.0004	01-401-60-460	Meetings - Conferences - Train	Event Brite-State of Stormwater Webinar	7.18	.00
03/22/2024	6.0005	01-401-75-312	Contracted Services	Survey Monkey-Grant for Parks	104.94	.00
03/22/2024	6.0007	01-401-60-460	Meetings - Conferences - Train	Perkiomen Watershed Conservancy-5 Tickets	184.47	.00
					1,497.57	1,497.57

Date	Reference	Account Number	Account Title	Description	Debit Amount	Credit Amount
03/22/2024	23.0001	99-100100	Combined Cash Account	WH CC payment	.00	1,125.79-
03/22/2024	23.0002	01-410-70-239	Operating Supplies	Locker room hooks-Walmart	9.84	.00
03/22/2024	23.0003	01-410-70-239	Operating Supplies	Radio Microphone-Near.com	79.99	.00
03/22/2024	23.0004	01-410-60-460	Meetings - Conferences - Train	Coffee-Dunkin	36.80	.00
03/22/2024	23.0005	01-410-60-460	Meetings - Conferences - Train	Coffee-Dunkin-Roll Call meeting	45.12	.00
03/22/2024	23.0006	01-410-60-460	Meetings - Conferences - Train	Street Survival-KH-Tropicana Atlantic City	167.31	.00
03/22/2024	23.0007	01-410-60-238	Clothing & Uniforms	N'Ear Earpieces-Amazon	579.96	.00
03/22/2024	23.0008	01-410-60-238	Clothing & Uniforms	Handcuff keys-Amazon	18.78	.00
03/22/2024	23.0009	01-410-60-460	Meetings - Conferences - Train	MS-Mission Kids Symposium-Registration	45.00	.00
03/22/2024	23.0010	01-410-60-238	Clothing & Uniforms	Guardian Angel Light-Amazon	134.99	.00
03/22/2024	23.0011	01-410-60-238	Clothing & Uniforms	Uniform patch application-Nina's	8.00	.00
					1,125.79	1,125.79-

Date	Reference	Account Number	Account Title	Description	Debit Amount	Credit Amount
03/22/2024	17.0001	99-100100	Combined Cash Account	MJ CC Payment	.00	889.47-
03/22/2024	17.0002	01-410-70-239	Operating Supplies	ESRI-StoryMaps Subscription	10.60	.00
03/22/2024	17.0003	01-410-60-460	Meetings - Conferences - Train	NATIA Conference Registration-JS	700.00	.00
03/22/2024	17.0004	01-401-65-210	Office Supplies	2 Scan Disk-Amazon	27.24	.00
03/22/2024	17.0005	01-401-60-420	Dues-Subscriptions-Membership	Times Herald Subscription-21st Century Publishing	14.00	.00
03/22/2024	17.0006	01-410-60-460	Meetings - Conferences - Train	Chiefs' DNA Meeting-Collegeville Bakery	84.76	.00
03/22/2024	17.0007	01-410-70-239	Operating Supplies	Flash drives-Amazon	155.56	.00
03/22/2024	17.0008	01-410-60-460	Meetings - Conferences - Train	Squard roll call meeting-Dunkin	36.30	.00
03/22/2024	17.0009	01-410-70-239	Operating Supplies	Coffee-Amazon	30.48	.00
03/22/2024	17.0010	01-410-60-460	Meetings - Conferences - Train	Squad roll call meeting-Dunkin	36.30	.00
03/22/2024	17.0011	01-410-70-239	Operating Supplies	Coffee-Amazon	37.43	.00
03/22/2024	17.0013	01-410-70-998	Donation Expense	JS Last day Luncheon-Trappe Tavern	101.80	.00
03/22/2024	17.0014	01-480-70-239	Operating Supplies	Annual fee for CC	30.00	.00
03/22/2024	17.0015	01-410-60-460	Meetings - Conferences - Train	Credit for training-Temple	.00	375.00-
					1,264.47	1,264.47

Date	Reference	Account Number	Account Title	Description	Debit Amount	Credit Amount
03/22/2024	9.0001	99-100100	Combined Cash Account	RL CC Payment		
03/22/2024	9.0002	01-401-60-460	Meetings - Conferences - Train	EZ Pass-Replenish 2 times	.00	210.63-
03/22/2024	9.0003	01-407-75-453	Contracted Services - System	PAX8-Help Now-IT Services	70.00	.00
03/22/2024	9.0004	01-407-75-453	Contracted Services - System	Adobe Pro License	94.80	.00
03/22/2024	9.0005	01-407-75-453	Contracted Services - System	Adobe Pro License	21.19	.00
03/22/2024	9.0006	01-407-75-453	Contracted Services - System	Outlook for NW-Microsoft	15.89	.00
					8.75	.00
					210.63	210.63-

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Date	Reference	Account Number	Account Title	Description	Debit Amount	Credit Amount
03/22/2024	10.0001	99-100100	Combined Cash Account	SL CC payment	.00	30.00-
03/22/2024	10.0002	01-480-70-239	Operating Supplies	Annual CC Fee	30.00	.00
					30.00	30.00-

Date	Reference	Account Number	Account Title	Description	Debit Amount	Credit Amount
03/22/2024	14.0001	99-100100	Combined Cash Account	EM CC Payment	.00	521.21
03/22/2024	14.0002	01-401-60-460	Meetings - Conferences - Train	Omni Bedford Springs-APMM Conference	224.06	.00
03/22/2024	14.0003	01-407-75-452	Maintenance and Support	Acobat Pro-Adobe	21.19	.00
03/22/2024	14.0004	01-401-60-460	Meetings - Conferences - Train	Stormwater Symposium-Event Brite	14.36	.00
03/22/2024	14.0005	01-401-60-460	Meetings - Conferences - Train	New Supervisor Meeting-The Cage	85.29	.00
03/22/2024	14.0006	01-407-75-460	Contracted Services - AV	Zoom Standard Pro Monthly	176.31	.00
					521.21	521.21

Date	Reference	Account Number	Account Title	Description	Debit Amount	Credit Amount
03/22/2024	11.0001	99-100100	Combined Cash Account	KM CC payment	.00	25.00-
03/22/2024	11.0002	01-401-60-460	Meetings - Conferences - Train	GVFHRA Webinar	25.00	.00
					25.00	25.00

Date	Reference	Account Number	Account Title	Description	Debit Amount	Credit Amount
03/22/2024	7.0001	99-100100	Combined Cash Account	MM CC Payment	.00	499.90-
03/22/2024	7.0002	01-413-60-460	Meetings - Conferences - Train	PASAB-Managing Subdivision Approval	25.00	.00
03/22/2024	7.0003	01-413-60-460	Meetings - Conferences - Train	PASAB-Managing Subdivision Approval	25.00	.00
03/22/2024	7.0004	01-480-70-239	Operating Supplies	Montco Recorder of Deeds-Plan Reseach	10.78	.00
03/22/2024	7.0005	01-413-60-460	Meetings - Conferences - Train	ICC-Training JM	396.00	.00
03/22/2024	7.0006	01-480-70-239	Operating Supplies	Montco Recorder of Deeds-Plan Research	21.56	.00
03/22/2024	7.0007	01-480-70-239	Operating Supplies	Montco Recorder of Deeds-Plan Research	21.56	.00
					499.90	499.90-

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Date	Reference	Account Number	Account Title	Description	Debit Amount	Credit Amount
03/22/2024	13.0001	99-100100	Combined Cash Account	MR CC payment	.00	2,102.48-
03/22/2024	13.0002	03-411-60-460	Meetings - Conferences - Train	ICC Certification Renewal	165.00	.00
03/22/2024	13.0003	03-411-70-239	Operation Supplies	Evidence Supplies-Tritech Forensics	822.80	.00
03/22/2024	13.0004	03-411-70-239	Operation Supplies	Equipment Labels	196.27	.00
03/22/2024	13.0005	03-411-70-239	Operation Supplies	Computer bag, mouse, glove pouch-Amazon	31.25	.00
03/22/2024	13.0006	01-401-60-460	Meetings - Conferences - Train	CPR Cards-Einstein Health Network	180.00	.00
03/22/2024	13.0007	03-411-70-270	Minor Equipment	Gas meter chargers-Durawear	659.90	.00
03/22/2024	13.0008	03-411-70-239	Operation Supplies	Camera case, safety glasses-Amazon	47.26	.00
					2,102.48	2,102.48

Date	Reference	Account Number	Account Title	Description	Debit Amount	Credit Amount
03/22/2024	22.0001	99-100100	Combined Cash Account	DW CC Payment	.00	453.09
03/22/2024	22.0002	01-401-60-460	Meetings - Conferences - Train	PSATS-TN Training	45.00	.00
03/22/2024	22.0003	01-401-60-460	Meetings - Conferences - Train	Creamer-Stormwater training	6.59	.00
03/22/2024	22.0004	01-401-60-460	Meetings - Conferences - Train	Stormwater training-Valerio Roasters	57.50	.00
03/22/2024	22.0005	03-411-60-460	Meetings - Conferences - Train	Emergency Management Training-PSATS	55.00	.00
03/22/2024	22.0006	01-401-60-460	Meetings - Conferences - Train	TN Conference Registration-PSATS	199.00	.00
03/22/2024	22.0007	01-401-60-460	Meetings - Conferences - Train	KM Training-Land Use/Stormwater-PSATS	90.00	.00
					453.09	453.09

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Date	Reference	Account Number	Account Title	Description	Debit Amount	Credit Amount
03/22/2024	12.0001	99-100100	Combined Cash Account	NU CC Payment	.00	305.00-
03/22/2024	12.0002	01-410-70-240	Operating Supplies - SSL	Southern Conn Univ-National Conference	305.00	.00
					305.00	305.00-

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Amount	Void/Manual
CAPITAL FUND											
04/24	04/18/2024	71495	1033	BOWMAN CONSULTING	420951	1	02/24 EGYPT RD GLG ATSPM	30-433-90-740	1,056.93	1,056.93	
04/24	04/18/2024	71497	1040	CHAPMAN FORD	3152024	1	2024 Jeep Grand Cherokee (WLJ	30-430-90-740	47,549.00	47,549.00	
04/24	04/18/2024	71515	1163	MARRIOTTS EMERGENC	8081	1	2024 new police vehicle equipme	30-410-90-740	24,956.50	24,956.50	
Total CAPITAL FUND:										73,562.43	
ESCROW FUND											
04/24	04/18/2024	0	1054	THOMAS COMITTA ASSO	12438402	1	02/24-03/24 Encompass Health R	92-401-75-408	998.10	998.10	
04/24	04/18/2024	0	1054	THOMAS COMITTA ASSO	12438502	1	02/24-03/24 Moscariello@Crossk	92-401-75-408	73.60	73.60	
04/24	04/18/2024	71495	1033	BOWMAN CONSULTING	419327	1	02/24 960 RITTENHOUSE ROA	92-401-75-408	220.00	220.00	
04/24	04/18/2024	71495	1033	BOWMAN CONSULTING	419335	1	02/24 Encompass Health Care R	92-401-75-408	1,635.00	1,635.00	
04/24	04/18/2024	71495	1033	BOWMAN CONSULTING	419341	1	02/24 Mister Carwash Traffic Revi	92-401-75-408	602.50	602.50	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18541	1	02/24 1433 Pawlings Rd/ DeVal	92-401-75-404	361.00	361.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18544	1	02/24 2660 Audubon Rd/Encomp	92-401-75-404	361.00	361.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18545	1	02/24 2740 W. Main St / Mr. Car	92-401-75-404	1,273.00	1,273.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18548	1	02/24 3868 Germantown Pk / Ra	92-401-75-404	57.00	57.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18549	1	02/24 420 Church Rd / Branca	92-401-75-404	266.00	266.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18550	1	02/24 960 Rittenhouse Road	92-401-75-404	494.00	494.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18552	1	02/24 Courts at Brynwood	92-401-75-404	19.00	19.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18554	1	02/24 Enclave at Evansburg	92-401-75-404	95.00	95.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19173	1	03/24 DeVal Paving-1433 Pawlin	92-401-75-404	57.00	57.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19175	1	03/24 Encompass Health Rehab-	92-401-75-404	494.00	494.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19176	1	03/24 Radatti-3868 Germantown	92-401-75-404	228.00	228.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19177	1	03/24 Branca-420 Church Road	92-401-75-404	38.00	38.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19178	1	03/24 960 Rittenhouse Road	92-401-75-404	1,710.00	1,710.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19179	1	03/24 Courts at Brynwood	92-401-75-404	95.00	95.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19180	1	03/24 Eagleville Hospital	92-401-75-404	114.00	114.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19181	1	03/24 Enclave at Evansburg-35 E	92-401-75-404	95.00	95.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19184	1	03/24 Shannondell-Phase III	92-401-75-404	19.00	19.00	
04/24	04/18/2024	71540	1337	WOODROW & ASSOCIAT	223806	1	03/24 SHANNONDELL PHASE II	92-401-75-408	280.50	280.50	
04/24	04/18/2024	71540	1337	WOODROW & ASSOCIAT	223807	1	03/24 ENCOMPASS HEALTH RE	92-401-75-408	1,116.00	1,116.00	
04/24	04/18/2024	71540	1337	WOODROW & ASSOCIAT	223809	1	03/24 35 EVANSBURG ROAD	92-401-75-408	115.00	115.00	
04/24	04/18/2024	71540	1337	WOODROW & ASSOCIAT	223810	1	03/24 RADATTI-3868 GERMANT	92-401-75-408	341.50	341.50	
04/24	04/18/2024	71540	1337	WOODROW & ASSOCIAT	223811	1	03/24 803 N. PARK AVENUE-GR	92-401-75-408	228.25	228.25	
04/24	04/18/2024	71540	1337	WOODROW & ASSOCIAT	223812	1	03/24 960 RITTENHOUSE ROA	92-401-75-408	651.76	651.76	
04/24	04/18/2024	71540	1337	WOODROW & ASSOCIAT	223818	1	03/24 3046 HIGHLEY ROAD-GR	92-401-75-408	1,184.72	1,184.72	
04/24	04/18/2024	71540	1337	WOODROW & ASSOCIAT	223819	1	03/24 100 EAGLEVILLE RD/EAG	92-401-75-408	311.00	311.00	
04/24	04/18/2024	71540	1337	WOODROW & ASSOCIAT	223820	1	03-24 720 MOURNING DOVE R	92-401-75-408	83.85	83.85	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Amount	Void/Manual
04/24	04/18/2024	71540	1337	WOODROW & ASSOCIAT	223821	1	03/24 3800 TOWNSHIP LINE RO	92-401-75-408	142.00	142.00	
Total ESCROW FUND:										13,759.78	
FIRE/EMS SERVICE FUND											
04/24	04/18/2024	71539	1336	WITMER PUBLIC SAFETY	450735	1	CALIBRATE FOUR GAS METER	03-411-70-270	20.83	20.83	
Total FIRE/EMS SERVICE FUND:										20.83	
GENERAL FUND											
04/24	04/18/2024	0	1013	APPLIED VIDEO TECHNO	26987	1	03/21/24 BOS MEETING	01-407-75-460	695.00	695.00	
04/24	04/18/2024	0	1013	APPLIED VIDEO TECHNO	26990	1	03/28/24 ZHB MEETING	01-407-75-461	275.00	275.00	
04/24	04/18/2024	0	1013	APPLIED VIDEO TECHNO	27014	1	4/04/24 BOS MEETING	01-407-75-460	695.00	695.00	
04/24	04/18/2024	0	1048	CLASS C SOLUTIONS GR	28830001	1	MISCELLANEOUS HARDWARE	01-430-70-330	259.49	259.49	
04/24	04/18/2024	0	1066	DAVIS GENERAL AUTO/T	50620	1	66-15 EMISSIONS	01-430-70-330	51.00	51.00	
04/24	04/18/2024	0	1066	DAVIS GENERAL AUTO/T	580621	1	66-11 EMISSIONS	01-430-70-330	51.00	51.00	
04/24	04/18/2024	0	1066	DAVIS GENERAL AUTO/T	62986	1	66-24 Emissions	01-430-70-330	149.95	149.95	
04/24	04/18/2024	0	1066	DAVIS GENERAL AUTO/T	63003	1	66-09 Emissions	01-430-70-330	51.00	51.00	
04/24	04/18/2024	0	1066	DAVIS GENERAL AUTO/T	63042	1	66-30 Emissions	01-430-70-330	51.00	51.00	
04/24	04/18/2024	0	1066	DAVIS GENERAL AUTO/T	63111	1	66-10 EMISSIONS	01-430-70-330	50.00	50.00	
04/24	04/18/2024	0	1126	IRON MOUNTAIN RECOR	JJJW018	1	04/24 STORAGE	01-401-75-319	1,622.93	1,622.93	
04/24	04/18/2024	71489	1000	21ST CENTURY MEDIA -	2576884	1	HRC Ad	01-401-65-341	84.80	84.80	
04/24	04/18/2024	71489	1000	21ST CENTURY MEDIA -	2578586	1	PD Pension Amendment Ordinanc	01-401-65-341	298.33	298.33	
04/24	04/18/2024	71489	1000	21ST CENTURY MEDIA -	2578778	1	3/28/24 ZHB MEETING AD	01-401-65-341	633.60	633.60	
04/24	04/18/2024	71489	1000	21ST CENTURY MEDIA -	2579759	1	ZONING ORDINANCE AMENDM	01-401-65-341	591.22	591.22	
04/24	04/18/2024	71490	1006	AIRGAS USA, LLC	6678543	1	ARGON RENTAL	01-430-70-330	61.28	61.28	
04/24	04/18/2024	71491	1010	ALLEN RUBBER CO. INC.	329607	1	66-14 Tires	01-430-70-330	286.08	286.08	
04/24	04/18/2024	71491	1010	ALLEN RUBBER CO. INC.	333129	1	66-02 & 66-11 TIRES	01-430-70-330	858.24	858.24	
04/24	04/18/2024	71492	1012	APPLIED COMPUTER SO	10439	1	04/24 EMAIL HOSTING	01-407-75-452	2,122.75	2,122.75	
04/24	04/18/2024	71492	1012	APPLIED COMPUTER SO	10440	1	04/24 OFFICE 365	01-407-75-452	745.50	745.50	
04/24	04/18/2024	71492	1012	APPLIED COMPUTER SO	10441	1	04/24 CLOUD SEP	01-407-75-452	14.00	14.00	
04/24	04/18/2024	71492	1012	APPLIED COMPUTER SO	10464	1	03/24 LC EMAIL	01-407-75-452	19.25	19.25	
04/24	04/18/2024	71492	1012	APPLIED COMPUTER SO	10466	1	04/24 AS EMAIL	01-407-75-452	19.25	19.25	
04/24	04/18/2024	71493	1020	AXON ENTERPRISE-TAS	235329	1	Taser 7 Basic Bundle	01-410-70-270	1,306.00	1,306.00	
04/24	04/18/2024	71494	1396	BDS SOUDERTON	6577897	1	66-61 Seals Auger Box	01-430-70-330	31.00	31.00	
04/24	04/18/2024	71495	1033	BOWMAN CONSULTING	419311	1	02/24 DOT RIDGE/GERMANTO	01-408-70-313	1,045.00	1,045.00	
04/24	04/18/2024	71495	1033	BOWMAN CONSULTING	419356	1	02/24 General Services	01-408-70-313	330.00	330.00	
04/24	04/18/2024	71495	1033	BOWMAN CONSULTING	420896	1	02/24 MTF-Park Eagleville Constr	01-408-70-313	1,606.25	1,606.25	
04/24	04/18/2024	71496	1407	BRYAN URBANSKI	424	1	OFFICER OF THE YEAR LUNCH	01-410-70-998	375.00	375.00	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Amount	Void/Manual
04/24	04/18/2024	71498	1385	Charles Schwab & Co Inc	31924	1	Q1 Contribution	01-483-55-511	293,783.00	293,783.00	
04/24	04/18/2024	71499	1049	CODE INSPECTIONS INC	886	1	03/24 INSPECTIONS	01-413-75-450	6,374.50	6,374.50	
04/24	04/18/2024	71500	1050	COLLEGEVILLEDOITBES	6300	1	Drain Cleaner-PD	01-409-85-239	20.58	20.58	
04/24	04/18/2024	71500	1050	COLLEGEVILLEDOITBES	6301	1	Spare Keys	01-430-70-239	8.76	8.76	
04/24	04/18/2024	71500	1050	COLLEGEVILLEDOITBES	6389	1	TOPSOIL	01-430-70-239	69.98	69.98	
04/24	04/18/2024	71500	1050	COLLEGEVILLEDOITBES	6393	1	RED MARKING PAINT	01-430-70-239	47.96	47.96	
04/24	04/18/2024	71500	1050	COLLEGEVILLEDOITBES	6441	1	JM Respirator	01-413-60-238	55.28	55.28	
04/24	04/18/2024	71501	1062	CUMMINS SALES & SERV	77407	1	PW GENERATOR MAINTENANC	01-409-85-373	850.01	850.01	
04/24	04/18/2024	71501	1062	CUMMINS SALES & SERV	77424	1	Maintenance for BLDG Equipment	01-409-85-373	1,036.97	1,036.97	
04/24	04/18/2024	71502	1065	DAN MOORE TREE & LA	32924	1	Level Rd-Open Space. Clean up	01-455-70-376	3,000.00	3,000.00	
04/24	04/18/2024	71503	1069	DELAWARE VALLEY INSU	PREM24-LP	1	2024Q2 GENERAL LIABILITY	01-486-70-351	53,809.25	53,809.25	
04/24	04/18/2024	71504	1072	DEL-VAL INTERNATIONA	13348336	1	66-03 OIL FILTER & SPARE BRA	01-430-70-330	469.52	469.52	
04/24	04/18/2024	71505	1352	DII COMPUTERS	86384	1	New Computer RL	01-407-70-270	1,569.00	1,569.00	
04/24	04/18/2024	71505	1352	DII COMPUTERS	86407	1	New Laptop-Accred. & Grants Co	01-410-70-270	1,100.00	1,100.00	
04/24	04/18/2024	71507	1083	ECKERT SEAMANS CHE	1796573	1	02/24 Police Fees	01-404-70-314	2,650.00	2,650.00	
04/24	04/18/2024	71507	1083	ECKERT SEAMANS CHE	1796574	1	02/24 Fees	01-404-70-314	550.00	550.00	
04/24	04/18/2024	71508	1351	HELP-NOW LLC	27008	1	02/24 Services	01-407-75-453	2,478.30	2,478.30	
04/24	04/18/2024	71508	1351	HELP-NOW LLC	27097	1	04/24 SERVICES	01-407-75-453	5,525.00	5,525.00	
04/24	04/18/2024	71509	1119	HOME DEPOT	2010346	1	Batteries	01-430-70-239	36.74	36.74	
04/24	04/18/2024	71509	1119	HOME DEPOT	6014527	2	PW Garage-CO Alarm	01-409-85-373	21.97	21.97	
04/24	04/18/2024	71509	1119	HOME DEPOT	8014357	1	PW-Hooks	01-430-70-239	5.92	5.92	
04/24	04/18/2024	71509	1119	HOME DEPOT	9015060	1	Batteries & Zep Spray	01-430-70-239	43.75	43.75	
04/24	04/18/2024	71510	1121	HOUGH ASSOCIATES	202401	1	2023 Recycling-ACT 101	01-427-75-312	3,750.00	3,750.00	
04/24	04/18/2024	71511	1129	JAMAR TECHNOLOGIES,	63443	1	RADAR RECORDER REPAIR	01-410-70-270	105.00	105.00	
04/24	04/18/2024	71512	1150	LAND MOBILE CORPORA	240417	1	2Q2024 REPEATER RENTAL	01-401-70-384	540.00	540.00	
04/24	04/18/2024	71513	1157	LONG FENCE	760658	1	Pinetown Road-Repair Guiderail fr	01-438-70-372	4,850.00	4,850.00	
04/24	04/18/2024	71514	1403	M.A.D. EXTERMINATORS	117751	1	03/25/24 Pest Control	01-409-85-373	100.00	100.00	
04/24	04/18/2024	71516	1170	MCDONALD UNIFORM C	227335-02	1	AP Uniforms	01-410-60-238	45.99	45.99	
04/24	04/18/2024	71516	1170	MCDONALD UNIFORM C	22733701	1	Frederick Uniforms	01-410-60-238	1,011.92	1,011.92	
04/24	04/18/2024	71516	1170	MCDONALD UNIFORM C	22733702	1	Frederick Uniforms	01-410-60-238	89.23	89.23	
04/24	04/18/2024	71516	1170	MCDONALD UNIFORM C	228923	1	RF/RH/AP Uniforms	01-410-60-238	811.35	811.35	
04/24	04/18/2024	71516	1170	MCDONALD UNIFORM C	228933	1	RF/RH/AP Uniforms	01-410-60-238	137.97	137.97	
04/24	04/18/2024	71516	1170	MCDONALD UNIFORM C	228940	1	MJ UNIFORMS	01-410-60-238	89.22	89.22	
04/24	04/18/2024	71517	1392	MULTI EQUIPMENT AND	871	1	Fan Clutch Tool	01-430-70-330	199.00	199.00	
04/24	04/18/2024	71518	1404	MUNICIPAY LLC	11100355	1	CC-ID TECH	01-401-65-213	229.00	229.00	
04/24	04/18/2024	71519	1201	NAPA COLLEGEVILLE	7240	1	66-24 RF Outer Tie Rod	01-430-70-330	70.46	70.46	
04/24	04/18/2024	71519	1201	NAPA COLLEGEVILLE	7246	1	66-24 Front Brakes	01-430-70-330	62.31	62.31	
04/24	04/18/2024	71519	1201	NAPA COLLEGEVILLE	7341	1	66-53 Salt Spreader Plug	01-430-70-330	14.81	14.81	
04/24	04/18/2024	71519	1201	NAPA COLLEGEVILLE	7631	1	Shop Supplies	01-430-70-330	11.95	11.95	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Amount	Void/Manual
04/24	04/18/2024	71519	1201	NAPA COLLEGEVILLE	7655	1	66-11 Transmission Additive	01-430-70-330	10.01	10.01	
04/24	04/18/2024	71519	1201	NAPA COLLEGEVILLE	7852	1	66-36 Air Flow Sensor Cleaner	01-430-70-330	7.59	7.59	
04/24	04/18/2024	71519	1201	NAPA COLLEGEVILLE	7865	1	Stock - Light Bulbs	01-430-70-330	14.10	14.10	
04/24	04/18/2024	71519	1201	NAPA COLLEGEVILLE	8023	1	66-30 Strut Repairs	01-430-70-330	279.22	279.22	
04/24	04/18/2024	71519	1201	NAPA COLLEGEVILLE	8037	1	66-30 Rear Brakes	01-430-70-330	37.84	37.84	
04/24	04/18/2024	71519	1201	NAPA COLLEGEVILLE	8723	1	66-03 REAR WIPER	01-430-70-330	7.76	7.76	
04/24	04/18/2024	71519	1201	NAPA COLLEGEVILLE	8925	1	66-38 SERPENTINE BELT	01-430-70-330	42.72	42.72	
04/24	04/18/2024	71519	1201	NAPA COLLEGEVILLE	9099	1	66-38 SERPENTINE BELT	01-430-70-330	46.70	46.70	
04/24	04/18/2024	71519	1201	NAPA COLLEGEVILLE	9877	1	STOCK BATTERY	01-430-70-330	199.26	199.26	
04/24	04/18/2024	71520	1344	OCCUPATIONAL HEALTH	516507721	1	PW - PostOffer Physical & Drug	01-430-70-239	272.00	272.00	
04/24	04/18/2024	71521	1223	PAULA MESZAROS	40124	1	03/28/24 ZHB MEETING	01-404-70-317	380.00	380.00	
04/24	04/18/2024	71522	1231	PENN-HOLO SALES & SE	56503	1	Chainsaw Repair	01-430-70-239	123.31	123.31	
04/24	04/18/2024	71522	1231	PENN-HOLO SALES & SE	56507	1	Chainsaw Repair	01-430-70-239	30.00	30.00	
04/24	04/18/2024	71523	1234	PETROLEUM TRADERS	1973725	1	3/18/24 Public Works	01-406-70-232	441.53	441.53	
04/24	04/18/2024	71523	1234	PETROLEUM TRADERS	1975259	1	3/25/24 PUBLIC WORKS	01-406-70-232	516.00	516.00	
04/24	04/18/2024	71523	1234	PETROLEUM TRADERS	1977270	1	4/1/24 PUBLIC WORKS	01-406-70-232	281.05	281.05	
04/24	04/18/2024	71524	1242	PPC LUBRICANTS	2230102	1	55 Gal. Motor Oil	01-430-70-330	914.60	914.60	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18538	1	02/24 Code Matters	01-404-70-310	1,435.50	1,435.50	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18539	1	02/24 Crawford Rd Project	01-404-70-310	396.00	396.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18540	1	02/24 General Representation	01-404-70-310	6,427.50	6,427.50	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18542	1	02/24 2601 Egypt / Albadani	01-404-70-310	285.00	285.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18543	1	02/24 2615 Ridge Pike / Tidal Car	01-404-70-310	19.00	19.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18546	1	02/24 3009 Ridge Pike / Moscari	01-404-70-310	57.00	57.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18547	1	02/24 3481 Germantown Pike / T	01-404-70-310	209.00	209.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18551	1	02/24 Anderko Luxury Homes, LL	01-404-70-310	57.00	57.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18553	1	02/24 Eagleville Hospital	01-404-70-310	475.00	475.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18556	1	02/24 RHD	01-404-70-310	1,235.00	1,235.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18557	1	02/24 Liens	01-404-70-310	66.00	66.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18558	1	02/24 2977 Fourth Street / Tim Mi	01-404-70-310	360.00	360.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18559	1	02/24 3752 Ridge Pike / CPM Hol	01-404-70-310	882.00	882.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18560	1	02/24 3964 Ridge / Pryme Realty	01-404-70-310	36.00	36.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18561	1	02/24 S. Grange Ave / MJ Builder	01-404-70-310	1,746.00	1,746.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18562	1	02/24 Open Records	01-404-70-310	544.50	544.50	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18563	1	02/24 Personnel	01-404-70-310	379.50	379.50	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18564	1	02/24 Resolutions/Ordinances	01-404-70-310	726.00	726.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	18565	1	02/24 Tax Assessment	01-404-70-310	176.00	176.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19169	1	03/24 Code Matters	01-404-70-310	2,062.50	2,062.50	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19170	1	03/24 CONTRACT BID REVIEW	01-404-70-310	841.50	841.50	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19171	1	03/24 CRAWFORD ROAD PROJ	01-404-70-310	165.00	165.00	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Amount	Void/Manual
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19172	1	03/24 GENERAL REPRESENTAT	01-404-70-310	1,864.50	1,864.50	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19174	1	03/24 2601 Egypt / Albadani	01-404-70-310	855.00	855.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19183	1	03/24 RHD	01-404-70-310	3,572.00	3,572.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19185	1	03/24 LIENS	01-404-70-310	99.00	99.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19186	1	03/24 2977 Fourth Street / Tim Mi	01-404-70-310	540.00	540.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19187	1	03/24 3752 Ridge Pike / CPM Hol	01-404-70-310	162.00	162.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19188	1	03/24 3964 Ridge / Pryme Realty	01-404-70-310	36.00	36.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19189	1	03/24 S. Grange Ave / MJ Builder	01-404-70-310	144.00	144.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19190	1	03/24 RESOLUTIONS/ORDINAN	01-404-70-310	478.50	478.50	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19191	1	03/24 TAX ASSESSMENT	01-404-70-310	25.00	25.00	
04/24	04/18/2024	71525	1263	RUDOLPH CLARKE, LLC	19192	1	03/24 Zoning Hearing Board	01-404-70-310	181.50	181.50	
04/24	04/18/2024	71526	1263	RUDOLPH CLARKE, LLC	18555A	1	02/24 FEMA HMPG	01-491-70-121	703.00	703.00	
04/24	04/18/2024	71526	1263	RUDOLPH CLARKE, LLC	19182	1	03/24 FEMA HMPG	01-491-70-121	2,570.12	2,570.12	
04/24	04/18/2024	71527	1266	SANDS FORD OF RED HI	45728	1	66-16 Door Trim Panel	01-430-70-330	59.49	59.49	
04/24	04/18/2024	71529	1272	SHIRT & INK	5475	1	CK Uniforms	01-410-60-238	97.42	97.42	
04/24	04/18/2024	71529	1272	SHIRT & INK	5889	1	TA Uniforms	01-410-60-238	146.02	146.02	
04/24	04/18/2024	71530	1278	SMM CONSULTING	1162	1	03/24 HMG MANAGEMENT	01-491-70-121	3,630.00	3,630.00	
04/24	04/18/2024	71531	1284	STAPLES	61660254	1	Batteries/CRT Wipes	01-401-65-210	105.80	105.80	
04/24	04/18/2024	71531	1284	STAPLES	62132743	1	Return Calculator Paper	01-401-65-210	18.90	18.90	
04/24	04/18/2024	71531	1284	STAPLES	62132744	1	Chairmat/Batteries/Manilla Envelo	01-401-65-210	159.07	159.07	
04/24	04/18/2024	71531	1284	STAPLES	62132745	1	Calculator Paper	01-401-65-210	15.75	15.75	
04/24	04/18/2024	71531	1284	STAPLES	62565062	1	CLOCKS	01-401-65-210	36.08	36.08	
04/24	04/18/2024	71531	1284	STAPLES	890576	1	JS CHAIR	01-401-65-213	159.99	159.99	
04/24	04/18/2024	71531	1284	STAPLES	890578	1	ADMIN/PD COPY PAPER and IN	01-401-65-210	588.86	588.86	
04/24	04/18/2024	71531	1284	STAPLES	890585	1	INKJET TONER/THUMB TACKS	01-401-65-210	105.33	105.33	
04/24	04/18/2024	71532	1310	TRITECH FORENSICS IN	999141	1	Evidence Supplies	01-410-70-239	96.75	96.75	
04/24	04/18/2024	71533	1311	U.S. MUNICIPAL SUPPLY,	6218557	1	Seal RearDoor Medium/Titanfast	01-430-70-330	1,068.47	1,068.47	
04/24	04/18/2024	71533	1311	U.S. MUNICIPAL SUPPLY,	6218558	1	66-48 PLOW SPIRNG RODS	01-430-70-330	187.80	187.80	
04/24	04/18/2024	71535	1329	WEINSTEIN SUPPLY	33124866	1	66-61 Pipe Caps	01-430-70-330	8.76	8.76	
04/24	04/18/2024	71535	1329	WEINSTEIN SUPPLY	33284442	1	PD-DRAIN CLEANER	01-409-85-239	48.27	48.27	
04/24	04/18/2024	71536	1330	WELDON AUTO PARTS	257601	1	Chemicals	01-430-70-330	71.14	71.14	
04/24	04/18/2024	71536	1330	WELDON AUTO PARTS	257683	1	Tire repair supplies	01-430-70-330	26.50	26.50	
04/24	04/18/2024	71536	1330	WELDON AUTO PARTS	258571	1	COOLANT-GENERATORS	01-430-70-330	95.88	95.88	
04/24	04/18/2024	71536	1330	WELDON AUTO PARTS	258798	1	WINDSHIELD WASHER FLUID	01-430-70-330	98.10	98.10	
04/24	04/18/2024	71537	1332	WEST NORRITON EXPRE	30124	1	02/24 Car Wash	01-430-70-330	78.00	78.00	
04/24	04/18/2024	71538	1345	WILSON OF WALLINGFO	11358916	1	4/05/24 SCHOOLHOUSE	01-409-85-369	359.73	359.73	
04/24	04/18/2024	71538	1345	WILSON OF WALLINGFO	11358917	1	4/05/24 SHOEMAKER	01-409-85-369	241.39	241.39	
04/24	04/18/2024	71540	1337	WOODROW & ASSOCIAT	223811A	1	03/24 803 N. PARK AVENUE-SW	01-408-70-313	228.25	228.25	
04/24	04/18/2024	71540	1337	WOODROW & ASSOCIAT	223818A	1	03/24 3046 HIGHLEY ROAD-BL	01-408-70-313	562.85	562.85	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Amount	Void/Manual
04/24	04/18/2024	71540	1337	WOODROW & ASSOCIAT	223822	1	03/24 REDTAIL PARK DCNR GR	01-408-70-313	715.00	715.00	
04/24	04/18/2024	71541	1337	WOODROW & ASSOCIAT	223815A	1	03/24 FEMA HMPG	01-491-70-121	1,203.21	1,203.21	
04/24	04/18/2024	71542	1342	ZEP SALES & SERVICE	9604878	1	CLEANERS/CHEMICALS	01-430-70-330	498.44	498.44	
Total GENERAL FUND:										<u>444,092.38</u>	
MUNICIPAL COMPLEX FUND											
04/24	04/18/2024	71540	1337	WOODROW & ASSOCIAT	223814	1	03/24 CAMPUS MASTER PLANN	19-409-90-600	925.00	925.00	
Total MUNICIPAL COMPLEX FUND:										<u>925.00</u>	
PARK & REC OPERATING FUND											
04/24	04/18/2024	71500	1050	COLLEGEVILLEDOITBES	6311	1	Parks-Seeds	31-454-70-239	139.99	139.99	
04/24	04/18/2024	71506	1081	EAGLEVILLE FENCE CO.,	4224	1	REDTAIL PARK BB FIELD FENC	31-454-70-239	17.90	17.90	
04/24	04/18/2024	71509	1119	HOME DEPOT	6014527	1	Tarp-Eagleville InField Mix	31-454-70-239	89.98	89.98	
04/24	04/18/2024	71509	1119	HOME DEPOT	6022521	1	Weed Killer	31-454-70-239	148.88	148.88	
04/24	04/18/2024	71528	1270	SHERWIN WILLIAMS CO.	12455	1	VOLUNTEER DAY PAINT	31-454-70-239	292.04	292.04	
04/24	04/18/2024	71534	1314	VALLEY FORGE SECURIT	859018	1	P&R - Keys	31-454-70-239	52.04	52.04	
Total PARK & REC OPERATING FUND:										<u>740.83</u>	
STORMWATER FUND											
04/24	04/18/2024	71540	1337	WOODROW & ASSOCIAT	223808	1	03/24 MS4 ANNUAL	42-446-70-310	2,019.99	2,019.99	
Total STORMWATER FUND:										<u>2,019.99</u>	
Grand Totals:										<u><u>535,121.24</u></u>	

Report Criteria:

Report printed and checks created

Due Date	Vendor Number	Name	Invoice Number	Net Due Amount	Pay	Payment Amount	Discount Amount	Remittance
04/18/2024	1358	CDR MAQUIRE ENGINEERIN	6A	13,748.42	Y	13,748.42	.00	Vendor Address
04/18/2024	1358	CDR MAQUIRE ENGINEERIN	7A	12,304.36	Y	12,304.36	.00	Vendor Address
04/18/2024	1358	CDR MAQUIRE ENGINEERIN	8	11,507.70	Y	11,507.70	.00	Vendor Address
04/18/2024	1099	GANNETT FLEMING, INC.	33761A	110.00	Y	110.00	.00	Vendor Address
Totals:				37,670.48		37,670.48	.00	

Number of invoices to be fully paid:	4
Number of invoices to be partially paid:	0
Number of invoices with no payment:	0
Total number of invoices listed:	4
Total checks from invoices selected:	2
Total adjustment checks:	0
Total adjusted invoices:	0
Total negative checks not created:	0

Cash Requirements Summary

Date	Net Due Amount	Payment Amount	Discount Taken
04/18/2024	37,670.48	37,670.48	.00
	37,670.48	37,670.48	.00

Report Criteria:
Report printed and checks created

Due Date	Vendor Number	Name	Invoice Number	Net Due Amount	Pay	Payment Amount	Discount Amount	Remittance
04/18/2024	1014	ARMOUR & SONS ELECTRIC	10038357	1,098.42	Y	1,098.42	.00	Vendor Address
04/18/2024	1014	ARMOUR & SONS ELECTRIC	10038360	203.89	Y	203.89	.00	Vendor Address
04/18/2024	1014	ARMOUR & SONS ELECTRIC	10038361	203.89	Y	203.89	.00	Vendor Address
04/18/2024	1014	ARMOUR & SONS ELECTRIC	10038385	260.00	Y	260.00	.00	Vendor Address
04/18/2024	1014	ARMOUR & SONS ELECTRIC	10038399	630.00	Y	630.00	.00	Vendor Address
04/18/2024	1042	CHARLES HIGGINS & SONS I	60435	851.00	Y	851.00	.00	Vendor Address
04/18/2024	1077	DOUGLASSVILLE QUARRY	8463	720.75	Y	720.75	.00	Vendor Address
04/18/2024	1114	H.A. WEIGAND, INC.	123448	800.00	Y	800.00	.00	Vendor Address
04/18/2024	1151	LANE ENTERPRISES, INC.	589284	803.00	Y	803.00	.00	Vendor Address
04/18/2024	1337	WOODROW & ASSOCIATES I	223816	1,538.38	Y	1,538.38	.00	Vendor Address
Totals:				7,109.33		7,109.33	.00	

Number of invoices to be fully paid: 10
 Number of invoices to be partially paid: 0
 Number of invoices with no payment: 0
 Total number of invoices listed: 10
 Total checks from invoices selected: 6
 Total adjustment checks: 0
 Total adjusted invoices: 0
 Total negative checks not created: 0

Cash Requirements Summary

Date	Net Due Amount	Payment Amount	Discount Taken
04/18/2024	7,109.33	7,109.33	.00
	7,109.33	7,109.33	.00

Report Criteria:

Report printed and checks created

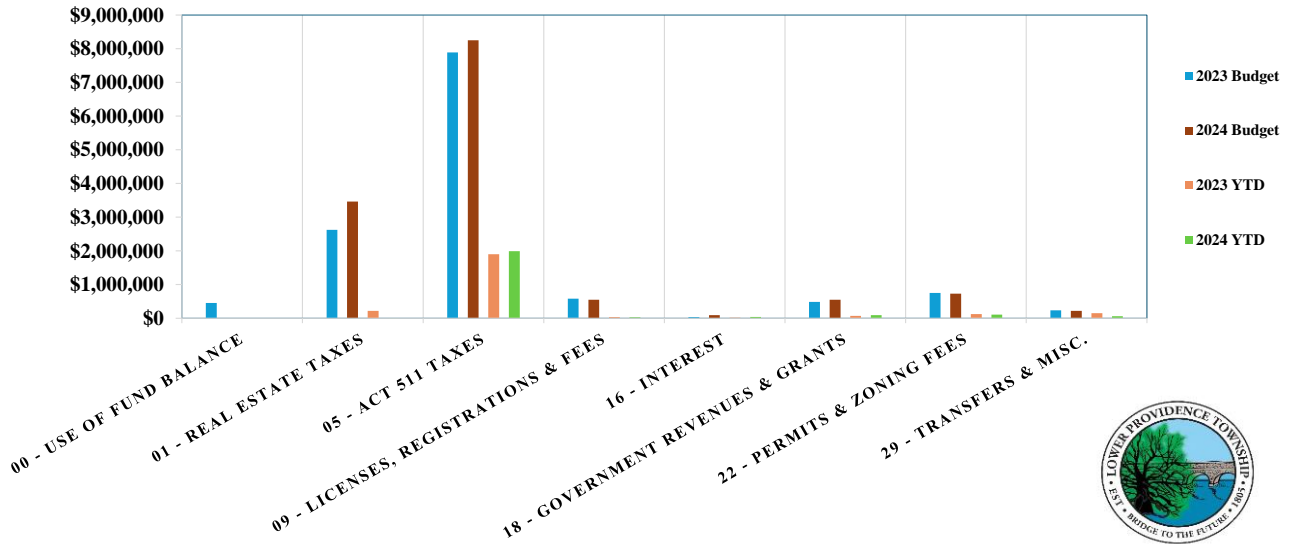
Due Date	Vendor Number	Name	Invoice Number	Net Due Amount	Pay	Payment Amount	Discount Amount	Remittance
04/18/2024	1033	BOWMAN CONSULTING GRO	420801	1,381.96	Y	1,381.96	.00	Vendor Address
04/18/2024	1080	EAGLE POWER & EQUIPMEN	1650	253,884.00	Y	253,884.00	.00	Vendor Address
04/18/2024	1161	LOWER PROVIDENCE SEWE	1	40,169.00	Y	40,169.00	.00	Vendor Address
04/18/2024	1263	RUDOLPH CLARKE, LLC	18566	1,815.00	Y	1,815.00	.00	Vendor Address
04/18/2024	1263	RUDOLPH CLARKE, LLC	19193	2,244.00	Y	2,244.00	.00	Vendor Address
04/18/2024	1337	WOODROW & ASSOCIATES I	223813	198.85	Y	198.85	.00	Vendor Address
Totals:				299,692.81		299,692.81	.00	

Number of invoices to be fully paid:	6
Number of invoices to be partially paid:	0
Number of invoices with no payment:	0
Total number of invoices listed:	6
Total checks from invoices selected:	5
Total adjustment checks:	0
Total adjusted invoices:	0
Total negative checks not created:	0

Cash Requirements Summary

Date	Net Due Amount	Payment Amount	Discount Taken
04/18/2024	299,692.81	299,692.81	.00
	299,692.81	299,692.81	.00

Lower Providence Township - March 2024 Revenue By Source

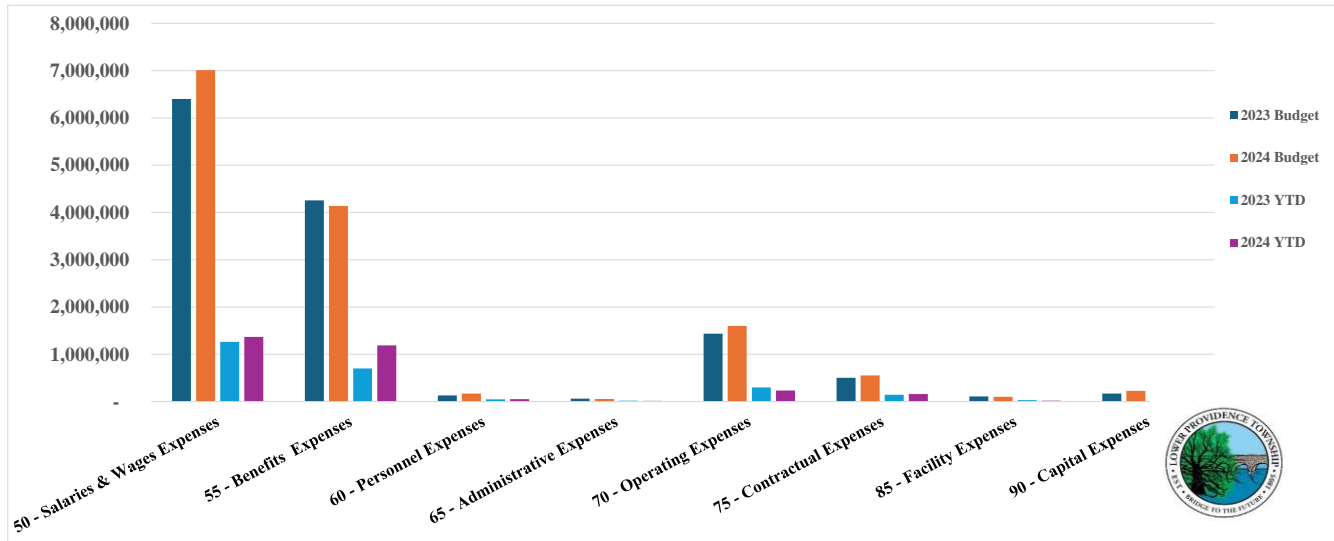


	2023 Budget	2024 Budget	Variance	2023 YTD	2024 YTD	Variance
00 - Use of Fund Balance	455,652	-	(455,652)	-	-	-
01 - Real Estate Taxes	2,621,790	3,466,867	845,077	219,866	2,451	(217,415)
05 - Act 511 Taxes	7,892,000	8,251,500	359,500	1,902,342	1,991,011	88,668
09 - Licenses, Registrations & Fees	582,600	548,650	(33,950)	33,079	26,629	(6,450)
16 - Interest	35,000	90,000	55,000	19,910	38,772	18,862
18 - Government Revenues & Grants	483,817	548,550	64,733	73,651	90,958	17,307
22 - Permits & Zoning Fees	750,300	730,300	(20,000)	126,222	107,160	(19,062)
29 - Transfers & Misc.	236,412	220,950	(15,462)	148,607	59,991	(88,617)
Total	13,057,571	13,856,817	799,246	2,523,678	2,316,971	(206,707)

Summary

- As of March, 17% of 2024 budgeted revenues have been collected in comparison to 2023 when 19% of budgeted revenues had been collected. Overall revenues are \$206,707 behind 2023 as of March of 2023.
- Real Estate tax bills went out on March 1st, 2024, and collections are anticipated to be shortly. Only \$2,451 in interim taxes and prior year taxes have been collected as of March 2024. In contrast, \$219,866 had been collected at the end of March 2023 in current, interim, and prior year real estate taxes. This revenue source is anticipated to surpass 2023 revenues in the upcoming months.
- Act 511 taxes are experiencing a \$88,668 increase over 2023 collections. The main contributing factor to the increase in collections is Real Estate Transfer Tax, which is \$42,000 ahead of 2023. Additionally, Earned Income Tax and Local Services Taxes are above 2023 for a combined increase of approximately \$46,500.
- Licenses, Registrations, and Fees show a minor decrease of \$6,450. The decrease is directly correlated with slowed Business License collections. This revenue is anticipated to catch up in the later months of 2024.
- Interest is up \$18,862 compared to 2023. The primary cause of the increase is due to increased interest rates, cash investments, and a higher cash balance. The current interest rate on the Township's main checking account is 3.29% which is a 1.17% increase from March of 2023.
- Government Revenues and Grants are up \$17,307. The biggest contribution to this revenue category is a \$72,000 contribution from Pennsylvania Emergency Management Agency (PEMA) for the Hazard Mitigation Grant. Additionally, the Township received \$13,800 in grant revenues from PEMA for reimbursements associated with Hurricane Ida. The Township received the annual State Recycling Grant in February of 2023 for \$72,000. The State Recycling Grant has not yet been received but is anticipated to be collected for a similar amount in 2024.
- Permits and Zoning Fees are down \$19,000 in comparison to 2023. Various permit collections are behind approximately \$12,000 while Zoning, Subdivision and Land Development fees are also down \$7,300.
- Transfers and Other Miscellaneous revenues are down \$88,617. The primary cause of the decrease in revenue is due to an Emergency Watershed Protection Grant received in 2023 which is contributing \$74,400 or 84% of the overall decrease. Although the Township received \$74,400, the grant was a "pass through" meaning there is a matching expense associated with this revenue.

Lower Providence Township - March 2024 Expense By Category



	2023 Budget	2024 Budget	Variance	2023 YTD	2024 YTD	Variance
50 - Salaries & Wages Expenses	6,399,622	7,011,757	612,135	1,261,966	1,367,052	105,086
55 - Benefits Expenses	4,255,060	4,138,428	(116,632)	701,609	1,187,450	485,841
60 - Personnel Expenses	128,575	167,690	39,115	47,970	51,793	3,823
65 - Administrative Expenses	59,900	55,100	(4,800)	19,380	16,396	(2,983)
70 - Operating Expenses	1,435,188	1,601,170	165,982	297,005	233,476	(63,529)
75 - Contractual Expenses	501,182	554,530	53,348	145,445	159,593	14,149
85 - Facility Expenses	108,298	100,620	(7,678)	30,227	20,047	(10,180)
90 - Capital Expenses	169,746	227,522	57,776	-	-	-
Total	13,057,571	13,856,817	799,246	2,503,601	3,035,807	532,206

Summary

- Overall, \$3,035,807 or 22% of the General Fund Expenses have been spent at the end of March. In comparison, only 19% of the General Fund Expenses were expensed at the end of March 2023.
- Spending is up \$532,206 or 4% of the General Fund budget compared to 2023.
- Salaries and Wage Expenses show an increase of \$105,086 when looking back at March of 2023. Approximately \$24,000 of this increase is due to overtime associated with winter storms that took place in early 2024 but not in 2023. The remainder of the increase is associated with increased staffing and staff salary increases. Some salary increases are contractually obligated through the Townships two Collective Bargaining Agreements.
- Benefit Expenses are experiencing the largest increase over 2023. Of the \$485,841 increase, 40% is associated with the upfront funding of the employees' Health Savings Account. Since the new Health Savings Plan premiums are less expensive than the 2023 Health Insurance premiums, the spending gap is anticipated to be reduced each month until the Township shows savings. Additionally, the Township made an earlier Minimum Municipal Obligation (MMO) payment in 2024. The MMO payment in the amount of \$293,783 took place in March of 2024 and not until April of 2023. These two payments make up a 99% of the spending variance.
- Personnel Expenses are up \$3,800 from 2023. The increase is associated with the uniforms purchased for the new Police Officers.
- Administrative Expenses show a slight savings of \$2,983 associated with various office supplies and equipment.
- Operating expenses show an increase of approximately \$63,500. Spending is up across many departments, but some causes for the increase can be associated with legal costs, diesel fuel for winter storms, Social Service Liaison expenses, vehicle repairs, general liability insurance premiums and expenses related to the Hazard Mitigation Grant.
- Contractual Expenses are up \$14,145. This increase is due to the purchase of the new accounting software as well as the switch in Information Technology (I.T.) vendors.
- Facility Expenses show a decrease of \$10,180. The saving associated with the Facility Expenses Category can be explained by savings in electricity, heating oil and building maintenance/repairs.

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
GENERAL FUND						
REAL ESTATE TAX						
01-301-01-100	01-301-100	Real Estate Tax - Current	3,436,367.00-	.00	.00	3,436,367.00-
01-301-01-500	01-301-400	Real Estate Tax - Prior Year	21,000.00-	2,189.28-	.00	18,810.72-
01-301-01-600	01-301-600	Real Estate Tax - Interim	9,500.00-	261.59-	.00	9,238.41-
Total REAL ESTATE TAX:			3,466,867.00-	2,450.87-	.00	3,464,416.13-
OTHER TAXES						
01-310-05-100	01-310-100	Real Estate Transfer Tax	600,000.00-	134,979.47-	.00	465,020.53-
01-310-05-210	01-310-210	Earned Income Tax	7,075,000.00-	1,713,719.47-	.00	5,361,280.53-
01-310-05-500	01-310-030	Per Capita Tax - Prior Year	1,500.00-	540.50-	.00	959.50-
01-310-05-540	01-310-510	Local Service Tax	550,000.00-	141,459.27-	.00	408,540.73-
01-310-05-610	01-310-610	Amusement Tax	25,000.00-	312.00-	.00	24,688.00-
Total OTHER TAXES:			8,251,500.00-	1,991,010.71-	.00	6,260,489.29-
LICENSES & FEES						
01-321-09-450	01-321-300	Business License	40,000.00-	5,920.00-	.00	34,080.00-
01-321-09-800	01-321-800	Cable Franchise Fees	420,000.00-	.00	.00	420,000.00-
01-321-09-910	01-321-910	Yard Sale Fee	650.00-	60.00-	.00	590.00-
Total LICENSES & FEES:			460,650.00-	5,980.00-	.00	454,670.00-
FINES & VIOLATIONS						
01-331-09-110	01-331-110	Vehicle Code Violation	52,500.00-	11,883.04-	.00	40,616.96-
01-331-09-120	01-331-120	Ordinance Violation	23,500.00-	4,415.99-	.00	19,084.01-
01-331-09-130	01-331-130	Alarm Violation	12,000.00-	4,350.00-	.00	7,650.00-
Total FINES & VIOLATIONS:			88,000.00-	20,649.03-	.00	67,350.97-
INTEREST						
01-341-16-010	01-341-000	Interest	90,000.00-	38,771.74-	.00	51,228.26-
Total INTEREST:			90,000.00-	38,771.74-	.00	51,228.26-
RENTS & ROYALTIES						
01-342-22-200	01-342-200	Rent	5,300.00-	1,700.00-	.00	3,600.00-
Total RENTS & ROYALTIES:			5,300.00-	1,700.00-	.00	3,600.00-
STATE GRANTS						
01-354-18-020	01-354-105	State Grant - Bulletproof Vest	2,000.00-	.00	.00	2,000.00-
01-354-18-090	01-354-083	Misc. State Grants	.00	13,766.23-	.00	13,766.23
01-354-18-120	01-354-083	PEMA - Grants	.00	75,691.63-	.00	75,691.63
01-354-18-150	01-354-060	State Grant - Recycling	70,000.00-	.00	.00	70,000.00-
Total STATE GRANTS:			72,000.00-	89,457.86-	.00	17,457.86
STATE REV AND ENTITLEMENTS						
01-355-18-010	01-355-010	Public Utility Realty Tax	10,500.00-	.00	.00	10,500.00-
01-355-18-040	01-355-080	State Liquor License	3,000.00-	1,500.00-	.00	1,500.00-
01-355-18-050	01-355-120	State Pension Aid	460,000.00-	.00	.00	460,000.00-

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
Total STATE REV AND ENTITLEMENTS :			473,500.00-	1,500.00-	.00	472,000.00-
LOCAL GRANTS						
01-357-18-220	01-357-030	DVPLT Risk Control Grant	3,050.00-	.00	.00	3,050.00-
Total LOCAL GRANTS:			3,050.00-	.00	.00	3,050.00-
CHARGES FOR SERVICE						
01-361-22-300	01-361-300	Subdivision & Land Development	20,000.00-	500.00-	.00	19,500.00-
01-361-22-330	01-361-330	Conditional Use	7,000.00-	2,000.00-	.00	5,000.00-
01-361-22-340	01-361-340	Zoning Hearing Board Fees	35,000.00-	4,100.00-	.00	30,900.00-
01-361-22-500	01-361-540	Copies	.00	205.94-	.00	205.94
Total CHARGES FOR SERVICE:			62,000.00-	6,805.94-	.00	55,194.06-
PUBLIC SAFETY & PERMITS						
01-362-22-101	01-362-100	Reimbursable Police Services	30,000.00-	3,481.12-	.00	26,518.88-
01-362-22-105	01-362-105	Livescan Fees	3,000.00-	310.60-	.00	2,689.40-
01-362-22-200	01-362-200	Fire Suppression Permits	21,000.00-	1,259.00-	.00	19,741.00-
01-362-22-410	01-362-410	Building Permits	275,000.00-	31,232.22-	.00	243,767.78-
01-362-22-411	01-362-411	Zoning Permits	35,000.00-	6,025.00-	.00	28,975.00-
01-362-22-420	01-362-420	Electrical Permits	90,000.00-	20,486.75-	.00	69,513.25-
01-362-22-430	01-362-430	Plumbing Permits	68,000.00-	7,281.75-	.00	60,718.25-
01-362-22-450	01-362-450	U & O Permits	24,000.00-	4,800.00-	.00	19,200.00-
01-362-22-460	01-362-460	Mechanical/HVAC Permits	90,000.00-	15,861.00-	.00	74,139.00-
01-362-22-470	01-362-470	Accessibility Permits	14,000.00-	1,439.58-	.00	12,560.42-
01-362-22-480	New	Block Party/Spec.Event Permits	.00	175.00-	.00	175.00
01-362-22-490	New	Solicitor Permits	.00	700.00-	.00	700.00
01-362-22-550	01-322-820	Road Opening Permits	10,000.00-	5,017.00-	.00	4,983.00-
01-362-22-700	01-362-700	PA UCC	3,000.00-	585.00-	.00	2,415.00-
Total PUBLIC SAFETY & PERMITS:			663,000.00-	98,654.02-	.00	564,345.98-
OTHER REV & REIMBURSEMENTS						
01-389-29-000	01-380-000	Misc. Revenue	5,000.00-	1,354.83-	.00	3,645.17-
01-389-29-005	01-380-005	Credit Card Fees	10,000.00-	8,443.58-	.00	1,556.42-
01-389-29-020	01-380-200	Insurance Claim Proceeds	55,000.00-	15,954.71-	.00	39,045.29-
01-389-29-319	01-380-010	Liened Property Fees	500.00-	970.00-	.00	470.00
01-389-29-365	01-396-100	Misc. Reimbursements	.00	75.00-	.00	75.00
01-389-29-901	01-396-001	Medical-Emp Contribution	74,940.00-	13,247.50-	.00	61,692.50-
01-389-29-911	01-395-003	Employee Ins. Reimbursements	75,260.00-	18,265.39-	.00	56,994.61-
Total OTHER REV & REIMBURSEMENTS:			220,700.00-	58,311.01-	.00	162,388.99-
PROCEEDS FROM ASSET SALES						
01-391-29-100	01-380-100	Sale of Assets	250.00-	.00	.00	250.00-
Total PROCEEDS FROM ASSET SALES:			250.00-	.00	.00	250.00-
REFUNDS OF PRIOR YEAR EXPENSE						
01-395-29-000	01-395-000	Refund of Prior Yr. Expense	.00	1,679.66-	.00	1,679.66
Total REFUNDS OF PRIOR YEAR EXPENSE:			.00	1,679.66-	.00	1,679.66

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
LEGISLATIVE						
01-400-50-105	01-400-113	Compensation- Supervisors	20,625.00	4,812.50	.00	15,812.50
Total LEGISLATIVE:			20,625.00	4,812.50	.00	15,812.50
ADMINISTRATION						
01-401-50-110	01-401-470	Compensation - Secretary	1,000.00	.00	.00	1,000.00
01-401-50-112	01-401-121	Salaries/Wages- Admin	507,224.00	105,119.11	.00	402,104.89
01-401-55-192	New	FICA	38,803.00	8,368.09	.00	30,434.91
01-401-55-195	New	H.S.A Deductible	18,000.00	14,000.00	.00	4,000.00
01-401-55-196	New	Medical/Prescription/Dental	128,187.00	36,012.08	.00	92,174.92
01-401-55-512	New	Pension-401a	48,701.00	18,753.07	.00	29,947.93
01-401-60-420	01-401-420	Dues-Subscriptions-Membership	10,100.00	7,482.16	.00	2,617.84
01-401-60-460	01-401-460	Meetings - Conferences - Train	16,000.00	4,617.20	.00	11,382.80
01-401-65-210	01-401-210	Office Supplies	15,000.00	3,063.87	.00	11,936.13
01-401-65-213	01-401-213	Furniture & Equipment	5,000.00	1,121.23	.00	3,878.77
01-401-65-230	01-401-215	Postage	12,000.00	2,705.14	.00	9,294.86
01-401-65-341	01-401-340	Advertising	14,000.00	3,140.52	.00	10,859.48
01-401-65-342	01-401-342	Printing/Scanning	5,000.00	655.54	.00	4,344.46
01-401-70-321	01-401-320	Telephone	36,926.00	6,340.51	.00	30,585.49
01-401-70-384	01-401-385	Equipment Rental	11,680.00	2,642.85	.00	9,037.15
01-401-75-312	01-401-450	Contracted Services	24,000.00	2,045.38	.00	21,954.62
01-401-75-319	01-401-454	Contracted Services - Records	24,000.00	4,894.00	.00	19,106.00
Total ADMINISTRATION:			915,621.00	220,960.75	.00	694,660.25
FINANCE						
01-402-50-105	01-402-115	Compensation - Elected Auditor	30.00	.00	.00	30.00
01-402-50-112	01-402-123	Salaries/Wages - Finance	190,136.00	40,178.80	.00	149,957.20
01-402-55-192	New	FICA	14,545.00	3,428.95	.00	11,116.05
01-402-55-195	New	H.S.A Deductible	4,000.00	4,000.00	.00	.00
01-402-55-196	New	Medical/Prescription/Dental	24,620.00	6,766.64	.00	17,853.36
01-402-55-512	New	Pension-401a	18,300.00	6,620.93	.00	11,679.07
01-402-60-420	New	Dues-Subscriptions-Membership	450.00	300.00	.00	150.00
01-402-60-460	New	Meetings - Conferences - Train	2,250.00	.00	.00	2,250.00
01-402-75-311	01-402-311	Accounting & Audit Services	28,100.00	.00	.00	28,100.00
01-402-75-318	01-402-453	Contracted Payroll Services	25,000.00	5,898.14	.00	19,101.86
Total FINANCE:			307,431.00	67,193.46	.00	240,237.54
TAX COLLECTOR						
01-403-50-105	01-403-114	Compensation - Tax Collector	26,500.00	249.00	.00	26,251.00
01-403-65-230	01-403-215	Postage	2,600.00	4,210.07	.00	1,610.07-
01-403-65-342	01-403-342	Printing/Scanning	1,500.00	1,500.00	.00	.00
01-403-70-530	01-403-455	Reimbursement - MSD Amsmnt Tax	12,000.00	.00	.00	12,000.00
01-403-75-317	01-403-454	Contracted Services - EIT/LST	93,925.00	20,484.75	.00	73,440.25
Total TAX COLLECTOR:			136,525.00	26,443.82	.00	110,081.18
LEGAL SERVICES						
01-404-50-110	01-404-314	Compensation - ZHB Solicitor	25,000.00	4,147.00	.00	20,853.00
01-404-70-310	01-404-315	Legal Services - General	135,270.00	17,602.19	.00	117,667.81
01-404-70-314	01-404-316	Legal Services - Labor	7,500.00	3,850.00	.00	3,650.00
01-404-70-317	01-404-471	Professional Svcs - Reporter	6,000.00	896.50	.00	5,103.50

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
Total LEGAL SERVICES:			173,770.00	26,495.69	.00	147,274.31
FUEL						
01-406-70-231	01-406-231	Gasoline	137,500.00	22,965.49	.00	114,534.51
01-406-70-232	01-406-232	Diesel Fuel	22,250.00	10,140.70	.00	12,109.30
Total FUEL:			159,750.00	33,106.19	.00	126,643.81
TECHNOLOGY						
01-407-70-270	01-407-220	Equipment and Supplies	12,000.00	2,606.16	.00	9,393.84
01-407-75-452	01-407-250	Maintenance and Support	87,957.00	44,190.09	.00	43,766.91
01-407-75-453	01-407-252	Contracted Services - System	119,940.00	56,703.63	1,800.00	61,436.37
01-407-75-460	01-407-453	Contracted Services - AV	7,298.00	3,955.67	.00	3,342.33
01-407-75-461	01-407-454	Contracted Services - AV ZHB	3,060.00	275.00	.00	2,785.00
Total TECHNOLOGY:			230,255.00	107,730.55	1,800.00	120,724.45
ENGINEERING						
01-408-70-313	01-408-310	Engineering Services	90,000.00	10,448.00	.00	79,552.00
Total ENGINEERING:			90,000.00	10,448.00	.00	79,552.00
FACILITIES						
01-409-85-239	01-409-373	Janitorial Supplies	9,500.00	1,832.87	.00	7,667.13
01-409-85-361	01-406-360	Electricity	44,630.00	10,282.58	.00	34,347.42
01-409-85-366	01-406-361	Water	7,450.00	3,584.90	.00	3,865.10
01-409-85-368	01-406-362	Propane	3,400.00	961.97	.00	2,438.03
01-409-85-369	01-406-368	Heating Oil	10,640.00	1,780.54	.00	8,859.46
01-409-85-373	01-409-250	Building Maintenance	25,000.00	1,603.70	.00	23,396.30
Total FACILITIES:			100,620.00	20,046.56	.00	80,573.44
POLICE						
01-410-50-112	01-410-121	Salaries/Wages - Police Admin	559,462.00	115,872.30	.00	443,589.70
01-410-50-113	01-410-139	Salaries/Wages -Sergeants	839,655.00	176,284.33	.00	663,370.67
01-410-50-114	01-410-142	Salary/Wages - Patrol Officer	2,254,911.00	409,074.62	.00	1,845,836.38
01-410-50-116	01-410-147	Salary/Wages - Corporals	535,419.00	140,049.01	.00	395,369.99
01-410-50-180	01-410-183	Overtime	110,000.00	17,182.74	.00	92,817.26
01-410-50-184	01-410-180	Shift Differential	35,040.00	6,578.75	.00	28,461.25
01-410-50-185	01-410-185	Education Bonus	40,400.00	1,548.00	.00	38,852.00
01-410-50-186	01-410-184	Reimbursable OT	30,000.00	9,892.47	.00	20,107.53
01-410-50-187	01-410-187	Holiday Pay	157,301.00	.00	.00	157,301.00
01-410-50-189	01-410-182	Longevity	82,500.00	.00	.00	82,500.00
01-410-55-192	New	FICA	360,739.00	66,946.44	.00	293,792.56
01-410-55-195	New	H.S.A Deductible	128,000.00	118,000.00	.00	10,000.00
01-410-55-196	New	Medical/Prescription/Dental	1,030,006.00	270,051.16	.00	759,954.84
01-410-55-197	New	Medical Opt Out	21,415.00	5,824.06	.00	15,590.94
01-410-55-512	New	Pension-401a	25,902.00	9,778.44	.00	16,123.56
01-410-60-191	01-410-186	Cleaning/Clothing Allowance	26,400.00	.00	.00	26,400.00
01-410-60-238	01-410-238	Clothing & Uniforms	34,600.00	12,576.32	.00	22,023.68
01-410-60-420	New	Dues-Subscriptions-Membership	6,665.00	5,394.00	.00	1,271.00
01-410-60-460	New	Meetings - Conferences - Train	39,000.00	15,768.21	.00	23,231.79
01-410-70-239	01-410-242	Operating Supplies	35,000.00	8,071.20	.00	26,928.80
01-410-70-240	01-410-242	Operating Supplies - SSL	10,680.00	1,531.17	.00	9,148.83
01-410-70-242	01-410-243	Ammunition & Supplies	13,000.00	8,262.83	.00	4,737.17

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
01-410-70-270	01-410-705	Equipment and Supplies	20,000.00	4,097.61	2,460.54	13,441.85
01-410-70-327	01-410-327	Radio Equipment/Maintenance	1,500.00	.00	.00	1,500.00
01-410-70-998	01-410-490	Donation Expense	.00	1,330.25	.00	1,330.25-
01-410-75-312	01-410-450	Contracted Services	7,750.00	5,500.00	.00	2,250.00
Total POLICE:			6,405,345.00	1,409,613.91	2,460.54	4,993,270.55
COMMUNITY DEVELOPMENT						
01-413-50-110	01-413-116	Compensation-ZHB	4,000.00	375.00	.00	3,625.00
01-413-50-112	01-413-124	Salaries/Wages - Comm Develop.	278,680.00	56,514.42	.00	222,165.58
01-413-50-180	01-413-183	Overtime	1,500.00	382.09	.00	1,117.91
01-413-55-192	New	FICA	21,319.00	4,169.87	.00	17,149.13
01-413-55-195	New	H.S.A Deductible	10,000.00	10,000.00	.00	.00
01-413-55-196	New	Medical/Prescription/Dental	67,390.00	18,515.07	.00	48,874.93
01-413-55-197	New	Medical Opt Out	10,567.00	2,776.63	.00	7,790.37
01-413-55-512	New	Pension-401a	35,868.00	10,553.99	.00	25,314.01
01-413-60-238	01-413-238	Clothing & Uniforms	1,000.00	255.28	.00	744.72
01-413-60-420	New	Dues-Subscriptions-Membership	575.00	.00	.00	575.00
01-413-60-460	New	Meetings - Conferences - Train	2,500.00	751.00	.00	1,749.00
01-413-70-472	01-401-472	Codification of Ordinances	5,000.00	1,195.00	.00	3,805.00
01-413-75-450	01-413-450	Contracted Svcs - Inspector	125,000.00	15,646.50	.00	109,353.50
Total COMMUNITY DEVELOPMENT:			563,399.00	121,134.85	.00	442,264.15
DONATIONS						
01-425-70-000	01-425-000	Contribution - Donations	8,500.00	.00	.00	8,500.00
Total DONATIONS:			8,500.00	.00	.00	8,500.00
TRASH AND RECYCLING						
01-427-75-312	01-427-450	Contracted Services	7,500.00	.00	.00	7,500.00
Total TRASH AND RECYCLING:			7,500.00	.00	.00	7,500.00
PUBLIC WORKS						
01-430-50-112	01-430-148	Salary/Wages - PW	1,219,374.00	246,196.62	.00	973,177.38
01-430-50-115	01-430-140	Salary/Wages- PW Part Time	5,000.00	4,539.02	.00	460.98
01-430-50-180	01-430-183	Overtime	88,000.00	28,055.86	.00	59,944.14
01-430-55-192	New	FICA	100,397.00	21,307.85	.00	79,089.15
01-430-55-195	New	H.S.A Deductible	54,000.00	46,000.00	.00	8,000.00
01-430-55-196	New	Medical/Prescription/Dental	380,426.00	99,931.31	.00	280,494.69
01-430-55-512	New	Pension-401a	122,518.00	41,569.41	.00	80,948.59
01-430-60-238	01-430-238	Clothing & Uniforms	11,000.00	1,184.95	.00	9,815.05
01-430-60-460	01-430-460	Meetings - Conferences - Train	13,800.00	1,563.73	.00	12,236.27
01-430-70-239	01-430-220	Operating Supplies	8,800.00	1,132.26	.00	7,667.74
01-430-70-260	01-430-260	Small Tools/Equipment	7,000.00	.00	.00	7,000.00
01-430-70-270	01-430-242	Minor Equipment - Safety	700.00	.00	.00	700.00
01-430-70-330	01-430-375	Truck/Vehicle/Equipment Repair	142,500.00	26,895.63	4,899.00	110,705.37
01-430-70-384	01-430-385	Equipment Rental	10,000.00	.00	.00	10,000.00
Total PUBLIC WORKS:			2,163,515.00	518,376.64	4,899.00	1,640,239.36
BUSINESS PARK						
01-436-70-373	01-436-305	Business Park Improvements	500.00	.00	.00	500.00

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
Total BUSINESS PARK:			500.00	.00	.00	500.00
HIGHWAY AND BRIDGES						
01-438-70-372	01-438-249	Misc. Repairs	75,000.00	4,850.00	.00	70,150.00
01-438-70-374	01-438-450	Bridge Inspections	8,100.00	.00	.00	8,100.00
Total HIGHWAY AND BRIDGES:			83,100.00	4,850.00	.00	78,250.00
SHADE TREES						
01-455-70-376	01-455-376	Tree maintenance	30,000.00	.00	3,000.00	27,000.00
Total SHADE TREES:			30,000.00	.00	3,000.00	27,000.00
CONSERVATION						
01-461-70-371	01-461-710	Open Space Preservation	5,000.00	.00	.00	5,000.00
01-461-70-375	01-461-450	EAC	2,000.00	.00	.00	2,000.00
Total CONSERVATION:			7,000.00	.00	.00	7,000.00
ECONOMIC DEVELOPMENT						
01-463-75-312	01-463-450	Contracted Services	1,000.00	.00	.00	1,000.00
Total ECONOMIC DEVELOPMENT:			1,000.00	.00	.00	1,000.00
MISCELLANEOUS						
01-480-70-005	01-480-005	Credit Card Fees	9,000.00	4,926.04	.00	4,073.96
01-480-70-239	01-480-000	Operating Supplies	50.00	113.90	.00	63.90-
Total MISCELLANEOUS:			9,050.00	5,039.94	.00	4,010.06
PENSION						
01-483-55-511	01-483-151	Pension - Police	1,175,132.00	293,783.00	.00	881,349.00
Total PENSION:			1,175,132.00	293,783.00	.00	881,349.00
EMPLOYEE BENEFITS						
01-484-55-190	01-484-157	Medical Reimbursement	2,000.00	300.00	.00	1,700.00
01-484-55-194	01-484-162	Unemployment Compensation	15,510.00	850.95	.00	14,659.05
01-484-55-195	01-484-165	Workers Compensation	194,894.00	57,133.00	.00	137,761.00
01-484-55-196	01-484-156	H.R.A Deductable	.00	15.00	.00	15.00-
01-484-55-198	01-484-158	Life Insurance	57,184.00	6,130.12	.00	51,053.88
01-484-55-199	01-484-153	Disability Insurance	30,005.00	5,863.82	.00	24,141.18
01-484-60-169	01-484-169	Employee Recognition	1,100.00	400.00	.00	700.00
Total EMPLOYEE BENEFITS:			300,693.00	70,692.89	.00	230,000.11
INSURANCE						
01-486-60-350	01-486-350	Insurance Bonding	2,250.00	1,500.00	.00	750.00
01-486-70-351	01-486-351	General Liability	215,237.00	53,809.25	.00	161,427.75
Total INSURANCE:			217,487.00	55,309.25	.00	162,177.75
REFUNDS & REIMBURSEMENTS						
01-491-70-121	01-491-121	Hazard Mitigation Grant	.00	12,938.00	.00	12,938.00-
01-491-70-481	01-491-481	Reimbursed - Ins Claims	55,000.00	465.00	.00	54,535.00

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
01-491-70-482	01-491-482	Reimbursed - Medical	75,260.00	26,335.45	.00	48,924.55
01-491-70-485	01-491-485	Reimbursed - PA UCC	3,000.00	.00	.00	3,000.00
01-491-70-999	01-491-000	Refund of Prior Year Revenues	.00	30.00	.00	30.00-
Total REFUNDS & REIMBURSEMENTS:			133,260.00	39,768.45	.00	93,491.55
INTERFUND TRANSFERS						
01-492-70-003	01-492-003	Transfer to EMS	364,217.00	.00	.00	364,217.00
01-492-70-042	01-492-042	Transfer to Stormwater	25,000.00	.00	.00	25,000.00
01-492-90-030	01-492-030	Transfer to Capital	227,522.00	.00	.00	227,522.00
Total INTERFUND TRANSFERS:			616,739.00	.00	.00	616,739.00
GENERAL FUND Revenue Total:			13,856,817.00-	2,316,970.84-	.00	11,539,846.16-
GENERAL FUND Expenditure Total:			13,856,817.00	3,035,806.45	12,159.54	10,808,851.01
Total GENERAL FUND:			.00	718,835.61	12,159.54	730,995.15-

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
FIRE/EMS SERVICE FUND						
REAL ESTATE TAX						
03-301-01-100	03-301-100	Real Estate Tax - Current	814,152.00-	.00	.00	814,152.00-
03-301-01-500	03-301-400	Real Estate Tax - Prior Year	6,894.00-	597.19-	.00	6,296.81-
03-301-01-600	03-301-600	Real Estate Tax - Interim	2,960.00-	210.10-	.00	2,749.90-
Total REAL ESTATE TAX:			824,006.00-	807.29-	.00	823,198.71-
INTEREST						
03-341-16-010	03-341-000	Interest	8,100.00-	170.56-	.00	7,929.44-
Total INTEREST:			8,100.00-	170.56-	.00	7,929.44-
STATE REV AND ENTITLEMENTS						
03-355-18-070	03-355-130	State Firemen's Relief	198,305.00-	.00	.00	198,305.00-
Total STATE REV AND ENTITLEMENTS :			198,305.00-	.00	.00	198,305.00-
OTHER REV & REIMBURSEMENTS						
03-389-29-901	03-396-001	Medical-Emp Contribution	660.00-	135.00-	.00	525.00-
Total OTHER REV & REIMBURSEMENTS:			660.00-	135.00-	.00	525.00-
INTERFUND TRANSFERS						
03-392-29-001	03-392-010	Transfer From General Fund	364,217.00-	.00	.00	364,217.00-
Total INTERFUND TRANSFERS:			364,217.00-	.00	.00	364,217.00-
ADMINISTRATION						
03-401-50-112	03-411-122	Salaries/Wages- Full Time	88,813.00	18,520.20	.00	70,292.80
Total ADMINISTRATION:			88,813.00	18,520.20	.00	70,292.80
FIRE						
03-411-50-115	03-411-140	Salary/Wages- Part Time	34,496.00	7,172.08	.00	27,323.92
03-411-55-192	New	FICA	10,352.00	1,950.02	.00	8,401.98
03-411-55-195	New	H.S.A Deductible	4,000.00	4,000.00	.00	.00
03-411-55-196	New	Medical/Prescription/Dental	20,693.00	5,709.37	.00	14,983.63
03-411-55-512	New	Pension-401a	10,881.00	3,854.62	.00	7,026.38
03-411-60-238	03-411-238	Clothing and Uniforms	3,895.00	503.99	.00	3,391.01
03-411-60-460	New	Meetings - Conferences - Train	4,800.00	1,469.80	.00	3,330.20
03-411-70-224	03-411-450	Medical	9,190.00	1,586.50	2,061.00	5,542.50
03-411-70-239	03-411-220	Operation Supplies	6,785.00	3,019.10	.00	3,765.90
03-411-70-270	03-411-705	Minor Equipment	5,600.00	3,348.40	1,449.74	801.86
03-411-70-331	03-412-531	Contribution - Ambulance	100,000.00	.00	.00	100,000.00
03-411-70-530	03-411-530	Contribution - LPT Fire Co.	275,000.00	.00	.00	275,000.00
03-411-70-531	03-411-180	Contribtn - LPT Fire Staffing	435,510.00	47,546.00	.00	387,964.00
03-411-70-532	03-411-550	Contribution - Firemens Relief	198,305.00	.00	.00	198,305.00
03-411-75-384	03-411-384	Hydrant Rental	120,829.00	31,451.24	.00	89,377.76
03-411-80-329	03-411-250	Fire Exiting/Alarm Srvc/Maint.	8,500.00	5,650.52	.00	2,849.48
Total FIRE:			1,248,836.00	117,261.64	3,510.74	1,128,063.62
EMERGENCY MANAGEMENT						
03-415-70-239	03-415-221	Operation Supplies - EOC	6,720.00	5,868.18	.00	851.82

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
Total EMERGENCY MANAGEMENT:			6,720.00	5,868.18	.00	851.82
EMPLOYEE BENEFITS						
03-484-55-194	03-484-162	Unemployment Compensation	477.00	.00	.00	477.00
03-484-55-195	03-484-165	Workers Comp	49,229.00	11,498.00	.00	37,731.00
03-484-55-198	03-484-158	Life Insurance	1,213.00	.00	.00	1,213.00
Total EMPLOYEE BENEFITS:			50,919.00	11,498.00	.00	39,421.00
FIRE/EMS SERVICE FUND Revenue Total:			1,395,288.00-	1,112.85-	.00	1,394,175.15-
FIRE/EMS SERVICE FUND Expenditure Total:			1,395,288.00	153,148.02	3,510.74	1,238,629.24
Total FIRE/EMS SERVICE FUND:			.00	152,035.17	3,510.74	155,545.91-

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
LIBRARY FUND						
REAL ESTATE TAX						
04-301-01-100	04-301-100	Real Estate Tax - Current	561,765.00-	.00	.00	561,765.00-
04-301-01-500	04-301-400	Real Estate Tax - Prior Year	5,839.00-	432.49-	.00	5,406.51-
04-301-01-600	04-301-600	Real Estate Tax - Interim	2,040.00-	119.94-	.00	1,920.06-
Total REAL ESTATE TAX:			569,644.00-	552.43-	.00	569,091.57-
LIBRARIES						
04-456-70-456	04-456-542	Contribution - Library	569,644.00	8,375.08	.00	561,268.92
Total LIBRARIES:			569,644.00	8,375.08	.00	561,268.92
LIBRARY FUND Revenue Total:			569,644.00-	552.43-	.00	569,091.57-
LIBRARY FUND Expenditure Total:			569,644.00	8,375.08	.00	561,268.92
Total LIBRARY FUND:			.00	7,822.65	.00	7,822.65-

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
HIGHWAY IMPROVEMENT CAP FUND						
INTEREST						
18-341-16-010	18-341-000	Interest Earnings	.00	5,829.93-	.00	5,829.93
Total INTEREST:			.00	5,829.93-	.00	5,829.93
FEDERAL GRANTS						
18-351-18-090	18-354-030	Misc. State Grants - MultiModa	.00	.64	.00	.64-
Total FEDERAL GRANTS:			.00	.64	.00	.64-
HIGHWAY CONSTRUCTION						
18-439-90-670	18-438-670	Multimodal Grant Expense	.00	26,382.78	.00	26,382.78-
Total HIGHWAY CONSTRUCTION:			.00	26,382.78	.00	26,382.78-
HIGHWAY IMPROVEMENT CAP FUND Revenue Total:			.00	5,829.29-	.00	5,829.29
HIGHWAY IMPROVEMENT CAP FUND Expenditure Total:			.00	26,382.78	.00	26,382.78-
Total HIGHWAY IMPROVEMENT CAP FUND:			.00	20,553.49	.00	20,553.49-

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
MUNICIPAL COMPLEX FUND						
INTEREST						
19-341-16-010	19-341-000	Interest	20,000.00-	13,518.47-	.00	6,481.53-
Total INTEREST:			20,000.00-	13,518.47-	.00	6,481.53-
FACILITIES						
19-409-90-600	New	Cap Purchase - Bldng Imprvmnts	.00	4,454.36	.00	4,454.36-
Total FACILITIES:			.00	4,454.36	.00	4,454.36-
MUNICIPAL COMPLEX FUND Revenue Total:			20,000.00-	13,518.47-	.00	6,481.53-
MUNICIPAL COMPLEX FUND Expenditure Total:			.00	4,454.36	.00	4,454.36-
Total MUNICIPAL COMPLEX FUND:			20,000.00-	9,064.11-	.00	10,935.89-

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
DEBT SERVICE FUND						
USE OF FUND BALANCE						
20-300-00-279	20-399-101	Use of Fund Balance	46,933.00-	.00	.00	46,933.00-
Total USE OF FUND BALANCE:			46,933.00-	.00	.00	46,933.00-
REAL ESTATE TAX						
20-301-01-100	20-301-100	Real Estate Tax - Current	449,412.00-	.00	.00	449,412.00-
20-301-01-500	20-301-400	Real Estate Tax - Prior Year	4,671.00-	296.72-	.00	4,374.28-
20-301-01-600	20-301-600	Real Estate Tax - Interim	1,630.00-	95.95-	.00	1,534.05-
Total REAL ESTATE TAX:			455,713.00-	392.67-	.00	455,320.33-
INTEREST						
20-341-16-010	20-341-000	Interest	4,500.00-	1,745.41-	.00	2,754.59-
Total INTEREST:			4,500.00-	1,745.41-	.00	2,754.59-
DEBT PRINCIPAL						
20-471-95-008	20-471-160	2008 Note Princpl - Municipal	308,000.00	.00	.00	308,000.00
20-471-95-014	21-471-181	2014 Loan Principal	111,000.00	.00	.00	111,000.00
20-471-95-015	20-471-182	2015 Loan Principal	15,000.00	.00	.00	15,000.00
20-471-95-113	20-471-410	2013 Loan B Principal	62,333.00	.00	.00	62,333.00
Total DEBT PRINCIPAL:			496,333.00	.00	.00	496,333.00
DEBT INTEREST						
20-472-95-008	20-472-150	2008 Note Interest - Municipal	4,860.00	1,215.09	.00	3,644.91
20-472-95-014	21-472-181	2014 Loan Interest	2,356.00	587.46	.00	1,768.54
20-472-95-015	20-472-182	2015 Loan Interest	509.00	127.35	.00	381.65
20-472-95-016	21-472-183	2016- PIB Loan Interest	3,088.00	.00	.00	3,088.00
Total DEBT INTEREST:			10,813.00	1,929.90	.00	8,883.10
DEBT SERVICE FUND Revenue Total:			507,146.00-	2,138.08-	.00	505,007.92-
DEBT SERVICE FUND Expenditure Total:			507,146.00	1,929.90	.00	505,216.10
Total DEBT SERVICE FUND:			.00	208.18-	.00	208.18

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
LIQUID FUELS LOAN FUND						
INTEREST						
21-341-16-010	21-341-000	Interest	500.00-	9.78-	.00	490.22-
Total INTEREST:			500.00-	9.78-	.00	490.22-
LIQUID FUELS LOAN FUND Revenue Total:			500.00-	9.78-	.00	490.22-
LIQUID FUELS LOAN FUND Expenditure Total:			.00	.00	.00	.00
Total LIQUID FUELS LOAN FUND:			500.00-	9.78-	.00	490.22-

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
CAPITAL FUND						
INTEREST						
30-341-16-010	30-341-000	Interest	13,000.00-	4,689.62-	.00	8,310.38-
Total INTEREST:			13,000.00-	4,689.62-	.00	8,310.38-
RENTS & ROYALTIES						
30-342-09-200	30-342-200	Golf Course Lease	100,000.00-	.00	.00	100,000.00-
Total RENTS & ROYALTIES:			100,000.00-	.00	.00	100,000.00-
FEDERAL GRANTS						
30-351-18-220	30-351-020	Federal Grant - Public Safety	54,668.00-	.00	.00	54,668.00-
Total FEDERAL GRANTS:			54,668.00-	.00	.00	54,668.00-
OTHER REV & REIMBURSEMENTS						
30-389-29-000	30-396-200	Misc. Revenue	.00	50.00-	.00	50.00
Total OTHER REV & REIMBURSEMENTS:			.00	50.00-	.00	50.00
PROCEEDS FROM ASSET SALES						
30-391-29-100	30-391-000	Sale of Assets	5,000.00-	.00	.00	5,000.00-
Total PROCEEDS FROM ASSET SALES:			5,000.00-	.00	.00	5,000.00-
INTERFUND TRANSFERS						
30-392-29-010	30-392-010	Transfer from General Fund	227,522.00-	.00	.00	227,522.00-
Total INTERFUND TRANSFERS:			227,522.00-	.00	.00	227,522.00-
TECHNOLOGY						
30-407-90-740	30-407-252	Cap Purchase - Tech Equipment	23,000.00	.00	.00	23,000.00
Total TECHNOLOGY:			23,000.00	.00	.00	23,000.00
POLICE						
30-410-90-740	30-410-740	Capital - Police Vehicles	221,000.00	34,691.00	.00	186,309.00
30-410-90-750	30-410-705	Cap Purchase - Police Equip.	53,190.00	60,523.55	.00	7,333.55-
Total POLICE:			274,190.00	95,214.55	.00	178,975.45
PUBLIC WORKS						
30-430-90-740	30-430-740	Capital - PW Vehicles	78,000.00	47,549.00	.00	30,451.00
Total PUBLIC WORKS:			78,000.00	47,549.00	.00	30,451.00
TRAFFIC CONTROL DEVICES						
30-433-90-740	30-433-372	PennDOT Green Light GO	.00	1,711.65	.00	1,711.65-
Total TRAFFIC CONTROL DEVICES:			.00	1,711.65	.00	1,711.65-
CAPITAL FUND Revenue Total:			400,190.00-	4,739.62-	.00	395,450.38-
CAPITAL FUND Expenditure Total:			375,190.00	144,475.20	.00	230,714.80

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
Total CAPITAL FUND:			25,000.00-	139,735.58	.00	164,735.58-

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
PARK & REC OPERATING FUND						
REAL ESTATE TAX						
31-301-01-100	31-301-100	Real Estate Tax - Current	392,421.00-	5,204.14	.00	397,625.14-
31-301-01-500	31-301-400	Real Estate Tax - Prior Year	4,078.00-	351.39-	.00	3,726.61-
31-301-01-600	31-301-600	Real Estate Tax - Interim	1,425.00-	5,287.92-	.00	3,862.92
Total REAL ESTATE TAX:			397,924.00-	435.17-	.00	397,488.83-
INTEREST						
31-341-16-010	31-341-000	Interest	10,300.00-	2,785.23-	.00	7,514.77-
Total INTEREST:			10,300.00-	2,785.23-	.00	7,514.77-
RENTS & ROYALTIES						
31-342-09-200	31-367-500	Park Rentals	15,000.00-	7,454.70-	.00	7,545.30-
Total RENTS & ROYALTIES:			15,000.00-	7,454.70-	.00	7,545.30-
RECREATION FEES						
31-367-22-170	31-367-600	Ski/Amusement Tickets	10,000.00-	.00	.00	10,000.00-
31-367-22-171	31-367-650	Movie Tickets	15,000.00-	1,334.00-	.00	13,666.00-
31-367-22-172	31-367-800	Commissions	1,500.00-	.00	.00	1,500.00-
31-367-22-202	31-367-000	Recreation Programs	35,000.00-	2,367.92-	.00	32,632.08-
31-367-22-203	31-367-001	Camp Perky	216,000.00-	190,735.07-	.00	25,264.93-
31-367-22-204	31-367-002	Lil Perks	9,000.00-	7,495.46-	.00	1,504.54-
31-367-22-205	31-367-003	Trail Blazers	123,600.00-	71,893.64-	.00	51,706.36-
31-367-22-206	31-367-700	Bus Trips	12,000.00-	.00	.00	12,000.00-
Total RECREATION FEES:			422,100.00-	273,826.09-	.00	148,273.91-
CONTRIBUTIONS AND DONATIONS						
31-387-29-451	31-387-001	Fall Fest- Contributions	15,300.00-	4,332.00-	.00	10,968.00-
31-387-29-453	31-387-003	Movie in the Park	1,800.00-	1,000.00-	.00	800.00-
31-387-29-454	31-387-004	Egg Hunt - Contributions	1,000.00-	1,150.00-	.00	150.00
31-387-29-455	31-387-221	Concert in the Park	4,000.00-	2,300.00-	.00	1,700.00-
31-387-29-456	31-387-006	Trunk or Treat	400.00-	.00	.00	400.00-
31-387-29-457	31-387-000	Independence Day - Contrib.	7,500.00-	5,582.00-	.00	1,918.00-
31-387-29-458	31-387-008	Holiday Tree Lighting	3,500.00-	1,000.00-	.00	2,500.00-
31-387-29-459	31-387-400	Memorial Day - Contributions	1,000.00-	466.50-	.00	533.50-
Total CONTRIBUTIONS AND DONATIONS:			34,500.00-	15,830.50-	.00	18,669.50-
OTHER REV & REIMBURSEMENTS						
31-389-29-000	31-380-000	Misc. Revenue	1,200.00-	.00	.00	1,200.00-
31-389-29-365	31-395-001	Misc. Reimbursements	.00	653.76-	.00	653.76
31-389-29-901	31-396-001	Medical-Emp Contribution	2,200.00-	455.00-	.00	1,745.00-
Total OTHER REV & REIMBURSEMENTS:			3,400.00-	1,108.76-	.00	2,291.24-
CULTURE - ADMIN						
31-451-50-112	31-451-128	Salaries- Parks & Rec	213,083.00	41,356.41	.00	171,726.59
31-451-50-115	31-451-115	Park and Rec - Part Time	16,640.00	2,448.00	.00	14,192.00
31-451-50-180	31-451-183	Overtime	10,000.00	592.79	.00	9,407.21
31-451-55-192	New	FICA	27,508.00	3,354.86	.00	24,153.14
31-451-55-195	New	H.S.A Deductible	12,000.00	10,000.00	.00	2,000.00

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
31-451-55-196	New	Medical/Prescription/Dental	80,619.00	16,110.69	.00	64,508.31
31-451-55-512	New	Pension-401a	29,608.00	8,212.48	.00	21,395.52
31-451-60-420	New	Dues-Subscriptions-Membership	1,000.00	240.00	.00	760.00
31-451-60-460	New	Meetings - Conferences - Train	2,000.00	204.51	.00	1,795.49
31-451-70-249	31-451-249	Independence Day	18,000.00	7,600.00	7,500.00	2,900.00
31-451-70-253	31-451-253	Fall Fest	16,500.00	200.00	.00	16,300.00
31-451-70-255	31-451-255	Movie in the Park	1,400.00	22.70	.00	1,377.30
31-451-70-256	31-451-256	Easter Egg Hunt	1,300.00	1,002.69	.00	297.31
31-451-70-258	31-451-258	Trunk or Treat	400.00	300.00	.00	700.00
31-451-70-261	31-451-260	Tree Lighting	4,000.00	100.00	.00	3,900.00
31-451-70-280	31-451-280	Program Cost	32,000.00	5,508.85	.00	26,491.15
31-451-70-281	31-451-281	Concert in the Park	6,000.00	.00	.00	6,000.00
31-451-70-283	31-451-283	Ski/Amusement Tickets	10,000.00	.00	.00	10,000.00
31-451-70-285	31-451-285	Movie Tickets	11,500.00	1,885.65	.00	9,614.35
31-451-70-336	31-451-284	Bus Trips	9,000.00	.00	.00	9,000.00
Total CULTURE - ADMIN:			502,558.00	98,539.63	7,500.00	396,518.37
CAMP PERKY						
31-453-50-115	31-453-136	Salary/Wages- Part Time Camp	89,008.00	.00	.00	89,008.00
31-453-70-228	31-453-229	Camp Refreshments	4,000.00	.00	.00	4,000.00
31-453-70-238	31-453-238	Clothing & Uniforms - Campers	2,500.00	.00	.00	2,500.00
31-453-70-239	31-453-248	Operating Supplies	3,000.00	9.88	.00	2,990.12
31-453-70-336	31-453-284	Bus Trips	57,500.00	1,880.00	.00	55,620.00
31-453-75-312	31-453-450	Contracted Series	2,950.00	.00	.00	2,950.00
Total CAMP PERKY:			158,958.00	1,889.88	.00	157,068.12
PARKS						
31-454-60-238	31-454-238	Clothing and Uniforms	2,500.00	549.00	.00	1,951.00
31-454-70-239	31-454-220	Operating Supplies	14,000.00	4,540.33	77.00	9,382.67
31-454-70-457	31-454-400	Memorial Expenses - Reimbursed	1,000.00	19.50	.00	980.50
31-454-75-312	31-454-456	Contracted Services - Mowing	72,250.00	.00	.00	72,250.00
Total PARKS:			89,750.00	5,108.83	77.00	84,564.17
TRAIL BLAZERS						
31-457-50-115	31-460-136	Salary/Wages- Part Time Camp	28,980.00	.00	.00	28,980.00
31-457-70-228	31-460-229	Camp Refreshments	2,500.00	.00	.00	2,500.00
31-457-70-238	31-460-238	Clothing and Uniforms	1,500.00	.00	.00	1,500.00
31-457-70-239	31-460-248	Operating Supplies	1,000.00	.00	.00	1,000.00
31-457-70-312	31-460-450	Contracted Services	1,000.00	.00	.00	1,000.00
31-457-70-336	31-460-284	Bus Trips	38,000.00	520.00	.00	37,480.00
Total TRAIL BLAZERS:			72,980.00	520.00	.00	72,460.00
LITTLE PERKY						
31-458-50-115	31-458-136	Salary/Wages- Part Time Camp	8,862.00	.00	.00	8,862.00
31-458-70-238	31-458-238	Clothing & Uniforms - Campers	400.00	.00	.00	400.00
31-458-70-239	31-458-248	Operating Supplies	425.00	.00	.00	425.00
31-458-70-336	31-458-284	Bus Trips	700.00	.00	.00	700.00
31-458-75-312	31-458-450	Contracted Services	250.00	.00	.00	250.00
Total LITTLE PERKY:			10,637.00	.00	.00	10,637.00

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
EMPLOYEE BENEFITS						
31-484-55-195	01-484-165	Workers Compensation	18,946.00	.00	.00	18,946.00
Total EMPLOYEE BENEFITS:			18,946.00	.00	.00	18,946.00
REFUNDS & REIMBURSEMENTS						
31-491-70-482	31-491-485	Reimbursed - Misc.	1,200.00	.00	.00	1,200.00
Total REFUNDS & REIMBURSEMENTS:			1,200.00	.00	.00	1,200.00
PARK & REC OPERATING FUND Revenue Total:			883,224.00-	301,440.45-	.00	581,783.55-
PARK & REC OPERATING FUND Expenditure Total:			855,029.00	106,058.34	7,577.00	741,393.66
Total PARK & REC OPERATING FUND:			28,195.00-	195,382.11-	7,577.00	159,610.11

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
PARK & RECREATION CAPITAL FUND						
INTEREST						
33-341-16-010	33-341-000	Interest	8,000.00-	2,933.65-	.00	5,066.35-
Total INTEREST:			8,000.00-	2,933.65-	.00	5,066.35-
CHARGES FOR SERVICE						
33-361-22-300	33-361-330	Subdivision & Land Development	197,000.00-	.00	.00	197,000.00-
Total CHARGES FOR SERVICE:			197,000.00-	.00	.00	197,000.00-
PARKS						
33-454-90-700	33-454-700	Misc. All Parks / Basins	25,000.00	19,269.72	.00	5,730.28
33-454-90-721	33-454-725	Eskie Park	70,000.00	.00	.00	70,000.00
33-454-90-722	33-454-722	MARA	75,000.00	.00	.00	75,000.00
33-454-90-728	33-454-728	Red Tail Park	25,000.00	.00	.00	25,000.00
Total PARKS:			195,000.00	19,269.72	.00	175,730.28
PARK & RECREATION CAPITAL FUND Revenue Total:			205,000.00-	2,933.65-	.00	202,066.35-
PARK & RECREATION CAPITAL FUND Expenditure Total:			195,000.00	19,269.72	.00	175,730.28
Total PARK & RECREATION CAPITAL FUND:			10,000.00-	16,336.07	.00	26,336.07-

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
LIQUID FUELS FUND						
USE OF FUND BALANCE						
35-300-00-279	35-399-101	Use of Fund Balance	114,648.00-	.00	.00	114,648.00-
Total USE OF FUND BALANCE:			114,648.00-	.00	.00	114,648.00-
INTEREST						
35-341-16-010	35-341-000	Interest	16,000.00-	2,787.79-	.00	13,212.21-
Total INTEREST:			16,000.00-	2,787.79-	.00	13,212.21-
STATE REV AND ENTITLEMENTS						
35-355-18-020	35-355-050	State Liquid Fuels	740,223.00-	747,126.44-	.00	6,903.44
Total STATE REV AND ENTITLEMENTS :			740,223.00-	747,126.44-	.00	6,903.44
OTHER REV & REIMBURSEMENTS						
35-389-29-000		Miscellaneous Revenue	.00	3,449.33-	.00	3,449.33
Total OTHER REV & REIMBURSEMENTS:			.00	3,449.33-	.00	3,449.33
REFUNDS OF PRIOR YEAR EXPENSE						
35-395-29-000	35-395-000	Refund of Prior Yr. Expense	.00	30.00-	.00	30.00
Total REFUNDS OF PRIOR YEAR EXPENSE:			.00	30.00-	.00	30.00
PUBLIC WORKS						
35-430-70-374	35-430-374	Equipment/Maint.Repair	8,000.00	597.41	.00	7,402.59
Total PUBLIC WORKS:			8,000.00	597.41	.00	7,402.59
WINTER MAINTENANCE						
35-432-70-239	35-432-240	Operating Supplies - Winter	125,000.00	80,649.15	1,712.66	42,638.19
35-432-70-384	35-432-385	Equipment Rental	22,000.00	3,625.00	.00	18,375.00
Total WINTER MAINTENANCE:			147,000.00	84,274.15	1,712.66	61,013.19
TRAFFIC CONTROL DEVICES						
35-433-70-374	35-433-370	Equipment/Maint.Repair-Traffic	30,000.00	6,542.18	.00	23,457.82
Total TRAFFIC CONTROL DEVICES:			30,000.00	6,542.18	.00	23,457.82
STREET LIGHTING						
35-434-70-361	35-434-361	Street Lighting	42,000.00	9,911.42	.00	32,088.58
Total STREET LIGHTING:			42,000.00	9,911.42	.00	32,088.58
HIGHWAY AND BRIDGES						
35-438-70-239	35-438-245	Operating Supplies - Highway	37,500.00	5,176.75	.00	32,323.25
Total HIGHWAY AND BRIDGES:			37,500.00	5,176.75	.00	32,323.25
HIGHWAY CONSTRUCTION						
35-439-90-720	35-439-100	Road Program	606,371.00	1,087.35	.00	605,283.65

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
		Total HIGHWAY CONSTRUCTION:	606,371.00	1,087.35	.00	605,283.65
		LIQUID FUELS FUND Revenue Total:	870,871.00-	753,393.56-	.00	117,477.44-
		LIQUID FUELS FUND Expenditure Total:	870,871.00	107,589.26	1,712.66	761,569.08
		Total LIQUID FUELS FUND:	.00	645,804.30-	1,712.66	644,091.64

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
SIDEWALK FUND						
INTEREST						
41-341-16-010	41-341-000	Interest Earnings	2,000.00-	1,401.09-	.00	598.91-
Total INTEREST:			2,000.00-	1,401.09-	.00	598.91-
SIDEWALK FUND Revenue Total:			2,000.00-	1,401.09-	.00	598.91-
SIDEWALK FUND Expenditure Total:			.00	.00	.00	.00
Total SIDEWALK FUND:			2,000.00-	1,401.09-	.00	598.91-

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
STORMWATER FUND						
USE OF FUND BALANCE						
42-300-00-279	42-399-101	Use of Fund Balance	38,500.00-	.00	.00	38,500.00-
Total USE OF FUND BALANCE:			38,500.00-	.00	.00	38,500.00-
INTEREST						
42-341-16-010	42-341-000	Interest	6,500.00-	2,262.21-	.00	4,237.79-
Total INTEREST:			6,500.00-	2,262.21-	.00	4,237.79-
STATE GRANTS						
42-354-18-150	42-387-200	State Grant	62,500.00-	.00	.00	62,500.00-
Total STATE GRANTS:			62,500.00-	.00	.00	62,500.00-
INTERFUND TRANSFERS						
42-392-29-001	42-392-010	Transfer From General Fund	25,000.00-	.00	.00	25,000.00-
Total INTERFUND TRANSFERS:			25,000.00-	.00	.00	25,000.00-
SHADE TREES						
42-446-70-310	42-446-310	MS4 Requirements	7,500.00	8,767.00	.00	1,267.00-
42-446-90-374	42-446-374	Gunite Project	125,000.00	.00	117,070.00	7,930.00
Total SHADE TREES:			132,500.00	8,767.00	117,070.00	6,663.00
STORMWATER FUND Revenue Total:			132,500.00-	2,262.21-	.00	130,237.79-
STORMWATER FUND Expenditure Total:			132,500.00	8,767.00	117,070.00	6,663.00
Total STORMWATER FUND:			.00	6,504.79	117,070.00	123,574.79-

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
WEST END CAPITAL FUND						
INTEREST						
43-341-16-010	43-341-000	Interest	3,500.00-	2,169.10-	.00	1,330.90-
Total INTEREST:			3,500.00-	2,169.10-	.00	1,330.90-
WEST END CAPITAL FUND Revenue Total:			3,500.00-	2,169.10-	.00	1,330.90-
WEST END CAPITAL FUND Expenditure Total:			.00	.00	.00	.00
Total WEST END CAPITAL FUND:			3,500.00-	2,169.10-	.00	1,330.90-

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
AMERICAN RESCUE PLAN ACT FUND						
USE OF FUND BALANCE						
44-300-00-279	44-399-101	Use of Fund Balance	1,279,408.00-	.00	.00	1,279,408.00-
Total USE OF FUND BALANCE:			1,279,408.00-	.00	.00	1,279,408.00-
INTEREST						
44-341-16-010	44-341-000	Interest	120,000.00-	36,026.22-	.00	83,973.78-
Total INTEREST:			120,000.00-	36,026.22-	.00	83,973.78-
LEGAL SERVICES						
44-404-70-310	44-404-315	Legal Services - General	150,000.00	3,226.00	.00	146,774.00
Total LEGAL SERVICES:			150,000.00	3,226.00	.00	146,774.00
TECHNOLOGY						
44-407-70-270	44-407-705	Minor Equipment	26,000.00	25,407.00	.00	593.00
44-407-90-740	44-407-252	Cap Purchase - Tech Equipment	35,000.00	17,560.00	15,910.00	1,530.00
Total TECHNOLOGY:			61,000.00	42,967.00	15,910.00	2,123.00
POLICE						
44-410-70-270	44-410-705	Minor Equipment	17,900.00	.00	.00	17,900.00
Total POLICE:			17,900.00	.00	.00	17,900.00
EMERGENCY MANAGEMENT						
44-415-90-750	44-415-703	Capital Purchase - EMS	100,000.00	.00	.00	100,000.00
Total EMERGENCY MANAGEMENT:			100,000.00	.00	.00	100,000.00
PUBLIC WORKS						
44-430-70-270	44-430-405	Minor Equipment	6,624.00	.00	6,718.00	94.00-
44-430-90-740	44-456-542	Capital - PW Vehicles	503,884.00	.00	327,798.95	176,085.05
Total PUBLIC WORKS:			510,508.00	.00	334,516.95	175,991.05
Department: 446						
44-446-90-450	44-446-374	Fee Implementation	50,000.00	.00	.00	50,000.00
44-446-90-720	44-446-374	Stormwater - Pipe Replacement	.00	40,169.00	.00	40,169.00-
Total Department: 446:			50,000.00	40,169.00	.00	9,831.00
Department: 451						
44-451-70-336	31-451-284	Community Event	500,000.00	.00	.00	500,000.00
Total Department: 451:			500,000.00	.00	.00	500,000.00
Department: 456						
44-456-70-456	44-4566-542	Contribution - Library	10,000.00	.00	.00	10,000.00
Total Department: 456:			10,000.00	.00	.00	10,000.00
AMERICAN RESCUE PLAN ACT FUND Revenue Total:			1,399,408.00-	36,026.22-	.00	1,363,381.78-

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
		AMERICAN RESCUE PLAN ACT FUND Expenditure Total:	1,399,408.00	86,362.00	350,426.95	962,619.05
		Total AMERICAN RESCUE PLAN ACT FUND:	.00	50,335.78	350,426.95	400,762.73-

Account Number	Old Account	Account Title	2024-24 Current year Budget	2024-24 Current year Actual	2024-24 Current year Encumbrance	Remaining
SELF INSURANCE FUND						
INTEREST						
55-341-16-010	55-341-000	Interest	25,000.00-	7,526.77-	.00	17,473.23-
Total INTEREST:			25,000.00-	7,526.77-	.00	17,473.23-
EMPLOYEE BENEFITS						
55-484-55-196	55-488-196	Medical Insurance	57,835.00	22,841.86	.00	34,993.14
55-484-65-310	55-489-163	Management Fee	12,000.00	25.00	.00	11,975.00
55-484-70-120	55-489-900	Unrealized Loss (Gain)	150,000.00-	81,251.05-	.00	68,748.95-
Total EMPLOYEE BENEFITS:			80,165.00-	58,384.19-	.00	21,780.81-
INSURANCE						
55-486-55-198	55-486-156	Health Savings Account	10,000.00	.00	.00	10,000.00
Total INSURANCE:			10,000.00	.00	.00	10,000.00
SELF INSURANCE FUND Revenue Total:			25,000.00-	7,526.77-	.00	17,473.23-
SELF INSURANCE FUND Expenditure Total:			70,165.00-	58,384.19-	.00	11,780.81-
Total SELF INSURANCE FUND:			95,165.00-	65,910.96-	.00	29,254.04-
Grand Totals:			184,360.00-	192,209.51	492,456.89	869,026.40-

Report Criteria:

- Print amounts with actual sign
- Accounts to include: With balances
- Exclude Funds: 92
- Print Fund Titles
- Page and Total by Fund
- Print Source Titles
- Total by Source
- Print Department Titles
- Total by Department
- All Segments Tested for Total Breaks

GENERAL FUND

Account Number	Title	Beginning Balance	Debit	Credit	Ending Balance
GENERAL FUND					
01-100100	Cash in Combined Fund	4,247,538.58	705,075.83	1,245,526.97-	3,707,087.44
01-100103	Cash - PLGIT PRIME	490,452.11	12,298.92	.03-	502,751.00
01-100104	Cash - PLGIT CLASS	5,481.95	11.66	5,493.60-	.01
01-100105	Cash - Payroll Checking Acct	5,400.49	1,979,149.19	1,980,868.10-	3,681.58
01-100107	Cash- TD Bank Grants	.00	75,711.79	.00	75,711.79
01-110000	Petty Cash Fund - Admin	150.00	.00	.00	150.00
01-110002	Cash - Register Drawers	375.00	.00	.00	375.00
01-110003	Cash- Register Drawer (Police)	25.00	.00	.00	25.00
Total GENERAL FUND:		4,749,423.13	2,772,247.39	3,231,888.70-	4,289,781.82
FIRE/EMS SERVICE FUND					
03-100100	Cash in Combined Fund	111,443.95	9,101.33	156,492.75-	35,947.47-
Total FIRE/EMS SERVICE FUND:		111,443.95	9,101.33	156,492.75-	35,947.47-
LIBRARY FUND					
04-100100	Cash in Combined Fund	67.49	16,534.19	16,123.49-	478.19
Total LIBRARY FUND:		67.49	16,534.19	16,123.49-	478.19
HIGHWAY IMPROVEMENT CAP FUND					
18-100102	Cash - TD Bank	2,054,347.65	153,375.31	8,705.17-	2,199,017.79
Total HIGHWAY IMPROVEMENT CAP FUND:		2,054,347.65	153,375.31	8,705.17-	2,199,017.79
MUNICIPAL COMPLEX FUND					
19-100100	Cash in Combined Fund	6,197.51-	30,068.82	5,943.10-	17,928.21
19-100103	Cash - PLGIT PRIME	1,010,146.33	13,449.65	30,000.00-	993,595.98
Total MUNICIPAL COMPLEX FUND:		1,003,948.82	43,518.47	35,943.10-	1,011,524.19
DEBT SERVICE FUND					
20-100100	Cash in Combined Fund	204,590.18	8,275.65	1,431.54-	211,434.29
Total DEBT SERVICE FUND:		204,590.18	8,275.65	1,431.54-	211,434.29
LIQUID FUELS LOAN FUND					
21-100100	Cash in Combined Fund	1,163.35	9.78	.00	1,173.13
Total LIQUID FUELS LOAN FUND:		1,163.35	9.78	.00	1,173.13
CAPITAL FUND					
30-100100	Cash in Combined Fund	620,401.96	4,739.62	98,717.30-	526,424.28
Total CAPITAL FUND:		620,401.96	4,739.62	98,717.30-	526,424.28
PARK & REC OPERATING FUND					
31-100100	Cash in Combined Fund	236,265.16	265,471.87	70,504.74-	431,232.29
Total PARK & REC OPERATING FUND:		236,265.16	265,471.87	70,504.74-	431,232.29
PARK & RECREATION CAPITAL FUND					
33-100100	Cash in Combined Fund	367,031.60	2,933.65	30,695.97-	339,269.28

LIQUID FUELS FUND

Account Number	Title	Beginning Balance	Debit	Credit	Ending Balance
Total PARK & RECREATION CAPITAL FUND:		367,031.60	2,933.65	30,695.97-	339,269.28
LIQUID FUELS FUND					
35-100102	Cash - TD Bank	228,837.70	749,944.23	107,982.17-	870,799.76
Total LIQUID FUELS FUND:		228,837.70	749,944.23	107,982.17-	870,799.76
SIDEWALK FUND					
41-100103	Cash - PLGIT PRIME	102,102.38	1,401.09	.00	103,503.47
Total SIDEWALK FUND:		102,102.38	1,401.09	.00	103,503.47
STORMWATER FUND					
42-100100	Cash in Combined Fund	274,422.06	2,262.21	9,443.25-	267,241.02
Total STORMWATER FUND:		274,422.06	2,262.21	9,443.25-	267,241.02
WEST END CAPITAL FUND					
43-100103	Cash - PLGIT PRIME	158,074.01	2,169.10	.00	160,243.11
Total WEST END CAPITAL FUND:		158,074.01	2,169.10	.00	160,243.11
AMERICAN RESCUE PLAN ACT FUND					
44-100102	Cash - TD Bank	2,434,213.69	53,601.22	63,768.00-	2,424,046.91
Total AMERICAN RESCUE PLAN ACT FUND:		2,434,213.69	53,601.22	63,768.00-	2,424,046.91
SELF INSURANCE FUND					
55-100100	Cash in Combined Fund	16,584.85	42,251.77	21,426.47-	37,410.15
55-100300	Charles Swab - Cash	1,617,589.91	90,390.50	45,304.84-	1,662,675.57
Total SELF INSURANCE FUND:		1,634,174.76	132,642.27	66,731.31-	1,700,085.72
ESCROW FUND					
92-100100	Cash in Combined Fund	31,112.41-	45,328.43	24,634.60-	10,418.58-
92-100107	TD Bank-Police Evidence	2,968.00	23.21	1,562.58-	1,428.63
92-100109	Cash - TD Escrow	270,253.44	32,699.22	25,965.35-	276,987.31
Total ESCROW FUND:		242,109.03	78,050.86	52,162.53-	267,997.36
Grand Totals:		14,422,616.92	4,296,278.24	3,950,590.02-	14,768,305.14

Revenue Trends - March 2024

Earned Income - 01-310-210

1% of wages of residents. .5% to Methacton School District, .5% to Township. Quarterly deposits are due the end of the month after the end of the quarter. For example, 1st quarter – January through March is due by April 30th.

	2014	2015	2016	2017	2018	2019	2020 *	2021	2022	2023	2023 YTD	2024
January	\$ 226,357.37	\$ 115,605.49	\$ 109,924.84	\$ 116,377.67	\$ 145,242.32	\$ 203,877.16	\$ 136,868.63	\$ 120,755.11	\$ 148,813.39	\$ 153,071.04	\$	\$ 165,468.73
February	\$ 787,296.10	\$ 906,220.57	\$ 811,271.72	\$ 956,989.57	\$ 919,502.27	\$ 1,191,923.62	\$ 1,105,197.40	\$ 1,104,665.82	\$ 1,189,803.26	\$ 996,653.61	\$	\$ 1,250,056.65
March	\$ 272,941.01	\$ 429,527.01	\$ 428,024.02	\$ 242,357.21	\$ 275,302.45	\$ 276,630.04	\$ 267,584.80	\$ 355,635.09	\$ 324,072.62	\$ 531,120.77	\$	\$ 298,194.09
April	\$ 304,070.98	\$ 252,070.78	\$ 250,200.20	\$ 200,282.87	\$ 205,288.35	\$ 259,972.30	\$ 309,941.98	\$ 137,886.60	\$ 238,064.21	\$ 258,547.98		
May	\$ 376,276.54	\$ 961,364.20	\$ 1,068,412.39	\$ 1,165,937.48	\$ 1,190,980.36	\$ 1,184,446.00	\$ 1,032,481.72	\$ 1,199,768.20	\$ 1,398,927.66	\$ 1,339,634.34		
June	\$ 692,844.99	\$ 350,520.93	\$ 239,872.03	\$ 312,176.34	\$ 306,491.11	\$ 326,854.41	\$ 360,579.22	\$ 459,104.39	\$ 343,341.65	\$ 320,232.46		
July	\$ 361,239.92	\$ 142,872.67	\$ 83,211.43	\$ 98,224.82	\$ 141,413.25	\$ 103,020.39	\$ 200,671.41	\$ 76,084.85	\$ 118,630.10	\$ 139,352.50		
August	\$ 647,015.82	\$ 651,431.58	\$ 857,986.12	\$ 900,578.02	\$ 901,027.53	\$ 961,748.09	\$ 917,909.06	\$ 1,042,452.77	\$ 1,123,812.39	\$ 1,153,808.52		
September	\$ 412,748.18	\$ 462,644.97	\$ 248,013.52	\$ 247,896.04	\$ 285,345.67	\$ 260,796.99	\$ 240,509.44	\$ 284,842.15	\$ 290,540.31	\$ 292,260.98		
October	\$ 190,948.39	\$ 90,491.66	\$ 114,258.04	\$ 116,433.75	\$ 130,223.75	\$ 142,342.33	\$ 103,062.90	\$ 107,840.96	\$ 113,370.68	\$ 161,770.55		
November	\$ 627,485.69	\$ 623,993.79	\$ 886,729.49	\$ 869,732.57	\$ 859,741.45	\$ 1,044,650.04	\$ 953,407.34	\$ 1,077,998.42	\$ 844,109.71	\$ 1,099,646.81		
December	\$ 410,675.49	\$ 490,724.46	\$ 244,749.58	\$ 227,756.64	\$ 230,466.37	\$ 255,821.09	\$ 263,545.14	\$ 245,223.10	\$ 636,183.07	\$ 451,424.42		
	\$ 5,309,900.48	\$ 5,477,468.11	\$ 5,342,653.38	\$ 5,454,742.98	\$ 5,591,024.88	\$ 6,212,082.46	\$ 5,891,759.04	\$ 6,212,257.46	\$ 6,769,669.05	\$ 6,897,523.98	\$ 1,680,845.42	\$ 1,713,719.47
											YTD vs 2023	\$ 32,874.05
											2024 budgeted	\$ 7,075,000.00
											% of budget	24.22%

*2020 - year-end deadline extended from April 15 to July 15.

*2021-year-end deadline extended from April 15 to May 15.

Local Services Tax - 01-310-510

\$1.00 per week an employee works in the Township for a total of \$52.00 per year.

\$5.00 to Methacton School District, \$47.00 to Township. Must earn a minimum of \$12,000.00 per year.

Same cycle as Earned Income Tax making February, May, August and November the months with the highest collections.

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 YTD	2024
January	\$ 17,408.71	\$ 15,425.72	\$ 11,800.44	\$ 16,105.45	\$ 15,178.45	\$ 22,075.68	\$ 14,415.89	\$ 10,187.93	\$ 11,229.74	\$ 30,624.00	\$	\$ 25,357.46
February	\$ 77,456.12	\$ 75,920.62	\$ 72,382.40	\$ 92,768.74	\$ 109,164.58	\$ 115,140.26	\$ 125,374.01	\$ 107,938.16	\$ 109,335.50	\$ 94,194.80	\$	\$ 108,977.86
March	\$ 62,598.97	\$ 23,634.86	\$ 14,706.95	\$ 28,161.97	\$ 4,929.75	\$ 6,048.08	\$ 3,290.15	\$ 13,917.26	\$ 7,493.00	\$ 2,953.94	\$	\$ 7,123.95
April	\$ 15,854.82	\$ 20,067.14	\$ 25,756.87	\$ 25,825.94	\$ 19,968.39	\$ 16,241.60	\$ 17,098.28	\$ 16,320.23	\$ 10,911.48	\$ 33,060.14		
May	\$ 70,657.73	\$ 65,866.09	\$ 90,036.84	\$ 118,006.52	\$ 110,172.25	\$ 114,907.05	\$ 117,246.52	\$ 96,468.22	\$ 97,021.50	\$ 110,701.83		
June	\$ 22,391.96	\$ 43,274.69	\$ 31,877.86	\$ 4,957.99	\$ 11,484.77	\$ 14,692.53	\$ 5,567.74	\$ 23,779.05	\$ 23,885.92	\$ 9,576.68		
July	\$ 17,952.71	\$ 20,583.91	\$ 19,779.16	\$ 16,446.62	\$ 23,018.98	\$ 17,696.04	\$ 18,638.67	\$ 10,188.14	\$ 21,302.03	\$ 24,727.33		
August	\$ 107,952.90	\$ 72,320.67	\$ 108,557.92	\$ 123,094.63	\$ 118,527.04	\$ 123,228.42	\$ 110,077.94	\$ 122,225.06	\$ 110,592.88	\$ 115,947.05		
September	\$ 4,161.90	\$ 32,643.13	\$ 7,213.16	\$ 2,882.96	\$ 5,356.70	\$ 3,126.65	\$ 2,027.77	\$ 3,139.43	\$ 1,459.06	\$ 1,131.76		
October	\$ 37,437.18	\$ 16,187.97	\$ 12,989.23	\$ 20,256.45	\$ 33,139.51	\$ 24,690.62	\$ 22,269.53	\$ 12,526.09	\$ 9,024.11	\$ 20,515.49		
November	\$ 77,798.90	\$ 76,915.78	\$ 103,356.15	\$ 107,760.94	\$ 99,082.25	\$ 118,481.33	\$ 102,628.66	\$ 110,611.23	\$ 127,818.05	\$ 113,312.94		
December	\$ 22,618.55	\$ 20,902.64	\$ 15,064.08	\$ 2,686.85	\$ 2,484.61	\$ 693.96	\$ 9,844.80	\$ 4,839.07	\$ 9,458.52	\$ 20,959.52		
	\$ 534,290.45	\$ 483,743.22	\$ 513,521.06	\$ 558,955.06	\$ 552,507.28	\$ 577,022.22	\$ 548,479.96	\$ 532,139.87	\$ 539,531.79	\$ 577,705.48	\$ 127,772.74	\$ 141,459.27
											YTD vs 2023	\$ 13,686.53
											2024 budgeted	\$ 550,000.00
											% of budget	25.72%

Community Development Revenue

Building, electrical, plumbing, etc. permits. Depends on new construction and property improvements.

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 YTD	2024
January	\$ 12,253.96	\$ 57,462.86	\$ 8,282.36	\$ 35,148.99	\$ 18,375.95	\$ 146,192.31	\$ 260,812.21	\$ 24,377.06	\$ 114,088.36	\$ 24,486.79	\$	\$ 39,652.25
February	\$ 12,402.33	\$ 19,954.12	\$ 27,939.21	\$ 20,168.05	\$ 232,492.61	\$ 42,699.60	\$ 58,960.70	\$ 120,431.23	\$ 103,946.80	\$ 42,577.07	\$	\$ 24,750.05
March	\$ 38,339.65	\$ 15,989.06	\$ 20,278.63	\$ 58,119.00	\$ 41,400.86	\$ 54,654.64	\$ 41,777.00	\$ 103,464.18	\$ 46,947.60	\$ 32,326.47	\$	\$ 29,875.00
April	\$ 32,112.62	\$ 137,149.01	\$ 208,028.31	\$ 39,990.71	\$ 65,803.57	\$ 86,051.35	\$ 6,027.55	\$ 135,882.45	\$ 29,703.02	\$ 50,563.22		
May	\$ 27,290.49	\$ 164,804.22	\$ 27,556.87	\$ 53,832.50	\$ 34,732.85	\$ 30,322.60	\$ 24,125.08	\$ 96,003.36	\$ 68,406.31	\$ 31,530.94		
June	\$ 55,420.88	\$ 18,151.56	\$ 24,655.70	\$ 37,520.57	\$ 146,654.66	\$ 62,105.65	\$ 83,336.80	\$ 42,891.45	\$ 41,394.81	\$ 33,684.96		
July	\$ 22,384.04	\$ 29,908.86	\$ 23,201.80	\$ 22,991.40	\$ 24,847.80	\$ 34,839.77	\$ 26,723.28	\$ 108,768.81	\$ 20,039.30	\$ 26,502.41		
August	\$ 18,750.70	\$ 26,443.42	\$ 32,016.80	\$ 110,751.96	\$ 82,949.58	\$ 40,698.81	\$ 49,950.47	\$ 39,927.44	\$ 45,459.52	\$ 47,710.52		
September	\$ 27,167.72	\$ 16,611.41	\$ 41,312.81	\$ 17,717.10	\$ 26,165.29	\$ 27,946.52	\$ 32,637.00	\$ 33,046.35	\$ 23,012.25	\$ 27,523.86		
October	\$ 19,273.54	\$ 45,016.48	\$ 33,509.87	\$ 21,161.32	\$ 22,544.76	\$ 30,162.60	\$ 45,927.68	\$ 29,003.80	\$ 24,206.27	\$ 25,611.55		
November	\$ 278,277.02	\$ 16,810.53	\$ 17,158.14	\$ 26,038.15	\$ 36,731.61	\$ 33,582.33	\$ 64,274.16	\$ 49,716.36	\$ 24,424.07	\$ 21,915.12		
December	\$ 11,264.14	\$ 19,412.00	\$ 42,637.83	\$ 15,743.80	\$ 25,500.25	\$ 19,714.80	\$ 46,362.05	\$ 69,158.90	\$ 17,011.60	\$ 21,818.93		
	\$ 554,937.09	\$ 567,713.53	\$ 506,578.33	\$ 459,183.55	\$ 758,199.79	\$ 608,970.98	\$ 740,913.98	\$ 852,671.39	\$ 558,639.91	\$ 386,251.84	\$ 99,390.33	\$ 94,277.30
											\$	\$ (5,113.03)
												\$ 617,000.00
											% of budget	15.28%

Real Estate Taxes (General Fund) - 01-301-100

Tax bills are mailed March 1st. 2% discount if paid by April 30th. 10 % penalty if paid after June 30th.

Receipts are heaviest in April and May as homeowners take advantage of the discount period. July receipts increase as payments are made before penalty is imposed.

Unpaid taxes as of December 31st are reported to Montgomery County and the properties are liened.

	2014	2015	2016	2017	2018	2019	2020 *	2021	2022	2023	2023 YTD	2024
January	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (28.81)	\$ -	\$ -
February	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
March	\$ 179,649.36	\$ 116,802.86	\$ 186,281.98	\$ 92,511.79	\$ 58,411.17	\$ 76,640.52	\$ 90,954.02	\$ -	\$ -	\$ 210,953.93	\$ -	\$ -
April	\$ 755,695.42	\$ 577,492.95	\$ 801,496.06	\$ 331,127.57	\$ 289,560.05	\$ 434,215.71	\$ 337,625.72	\$ 514,653.24	\$ 582,268.50	\$ 272,014.53	\$ -	\$ -
May	\$ 336,158.01	\$ 564,005.77	\$ 301,388.55	\$ 898,067.80	\$ 985,413.38	\$ 825,709.08	\$ 748,332.24	\$ 1,121,497.21	\$ 1,234,941.96	\$ 1,961,672.57	\$ -	\$ -
June	\$ 20,126.58	\$ 15,358.88	\$ 26,875.49	\$ 1,636.13	\$ (10,127.97)	\$ (11,324.19)	\$ 141,042.64	\$ 36,359.37	\$ 146,586.25	\$ 37,248.56	\$ -	\$ -
July	\$ 58,014.36	\$ 66,627.37	\$ 46,167.29	\$ 46,459.74	\$ 43,141.39	\$ 42,743.58	\$ 32,139.00	\$ 25,787.72	\$ 43,265.84	\$ 72,606.91	\$ -	\$ -
August	\$ 2,180.82	\$ 4,792.86	\$ 12,974.21	\$ 2,123.45	\$ 4,255.60	\$ 3,182.47	\$ 41,888.89	\$ 17,297.33	\$ 30,076.97	\$ 3,283.34	\$ -	\$ -
September	\$ 4,619.37	\$ 2,755.46	\$ 5,212.85	\$ 6,617.72	\$ 6,589.58	\$ 14,885.46	\$ 9,647.12	\$ 5,364.84	\$ 4,594.02	\$ 7,116.69	\$ -	\$ -
October	\$ 2,781.50	\$ 3,118.59	\$ 2,285.29	\$ 955.20	\$ 4,750.35	\$ 1,160.42	\$ 1,646.09	\$ 3,563.56	\$ 1,165.03	\$ 3,589.92	\$ -	\$ -
November	\$ 3,958.23	\$ 5,845.88	\$ 3,632.27	\$ 838.93	\$ 1,762.86	\$ 2,874.58	\$ 2,760.10	\$ 4,213.74	\$ 3,265.54	\$ 7,155.55	\$ -	\$ -
December	\$ 23,706.65	\$ 18,572.21	\$ 28,504.98	\$ 28,513.40	\$ 26,866.25	\$ 23,373.03	\$ 24,359.12	\$ 4,180.09	\$ 3,783.22	\$ 3,409.11	\$ -	\$ -
	\$ 1,386,890.30	\$ 1,375,372.83	\$ 1,414,818.97	\$ 1,408,851.73	\$ 1,410,622.66	\$ 1,413,460.66	\$ 1,430,394.94	\$ 1,732,917.10	\$ 2,049,947.33	\$ 2,579,022.30	\$ (28.81)	\$ -
											YTD vs 2023	\$ 28.81
											2024 budgeted	\$ 3,436,367.00
											% of budget	0.00%

*2020 discount period extended from April 30 to May 31, Face payment date extended from June 30 to July 30.

Shannondell paid taxes in protest. Put 25% in escrow account.

2021 increase millage by .22 mills

2022 increase millage by .16 mills

2023 increase millage by .3318 mils

2024 increase millage by .5131 mils

	Budgeted	Grand Totals YTD Actual	YTD % of budget from Major Categories	Averaged YTD % of budget	Over/(Under) % of budget
2024	\$ 12,278,367.00	\$ 2,084,435.51	16.98%	25.00%	-8.02%
2023	\$ 11,103,790.00	\$ 2,000,979.57	18.02%	25.00%	-6.98%
	above(below) prior year	\$ 83,455.94			

LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION No. 2024 - 19

WHEREAS, 960 Rittenhouse Road Associates, LLC (hereinafter referred to as “Applicant”) has submitted a request for amended conditional use approval related to property located at 960 Rittenhouse Road, Lower Providence Township, Montgomery County, Pennsylvania, further identified as Tax Map Parcel Number 43-00-12256-00-4 (the “Property”); and

WHEREAS, the Property is located in the Mixed Use Overlay Sector of the Industrial Park Zoning District; and

WHEREAS, the Lower Providence Zoning Ordinance (“Ordinance”) permits various uses by conditional use; and

WHEREAS, the Applicant previously received conditional use approval for the proposed warehouse via the adoption of Lower Providence Township Resolution 2023-23; and

WHEREAS, Applicant has submitted a request for amended conditional use approval to amend one of the conditions of approval set forth in Resolution 2023-23; and

WHEREAS, Township staff and the Township Engineer have reviewed the Application; and

WHEREAS, the Board of Supervisors of Lower Providence Township (hereinafter referred to as “Board”) is prepared to GRANT approval of Applicant’s request for amended conditional use approval, subject to certain conditions; and

WHEREAS, the Board is prepared to authorize the Township Manager to execute the written decision of the Township, pursuant to Section 913.2(b)(1) of the Pennsylvania

Municipalities Planning Code.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Board of Supervisors of Lower Providence Township this 18th day of April, 2024, that said request for amended conditional use approval 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 Conditional Use Approval.** Applicant shall comply with any and all conditions of approval as documented Lower Providence Township Resolution 2023-23, except as explicitly modified herein, as follows: in the written decision of the Township, which are as follows:
 - a. Condition “2.v,” of Resolution 2023-23, and of the written decision of the Township, shall be deleted in its entirety, and shall be amended to read as follows: “Applicant shall remit a supplemental traffic impact fee of \$25,000, payable at the time of issuance of building permits related to the Project, to the Township. Such fee shall be remitted without any restrictions or conditions upon its use.”
 - b. All other conditions of approval shall remain in full force and effect, and the conditions of conditional use approval shall now read as follows:
 - i. Applicant shall comply with all objective criteria set forth in the Ordinance at §143-80.E(2)(b) and shall demonstrate such compliance to the satisfaction of the Township prior to issuance of any Certificate of Occupancy.
 - ii. The proposed development shall be consistent with the exhibits and evidence introduced at the conditional use hearing. If there is a substantial change to same, including, but not limited to, a high-cube fulfillment warehouse use, the architectural renderings, landscaping plan, access, etc., additional conditional use approval will be required.

- iii. Applicant shall implement the restrictive truck movements depicted on the plans, including but not limited to a prohibition of truck traffic on Rittenhouse Road.
- iv. Applicant shall be subject to payment of a traffic impact fee based upon post development conditions 6 months after warehouse occupancy.
- v. Applicant shall remit a supplemental traffic impact fee of \$25,000, payable at the time of issuance of building permits related to the Project, to the Township. Such fee shall be remitted without any restrictions or conditions upon its use.
- vi. Applicant shall work with the Township for increased signage in the area to indicate where truck traffic should go coming in and out of the facility, and shall educate the tenant and drivers regarding the restrictions, particularly with respect to the prohibition of truck traffic on Rittenhouse Road.
- vii. The soil remediation will be undertaken by the Applicant without any involvement from the Township. Applicant will obtain any and all necessary approvals from the EPA and DEP, and copies of all such approvals shall be provided to the Township prior to construction beginning on the site.
- viii. Applicant shall ensure that soil remediation will be done in a managed process, so that stormwater will not further disturb the area during the remediation process, and Applicant will utilize proper soil sediment and erosion control measures.
- ix. Applicant will work with the Township Engineer to design appropriate stormwater improvements to support development.
- x. Applicant shall use best efforts to ensure that noise coming from the property or from trucks coming and going from the property has as little impact on the neighboring and surrounding properties as is reasonably practicable, particularly between the hours of 10:00 p.m. and 7:00 a.m.
- xi. Applicant will comply with any requirements of the sewer authority for any sanitary sewer flow.
- xii. Applicant will comply with any requirements of any agency having jurisdiction over the property or the project.
- xiii. Compliance with all conditions of approval shall be at Applicant's sole cost and expense, with no cost or expense borne by the Township.

3. Applicant shall comply with all applicable statutes, codes or ordinances during the permitting and construction of the Project.
4. The Township Manager is authorized to sign the aforementioned written decision on behalf of the Board of Supervisors.
5. This approval shall expire six (6) months from the date of this Decision.

RESOLVED and **APPROVED** this 18th day of April, 2024.

BOARD OF SUPERVISORS OF LOWER
PROVIDENCE TOWNSHIP

ATTEST:

E.J. Mentry, Secretary

By: _____

Dr. Janine Darby, Chairperson

Exhibit

“A”

DRAFT

Findings of Fact

1. Applicant is 960 Rittenhouse Road Associates, LLC (“Applicant”), equitable owner of certain real property located at 960 Rittenhouse Road, Lower Providence Township, Montgomery County, further identified as Montgomery County Tax Parcel Number 43-00-12256-00-4 (“Property”).
2. The Property is approximately 5.86 acres, and is within the Mixed Use Overlay Sector (“MUO”) of the Industrial Park Zoning District (“IP”).
3. Uses permitted by conditional use in the IP District include warehouse uses, though such uses are not permitted in the MUO, Permitted uses in the IP are as set forth at §143-136.A of the Lower Providence Code of Ordinances (“Code”).
4. The Property is currently occupied by a 25,000 square foot manufacturing building.
5. Applicant previously received conditional use approval for a proposed new one-story 65,700 square foot warehouse facility together with associated parking, buffering, landscaping, utilities, stormwater management and other development-related aspects via the adoption of Lower Providence Township Resolution 2023-23 on June 1, 2023.
6. On or about March 4, 2024, Applicant submitted an application for Amended Conditional Use approval requesting that condition “2.v” of the approval, as set forth in Resolution 2023-23, be amended due to an alleged impossibility or impracticality of compliance with the original condition.
7. Condition 2.v of Resolution 2023-23 requires as follows: Applicant shall re-stripe the intersection of Trooper Road and Van Buren Avenue and make sure that there is a clear right turn lane on Van Buren Avenue onto Trooper Road.”
8. A public hearing was scheduled for March 21, 2024 with the Agreement of the Applicant. Notice of the hearing was advertised consistent with the Municipalities Planning Code. The Property was posted with notice of the March 21, 2024 hearing consistent with the Municipalities Planning Code and notice of the hearing was mailed to neighboring property owners as required by the Code.
9. The following exhibits were admitted at the March 21, 2024 hearing:
 - T-1 - Application, March 4, 2021
 - T-2 - Proof of Advertisement
 - T-3 - Proof of Posting
 - T-4 - Certificate of Notification
 - T-5 - Transcript of June 1, 2023 conditional use hearing
 - T-6 - Lower Providence Township Resolution 2023-23

10. The Applicant was represented at the conditional use hearing by Gregg Adelman, Esquire, who offered the following summary of the Application:

- A. After agreeing to the condition in question, Applicant realized that there was no existing right turn lane at the intersection of Trooper Road and Van Buren Avenue. In order to create a right turn lane, there would need to be road widening, traffic signal improvements, and things that the Applicant had not intended to agree to in the prior conditional use proceedings. N.T. 3/21/24, at 6.
- B. In lieu of the re-striping condition, Applicant proposes to remit a contribution of \$25,000, payable at the time of building permit issuance, as a supplemental traffic impact fee. N.T. 3/21/24, at 6.

11. Matthew Hammon, the Applicant's traffic engineer, testified as follows:

- A. Truck turning templates have not been completed for this intersection. The intersection is frequented by trucks currently, due to industrial uses in the area and the fact that it is the only signalized intersection. These trucks are the same size that would be going to the proposed warehouse use. N.T. 3/21/24, at 7-8.
- B. Van Buren Avenue currently has one lane in each direction. N.T. 3/21/24, at 9.
- C. Trucks have the ability to use both lanes of Trooper Road for making right turns onto Trooper Road because they can only make that turn when the light is green for Van Buren Avenue. N.T. 3/21/24, at 10.

12. Casey Moore, the Township's Traffic Engineer, testified as follows:

- A. The turning radius for this intersection is about 45 degrees, and generally, a 45-50 degree radius is large enough for tractor trailers to make a turn. Because of the two lanes on Trooper Road, a tractor trailer should be able to complete the movement from the lane on Van Buren into the southbound lanes of Trooper Road without encroaching into opposing lanes of traffic. N.T. 3/21/24, at 12.
- B. Under current traffic conditions, without this development, Trooper Road would benefit from its own left turn lane onto Van Buren Avenue. There will also be some traffic to the proposed warehouse. N.T. 3/21/24, at 13.
- C. It may be beneficial to re-stripe the stop bar for northbound Trooper Road onto Van Buren Avenue to pull the stop bar back a little bit, but that is not part of this application. N.T. 3/21/24, at 13-14.

13. The Board of Supervisors found the testimony and statements of the Applicant's witnesses and the Township's Traffic Engineer to be credible and persuasive based upon

their demeanor.

CONCLUSIONS OF LAW

1. Applicant seeks amended conditional use approval to amend Resolution 2023-23 to remove condition 2.v, and replace it with the proffered supplemental traffic impact fee of \$25,000, as referenced in the conditional use hearing testimony. Applicant seeks no other changes to the previously granted conditional use approval.
2. Legal Authority

"A conditional use is nothing more than a special exception which falls within the jurisdiction of the municipal governing body rather than the zoning hearing board." Williams Holding Group, LLC v. Bd. of Supervisors of W. Hanover Twp., 101 A.3d 1202 (Pa.CmwltH 2014).

Pennsylvania law is well settled with respect to the burden of proof that the Board of Supervisors must apply when addressing conditional use applications. Northampton Area School District v. E. Allen Township Bd. Of Supervisors, 824 A.2d 372 (Pa. CmwltH. 2003). The initial burdens of production and persuasion are placed upon the applicant to demonstrate that he or she meets all of the specific objective requirements for the conditional use as set forth in the zoning ordinance. In re Land Use Appeal of Gresko, 2009 Pa. Dist. & Cnty. Dec. LEXIS 419 (citing Appeal of George Baker, Jr., 19 Pa. Commw. 163, 339 A.2d 131 (Pa. CmwltH. 1975)). The Commonwealth Court has explained that "[a]n applicant who satisfies this prima facie burden is entitled to approval..." Williams Holding Group, LLC v. Bd. of Supervisors of W. Hanover Twp., 101 A.3d 1202 (Pa.CmwltH. 2014). However, failure to sustain this burden of proof constitutes substantial evidence to reject or deny an application for conditional use approval. In re AMA/American Marketing Ass'n, Inc., 2016 WL 3258103 (Pa.CmwltH. 2016).

In considering a conditional use application, a local governing body is free to reject even uncontradicted testimony if it finds it lacking in credibility, including testimony offered by an expert witness. Taliaferro v. Darby Twp. Zoning Hearing Bd., 873 A.2d 807 (Pa.CmwltH.2005).

An applicant for special exception or conditional use must demonstrate that his proposed use meets the applicable requirements of the zoning ordinance when the application is submitted.

"An applicant is entitled to a conditional use as a matter of right, unless the governing body determines that the use does not satisfy the specific, objective criteria in the zoning ordinance for that conditional use. The applicant bears the initial burden of showing that the proposed conditional use satisfies the objective standards set forth in the zoning ordinance, and a proposed use that does so is presumptively deemed to be consistent with the health, safety and welfare of the community. Once the applicant satisfies these specific standards, the burden shifts to the objectors to prove that the impact of the proposed use is such that it would violate the other general requirements for land use that

are set forth in the zoning ordinance, i.e., that the proposed use would be injurious to the public health, safety and welfare.” EQT Production Company v. Borough of Jefferson Hills, 652 Pa. 508 (2019).

Further, a promise to comply or conditions compelling future compliance cannot cure an otherwise noncompliant application. The Commonwealth Court has rejected arguments that assurances of future compliance should be sufficient, stating “[i]f we were to adopt a rule that to obtain a special exception all that would be required is for an applicant to promise to come into compliance at some future date, it would make the approval process meaningless because once an applicant promises it would be entitled to receive the special exception.” In re Thompson, 896 A.2d 659, 680 (Pa.Cmwlt.2006) (emphasis supplied) (citations omitted).

3. Objective Ordinance Criteria.

The objective criteria for conditional use approval are set forth at §143-80.E(2)(b), as follows:

“[1] That the propose use is appropriate to the tract in question and will not adversely effect the character of the surrounding land uses and general neighborhood.

[2] That the proposed use provides for adequate access to public roads without creating hazardous conditions at intersections or areas of poor road alignment and without creating undue congestion. All applications shall be accompanied by a traffic impact analysis which meets the requirements of the Township's Subdivision and Land Development Ordinance, as last amended.

[3] That the proposed use conforms to all applicable requirements of this article.

[4] That the proposed use's water supply and sanitation systems are adequate and able to prevent disease, contamination and unsanitary conditions. Where applicable, a certificate of adequacy of sewage and water facilities shall be provided.

[5] That the proposed use will result in an appropriate use of land, the conservation of the value of buildings, safety from fire, panic and other dangers, adequacy of light and air, the prevention of overcrowding of land and congestion of population and the adequacy of public and community services.”

There are no further objective criteria that are applicable to warehouse uses.

4. Applicant’s Requests for Relief

A. As noted above, the Board previously granted conditional use approval for the proposed use, having found the testimony of Applicant’s witnesses to be credible and persuasive. The Board again found the testimony offered credible and persuasive, and has granted the Applicant’s request to amend its conditional use approval, subject to the conditions contained herein.

B. Conditions of Approval. The Board of Supervisors imposes the following modified conditions of approval on the Application:

- i. Applicant shall comply with all objective criteria set forth in the Ordinance at §143-80.E(2)(b) and shall demonstrate such compliance to the satisfaction of the Township prior to issuance of any Certificate of Occupancy.
- ii. The proposed development shall be consistent with the exhibits and evidence introduced at the conditional use hearing. If there is a substantial change to same, including, but not limited to, a high-cube fulfillment warehouse use, the architectural renderings, landscaping plan, access, etc., additional conditional use approval will be required.
- iii. Applicant shall implement the restrictive truck movements depicted on the plans, including but not limited to a prohibition of truck traffic on Rittenhouse Road.
- iv. Applicant shall be subject to payment of a traffic impact fee based upon post development conditions 6 months after warehouse occupancy.
- v. Applicant shall remit a supplemental traffic impact fee of \$25,000, payable at the time of issuance of building permits related to the Project, to the Township. Such fee shall be remitted without any restrictions or conditions upon its use.
- vi. Applicant shall work with the Township for increased signage in the area to indicate where truck traffic should go coming in and out of the facility, and shall educate the tenant and drivers regarding the restrictions, particularly with respect to the prohibition of truck traffic on Rittenhouse Road.
- vii. The soil remediation will be undertaken by the Applicant without any involvement from the Township. Applicant will obtain any and all necessary approvals from the EPA and DEP, and copies of all such approvals shall be provided to the Township prior to construction beginning on the site.
- viii. Applicant shall ensure that soil remediation will be done in a managed process, so that stormwater will not further disturb the area during the remediation process, and Applicant will utilize proper soil sediment and erosion control measures.
- ix. Applicant will work with the Township Engineer to design appropriate stormwater improvements to support development.

- x. Applicant shall use best efforts to ensure that noise coming from the property or from trucks coming and going from the property has as little impact on the neighboring and surrounding properties as is reasonably practicable, particularly between the hours of 10:00 p.m. and 7:00 a.m.
- xi. Applicant will comply with any requirements of the sewer authority for any sanitary sewer flow.
- xii. Applicant will comply with any requirements of any agency having jurisdiction over the property or the project.
- xiii. Compliance with all conditions of approval shall be at Applicant's sole cost and expense, with no cost or expense borne by the Township.

5. Conclusion

For the reasons set forth above in more particular detail, the Board of Supervisors found that Applicant sustained its burden of proof for the amended conditional use application, and GRANTED the application, subject to the conditions of approval set forth herein. All other conditions of approval set forth in Resolution 2023-23 shall remain in full force and effect except as explicitly modified herein.

LOWER PROVIDENCE TOWNSHIP

**RESOLUTION FOR PRELIMINARY AND FINAL
LAND DEVELOPMENT PLAN APPROVAL**

RESOLUTION NO. 2024-20

WHEREAS, 960 Rittenhouse Road Associates, LLP (hereinafter referred to as “Applicant”) has submitted an application for Preliminary and Final Land Development approval of a plan proposing the demolition of a 25,000 square-foot manufacturing facility and the construction of a new one-story 65,700 square-foot warehouse facility (hereinafter referred to as the “Project”) at property located at 960 Rittenhouse Road, Lower Providence Township, Montgomery County, further identified as Montgomery County Tax Map Parcel Number 43-00-12256-00-4 (hereinafter referred to as the “Property”), as set forth in a thirty-eight (38) sheet Preliminary and Final Land Development Plan, prepared by REL Design, Inc., dated September 22, 2023, last revised November 3, 2023 (hereinafter collectively referred to as “Plans”); and

WHEREAS, the Applicant received conditional use approval via the adoption of Lower Providence Township Resolution 2023-23 on June 1, 2023; and

WHEREAS, the Applicant received amended conditional use approval via the adoption of Lower Providence Township Resolution 2024-19 on April 18, 2024; and

WHEREAS, the Property consists of approximately 5.23 acres and is zoned within the Mixed Use Overlay Sector of the Industrial Park Zoning District; and

WHEREAS, the Plans propose to demolish the existing 25,000 square-foot manufacturing facility and the construct a new one-story 65,700 square-foot warehouse facility, 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 October 11, 2023 and November 14, 2023, and the Township Traffic Engineer has issued a review letters dated October 10, 2023 and November 20, 2023 (collectively, “Engineering Review Letters”); and

WHEREAS, the Montgomery County Planning Commission issued a review letter dated November 20, 2023; and

WHEREAS, the Township’s Police Chief has issued review comments dated October 2, 2023; and

WHEREAS, the Township’s Fire Marshal has issued review comments dated January 5, 2024; 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 and Final Land Development Application, subject to certain conditions.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Board of Supervisors of Lower Providence Township this 18th day of April, 2024, that said application for Preliminary and Final Land Development Plan Approval is GRANTED, subject to the following conditions:

1. **Plans:** The Board grants final approval subject to the conditions described herein, to the Plans prepared by prepared REL Design, Inc., dated September 22, 2023, last revised November 3, 2023.
2. **Zoning Ordinance.** Applicant was granted conditional use approval on June 1, 2023, as amended on April 18, 2024, to permit the proposed warehouse use, subject to the conditions set forth in Resolutions 2023-23 and 2024-19.

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 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 Land Development Approval.** Preliminary and Final 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 October 11, 2023 and November 14, 2023 (or the latest revision thereof). With regard to stormwater, the Property currently has stormwater facilities that connect to and/or discharge to facilities

located on, at, over or under adjacent property. Applicant shall provide proof of a recorded easement allowing the continued discharge and/or connection which provides clarity regarding responsibility for maintenance of the downstream infrastructure and assures the right to connect to this infrastructure. In the alternative, Applicant may provide documentation in a form acceptable to the Township Solicitor that acknowledges the existing condition and indemnifies the Township, its elected and appointed officials, contractors, vendors, employees, servants and agents from all liability associated with such connection, including but not limited to any cost associated with disconnecting with the stormwater facilities in the future and the design and construction of alternative means for stormwater control. In no event shall the Applicant, or its successors in interest, be relieved of the obligation to provide stormwater control measures as set forth in the Township Ordinances.

- b. Applicant shall comply with the provisions of the review letters of the Township Traffic Engineer, McMahon, dated October 10, 2023 and November 20, 2023 (or the latest revision thereof).
- c. Applicant shall comply with the provisions of the Montgomery County Planning Commission Review letter dated November 20, 2023.
- d. Applicant shall comply with the review comments of the Township Police Chief, dated October 2, 2023.
- e. Applicant shall comply with the review comments of the Township Fire Marshal, dated January 5, 2024.

- f. Applicant shall comply with the conditions set forth in Lower Providence Township Resolutions 2023-23 and 2024-19.
- g. 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.
- h. 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.
- i. Prior to plan recording, the Applicant shall verify that there are no existing easements, deed restrictions or covenants that would affect the proposed development.
- j. 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).
- k. 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 for the lot owners or Home Owners' Association, as applicable. 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, including but not limited to a trail easement for Rittenhouse Road.
- I. The Applicant shall, within ninety (90) days from the date of Final Land Development 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.

- m. RESERVED
- n. RESERVED
- o. Applicant shall be subject to a traffic impact fee based upon post-development conditions six months after warehouse occupancy and subject to calculation by the Township Traffic Engineer.
- p. Applicant shall attend a pre-construction meeting with the Township staff and appropriate consultants to be held prior to commencement of work.
- q. Prior to the development, 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 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.

- 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 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.
- 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. Applicant is requesting, and the Board has approved, the following waivers of the Lower Providence Township Subdivision and Land Development Ordinance (hereinafter "SALDO"):
 - i. §123-31.D, which requires collector streets to provide an ultimate right of way of 80 feet, a minimum cartway width of 30 feet, and parking only permitted by approval of the Board of Supervisors. Applicant has

requested a partial waiver of this section of the Ordinance to allow the proposed half cartway widening and drainage system to be fully within the existing 50 foot right of way. In lieu of providing the required cartway width, the developer proposes to provide a 15 foot wide/variable width multi-purpose trail/public right of way easement. Given the scope of the project, the Board has GRANTED this waiver from this section of the Ordinance to allow the reduced cartway width in exchange for the provision of the 15 foot wide/variable width multi-purpose trail/public right of way easement.

- ii. §123-32.A, which requires the provision of curbing along Rittenhouse Road. Applicant is requesting a waiver of this section of the Ordinance to provide a meandering landscaped 8 foot wide multi-use asphalt path in lieu of the traditional curb and sidewalk. Given the existing site conditions and the scope of the Project, the Board has GRANTED this waiver from the Ordinance.
- iii. §123-33, which requires that a sidewalk be provided along Rittenhouse Road. Applicant is requesting a waiver of this section of the Ordinance to provide a meandering landscaped 8 foot wide multi-use asphalt path in lieu of the traditional curb and sidewalk. Given the existing site conditions and the scope of the Project, the Board has GRANTED this waiver from the Ordinance.
- iv. Section §123-36.B.(1), which requires driveway accesses at least 200 feet

apart. Application has requested a waiver from this section of the Ordinance to allow the driveways at Rittenhouse Road and Van Buren Avenue to be closer than 200 feet, as the existing driveway access to Van Buren Avenue is less than 200' from the adjacent driveway to the south. Given the existing site conditions, the minimal anticipated traffic for the proposed use and the fact that the sight distance requirements for the proposed driveway location accessing Rittenhouse Road and Van Buren Avenue, the Board has GRANTED this waiver from this section of the Ordinance.

- v. §123-36.F, which allows a maximum driveway width of 28 feet. Applicant has requested a partial waiver from this section to allow for a driveway of 35 feet in width to allow for truck traffic into and out of Van Buren Avenue. Applicant will provide a separate passenger vehicle entrance into and out of Rittenhouse Road of 24 feet in width. Given the existing site conditions and the necessity for the additional driveway width, the Board has GRANTED the partial waiver from this section of the Ordinance to allow the driveway entrance on Van Buren Avenue to be 35 feet in width.
- vi. §123-50.B, which requires nonresidential developments to be screened. Applicant has requested a partial waiver of this section of the Ordinance due to a duplicate requirement of street trees and depth of buffer does not allow for installation of overlapping requirements. Given the existing

site conditions and the scope of the Project, the Board has GRANTED this waiver from this section of the Ordinance.

- vii. §123-143, which requires landscape buffers. Applicant has requested a waiver from this section of the Ordinance due to overlapping requirements which do not allow for the depth of the required buffer. Given the existing site conditions and the scope of the Project, the Board has GRANTED this waiver from this section of the Ordinance.
- viii. §129-19.C.(2), which requires the use of reinforced concrete pipe – strength class III (RCP) for the construction of storm sewer facilities. Applicant has requested a partial waiver of this section to allow for the use of high-density polyethylene pipe (HDPE) instead of the required RCP, except for the basin outlet pipes. Due to the existing conditions, the Board has GRANTED this partial waiver from this section of the Ordinance.
- ix. §129-19.C.(6), which requires a minimum slope of 1% (0.01ft/ft) for pipe slope of terminal sections. Applicant has requested a waiver from this section of the Ordinance to allow for a pipe slope of 0.5% (0.005 ft/ft) for new stormwater piping to provide positive discharge to the existing shallow inlet boxes. Due to the existing site conditions, the Board has GRANTED this waiver from this section of the Ordinance.
- x. S129-19.C.(16), which requires stormwater pipes to be oriented at right angles to electric, water, sanitary sewer and gas utilities when crossing

above or beneath same. Applicant has requested a waiver from this section of the Ordinance to allow for an angle of 45 degrees for the proposed sanitary sewer crossing so that the same alignment of the existing sanitary sewer can be utilized. Given the existing site conditions, the Board has GRANTED this waiver from this section of the Ordinance.

- xi. §129-19.G.(4), which prohibits excavation from being made with a cut face steeper in slope than four horizontal to one vertical (4:1 = 25%). Applicant has requested a waiver from this section of the Ordinance to allow a 3:1 (33%) slope for the side slopes of the diversion swale along the northeastern property line to respect the existing PECO easement limits. Given the existing site conditions, the Board has GRANTED this waiver from this section of the Ordinance.
- xii. §129-19.H.(9), which requires all detention or retention basins having slopes of four horizontal to one vertical (4:1 = 25%) or flatter on the basin's outer berm and five horizontal to one vertical or less on the basin's inner berm. Applicant has requested a waiver from this section of the Ordinance as the small MRC Rain Garden Basins were designed with a flat 0% slope to allow for infiltration through the soil media, in accordance with PADEP guidance. Given the existing site conditions and PADEP guidance, the Board has GRANTED this waiver from this section of the Ordinance.
- xiii. §129.19.H.(1), which requires all portions of a detention basin bottom to

have a minimum slope of 2%. Applicant has requested a waiver from this section of the Ordinance as the basins were designed with a flat 0% slope to allow for infiltration through the soil media, in accordance with PADEP guidance. Given the existing site conditions and PADEP guidance, the Board has GRANTED this waiver from this section of the Ordinance.

xiv. §129.19.H.(12), which requires emergency spillways discharging over embankments to be constructed of reinforced concrete checker-blocks to protect the berm against erosion. Applicant has requested a waiver from this section of the Ordinance to allow a permanent erosion control matting for the Rain Garden MRC Basins, which is appropriate for calculated design outflows. Given the existing site conditions and the scope of the Project, the Board has GRANTED this waiver from this section of the Ordinance.

xv. §129-19.H.(15), which requires minimum freeboard through the emergency spillway of one foot. Applicant has requested a waiver from this section of the Ordinance to allow a freeboard of 6 inches, due to the shallow depth of the MRC Rain Gardens (2.5 feet). Given the site conditions and the depth of the MRC Rain Gardens, the Board has GRANTED this waiver from this section of the Ordinance.

xvi. §129-19.H.(19), which requires the grate of the basin outlet structure of at least six inches lower than the elevation of the earthen emergency spillway, and also requires a minimum of six inches between the routed

one-hundred-year water surface elevation and top of the outlet structure. Applicant has requested a waiver from this section of the Ordinance to allow the basin outlet structure to be 3 inches lower than the emergency spillway for Basin 2A and 4 inches for Basin 2B due to the shallow depth of the MRC Rain Gardens (2.5 feet). Given the site conditions and the depth of the MRC Rain Gardens, the Board has GRANTED this waiver from this section of the Ordinance.

xvii. 129-19.H.(24), which requires perimeter berms and embankments of retention/detention basins being designed to create a natural appearance and reduce future maintenance requirements. Applicant has requested a waiver from this section of the Ordinance to waive the requirement for planting of all required detention basin landscape, due to the proximity of the basin areas to other required landscaping. Given the site conditions, the Board has GRANTED this waiver from this section of the Ordinance.

b. The waivers granted herein are subject to the following conditions of approval:

- i. Applicant shall use LED lights for all streetlights for the Project.
- ii. If an electric permit is required, the Applicant shall consider installation of a 240vac / 50A circuit near multiple parking spots to support the later addition of a Level 2 EV charger. A note shall be added to the Plan accordingly.
- iii. Applicant shall likewise consider the opportunity for solar panel charging,

implementation of pervious parking lot areas, stormwater capture and reuse, and other green infrastructure to further the goals set forth in the Township's environmental sustainability guidance.

- iv. Applicant shall comply with all conditions of approval as set forth in Lower Providence Township Resolutions 2023-23 and 2024-19.

BE IT FURTHER RESOLVED by the Board of Supervisors of Lower Providence Township that this 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 18th day of April, 2024.

BOARD OF SUPERVISORS OF LOWER
PROVIDENCE TOWNSHIP

ATTEST:

E.J. Mentry, Secretary

By : _____
Dr. Janine Darby, Chair

ACCEPTANCE OF CONDITIONS:

960 Rittenhouse Road Associates, LLC, the Applicant and record owner of Parcel No. 43-00-12256-00-4 located at 960 Rittenhouse Road, Lower Providence Township, does hereby acknowledge and accept the Preliminary and Final 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: 960 Rittenhouse Road
Associates, LLC

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



April 11, 2024

**BOARD OF SUPERVISORS'
EXECUTIVE SUMMARY**

Preliminary/Final Plan Major Land Development: LD-23-10 Encompass 2660 Audubon

90 Day clock: May 31, 2024

Requested Action: Consideration of preliminary/final plan.

Plan Summary: For your consideration is a preliminary/final plan proposal from the Encompass Health of Birmingham, AL to construct a new 77,517 square foot 80 bed rehabilitation hospital in two phases, at 2660 Audubon Road in the LI - Light Industrial zoning district. The hospital will provide care for those recovering from surgeries and other medical treatment, but not substance use disorder. The parcel is currently unimproved. At their meeting on November 29, the Township Planning Commission deferred recommendations on the waivers concerning widening of Audubon Road, along with curbing and stormwater improvements.

Recall that the Board heard presentation from the applicant focusing on scope of required roadway improvements. Subsequent discussion between the applicant, staff/consultants, and PennDOT has produced recommendations for your consideration and approval.

Requested Waiver:

§123-36. B (1) - a waiver is required for providing driveway access at least 200 feet apart.

Current review letters: *see attached of the review letters:

- Kimley-Horn packet including revised request letter, March 6, 2024
- Woodrow & Associates, March 13, 2024
- Bowman/McMahon Company, Review #4, March 26, 2024
- TCA, March 18, 2024
- Fire Marshal, March 15, 2024
- LP Sewer Authority, December 1, 2023
- MCPC, December 1, 2023

Review Comment Summary

1. Both the Township and PennDOT recommend that Audubon Road be widened to the required 30' cartway, the culvert extended, and pedestrian connectivity infrastructure installed to Audubon and Adams, across the stream, and to the Mascaro intersection.
2. Proximity to the Parkview at Valley Forge neighborhood should be taken into consideration.
3. The applicant has received approval from the Zoning Hearing Board to assist in approving relocation and improvements adjacent to the existing water course on the south westerly side of the property.
4. Some tree removal is necessary, including due to the planned stream relocation. Encompass is installing more than the minimum required. For further information, see TCA item 3.



September 22, 2023
Revised March 6, 2024

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

RE: *Land Development Waiver Requests*

Kimley-Horn on behalf of the Applicant, Encompass Health of Pennsylvania, LLC, is requesting the waivers listed below as part of the Preliminary/Final Land Development submission for the proposed Encompass Health rehabilitation hospital located at 2660 Audubon Road.

Waiver 1 – §123-36.B(1) Driveway access – Minimum driveway separation

The applicant is requesting a waiver to the requirement that driveway accesses be at least 200 feet apart. The proposed development is on a parcel with 46 vertical feet of elevation change, requiring significant earthwork and the construction of walls on both the high-side and low-side of the site. The constraints of an existing stream in the southern half of the site, and an existing private drive to the northwest, results in only a small portion of the site for the applicant to tie into a road right-of-way that must remain at existing grade (i.e., the state road profile must remain the same). The plans as presented to the Township in the Sketch Plan application, as well as this Land Development application, represent the location in which tie into Audubon Road is feasible.

The driveway located on the northern side of Audubon Road, on the opposite side of the state road right-of-way, is approximately 26 feet apart from the development's proposed entrance (measured centerline to centerline). The driveway is gated and appears to be a limited use right-in only driveway. It's the position of the applicant's Traffic Engineer that the post-development condition would not impede the flow of traffic for either the existing or proposed driveways, and that the 26 feet separation be deemed acceptable.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Bill Moldovan", with a long horizontal flourish extending to the right.

Bill Moldovan, RLA, ASLA
Project Manager

Kimley»Horn

To: Tom Comitta
 Thomas Comitta Associates, Inc.
 18 W. Chestnut Street
 West Chester, PA 19380
Via email to tom@comitta.com

From: Max Ojserkis, PWS
 Kimley-Horn and Associates, Inc.
 50 S. 16th Street, Suite 3300
 Philadelphia, PA 19102

Bill Moldovan, RLA (PA)
 Kimley-Horn and Associates, Inc.
 750 Holiday Drive, Plaza 8, Suite 750
 Pittsburgh, PA 15220

Date: October 16, 2023

Subject: **Encompass Health Rehabilitation Hospital of Norristown
 Tree Survey and Replacement Plan**

Introduction

Encompass Health Pennsylvania Real Estate, LLC (Encompass) proposes development of a multi-story inpatient rehabilitation healthcare facility on parcel 43-00-00823-00-7 at 2660 Audubon Road, Lower Providence Township, Montgomery County. The Site is currently vacant, with the interior largely meadow and the eastern, southern, and western edges forested to varying extents. A stream and pond are present in the forest to the east. In order to construct the proposed project, Encompass proposes deforestation of a portion of the Site as well as relocation and restoration of a portion of the stream channel. Encompass and Kimley-Horn requested a variance for impacts to the stream's riparian buffer zones at the September 28, 2023 Zoning Hearing Board (ZHB) meeting. The ZHB voted to grant relief for the impacts associated with the stream relocation and construction activities.

The intent of this memo is to address the Lower Providence Township Code Article XXIII §123-112 through 117, Natural Resource Protection (the Code). Per the Code, a minimum of one one-hundred-foot by one-hundred-foot square area must be surveyed to gather tree data representative of the Site. The data will be used to determine the quantity of trees being removed, credits for preserved trees, and the quantity of required replacement trees.

Methods and Results

In order to most accurately represent the forested areas of the Site, two plots were proposed: Plot 1 within a diverse and mature floodplain forest to the east of the stream, dominated by silver maple (*Acer saccharinum*), green ash (*Fraxinus pennsylvanica*), black cherry (*Prunus serotina*), boxelder (*Acer negundo*), and American elm (*Ulmus americana*); and Plot 2 within

Kimley»»Horn

an early successional habitat west of the stream, dominated almost exclusively by black locust (*Robinia pseudoacacia*).

At the direction of Lower Providence Township, Kimley-Horn contacted you to discuss the proposed tree survey. In a May 30, 2023 email, Kimley-Horn provided a figure showing the location and reasoning for the two plots and, in an email response the same day, you concurred with the proposed sampling approach.

On June 5, 2023, Kimley-Horn environmental scientists sampled the two plots. Plots were marked out as show on the figure, using a GIS map and GPS receiver to locate the plot boundaries. Every living tree three inches or greater DBH was identified to species, and DBH was noted. DBH of multi-stemmed trees was calculated by squaring the DBH of each stem, summing the total squared DBHs, and then taking the square root of the sum.

The entire site was investigated for heritage trees, defined by the Code as trees greater than 40 inches DBH, greater than 75 years old, or worthy of preservation due to their unique species, size, rarity, or historical importance. Extremely large trees were measured to determine DBH and those greater than 40 inches geo-located with species and size noted.

Per the Code, replacement trees shall be provided for removal of living and healthy trees with a DBH of 8 inches or greater. The number of trees meeting these criteria within each plot was calculated, and this number extrapolated to represent replacement trees per acre within each habitat as follows:

8-inch DBH trees per 10,000 SF plot x 4.356 plots per acre = replacement trees per acre

The early successional forest is representative of the west side of the stream, the southern and western edges of the Site. The mature floodplain forest is representative only of the east side of the stream. The total number of replacement trees required was calculated within each habitat based on deforestation in each habitat and the two totals summed to give a grand total as follows:

trees ≥ 8 in DBH per acre x deforestation acreage = replacement trees required

Table 1. Tree Replacement Calculation				
Plot	Tree Quantity ≥ 8 in DBH in plot	Tree Quantity / Acre (4.356 plots = 1 Acre)	Acres of Deforestation	Required Replacement Trees
Plot 1 (mature floodplain)	18	78	0.615	48
Plot 2 (early successional)	16	70	3.044	213
			Grand Total	261

Credit for approved preservation of trees was calculated using the credit ratios provided in the Code, using the same sampling data and a similar methodology as the replacement tree calculations.

Table 2. Credits for Preserved Trees Calculation							
	DBH (in)	Tree Quantity in Plot	Quantity of Preserved Trees / Acre based on Plot (4.356 plots = 1 Acre)	Acres of Preserved Trees	Tree Quantity of Preserved Trees	Credit Value / Preserved Tree	Total Credits
Plot 1	30 or greater	1	4	0.835	3	8	24
	18 to 29	4	17	0.835	14	6	84
	12 to 17	7	30	0.835	25	4	100
	6 to 11	9	39	0.835	33	2	66
Plot 1 Credits							274
Plot 2	30 or greater	0	-	0.115	-	8	-
	18 to 29	0	-	0.115	-	6	-
	12 to 17	2	9	0.115	1	4	4
	6 to 11	42	183	0.115	21	2	42
Plot 2 Credits							46
TOTAL CREDITS FOR PRESERVED TREES							320

In addition, an American sycamore with a DBH of 43 inches was identified as the only potential heritage tree on Site.

Discussion

The proposed project and Site pose unique challenges and opportunities for reforestation. A portion of the deforestation will take place to the east of the stream. However, construction access for stream relocation work will be via the stream itself. Upon construction completion, there will be no practicable way to access the east side of the relocated stream. Much of the west of the stream will be nearly as inaccessible due to proposed retaining walls nearby. As such, it would be difficult or impossible to water and properly maintain transplanted 2.5-inch caliper shade trees. However, to replace the functions and value provided by the trees to be removed and create as much ecological uplift as possible, these streamside areas should nonetheless be replanted.

Kimley-Horn proposes to meet the intent of the Code using an ecological approach, which will be appropriate for the riparian areas to be restored and minimize necessary maintenance. Along the streambank and in the floodplain, 449 live stakes and 312 bare-root trees and shrubs will be planted. The replacement species will include American sycamore (*Platanus occidentalis*), red maple (*Acer rubrum*), witch hazel (*Hamamelis virginiana*), southern arrowwood (*Viburnum dentatum*), redosier dogwood (*Cornus sericea*), pussy willow (*Salix discolor*), elderberry (*Sambucus canadensis*), and black willow (*S. nigra*).

The majority of the tree clearing, and thus required replacement, will be for early successional forest consisting exclusively of black locust. Replanting with native species of higher conservation value, along with the restoration of the stream to a more natural and healthy condition, will significantly improve the ecological function and value of this stream corridor.

On a June 9, 2023 call, you and Erin Gross expressed support for this general ecological replanting approach as part of the larger improvement of the stream, forest, and associated habitat of this area of the Site.

Furthermore, it is anticipated that only a portion of the 320 credits for preserved trees will be counted toward the requirements of §123-50. Aside from the stream corridor on the east side of the site, internal and perimeter landscaping will be provided as required, regardless of preservation credits. (The landscaping plan submittal was submitted to the Township as part of the Preliminary/Final Land Development application). This will further offset the loss of trees resulting from this project.

It is Kimley-Horn's opinion that the proposed strategy meets the intent of the Lower Providence Township Code §123-114 Tree Preservation, Protection, and Replacement. We hereby request your concurrence with such as well as confirmation that no additional plantings will be required to comply with this section of the code.

Kimley»»Horn

The 43-inch DBH American sycamore, a potential heritage tree, is in the path of the proposed stream restoration and will need to be removed in order to construct the project. This tree is heavily infested with poison ivy vines and shows some dieback in the canopy. Additionally, it is not uncommon to see sycamores of this size. It is believed that the proposed tree replacement strategy, along with the proposed stream restoration, will provide greater ecological benefit than preservation of this tree. Thus, we request your recommendation that this tree be removed as part of the proposed project in order to improve overall ecological health of the area.

Should you have any questions, I can be reached at (267) 807-3280 or max.ojserkis@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Max Ojserkis, PWS

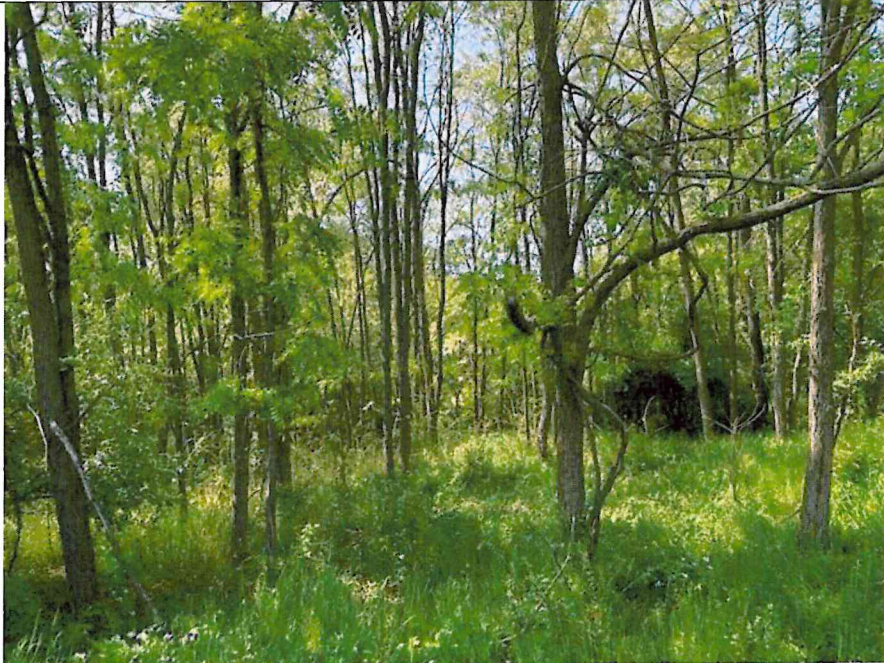


Bill Moldovan, RLA (PA)

Photo Log



Representative photo of mature floodplain forest, east side of stream, Plot 1



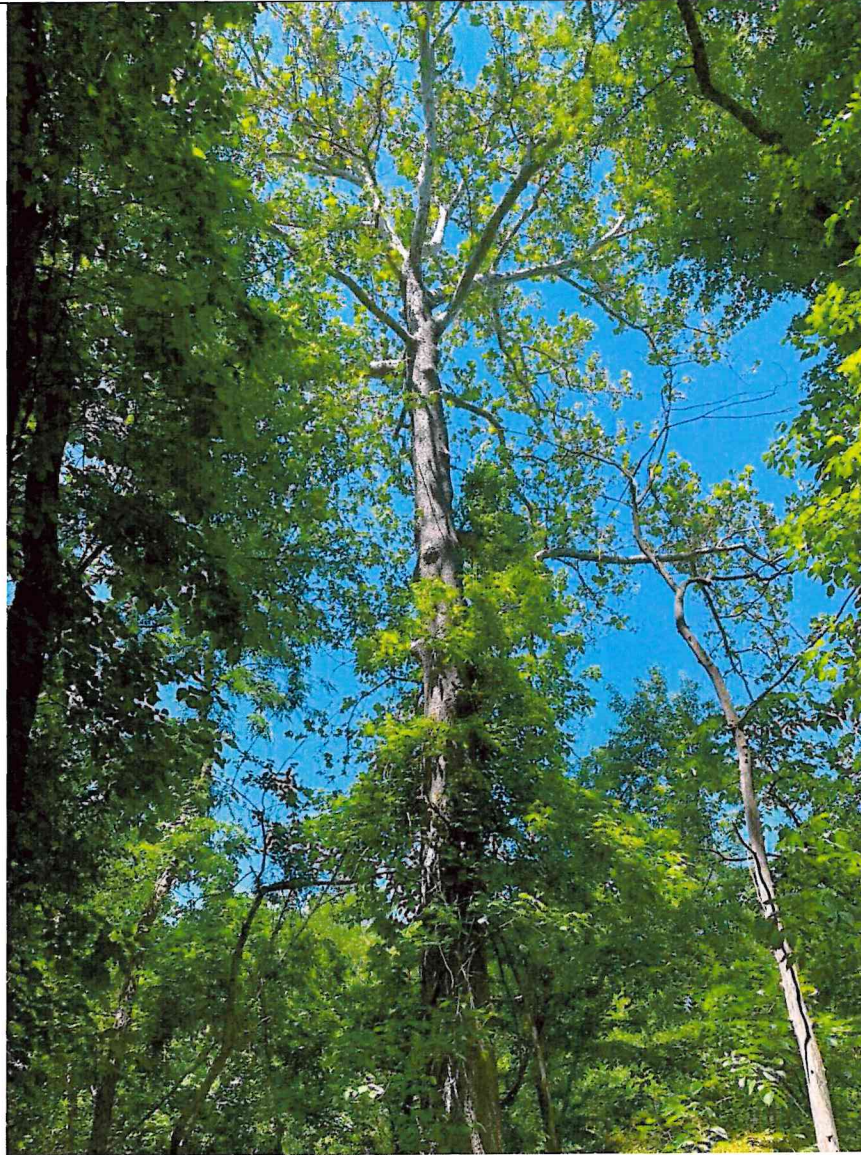
Representative photo of early successional forest, west side of stream, Plot 2



Representative photo of unnamed tributary to the Schuylkill River



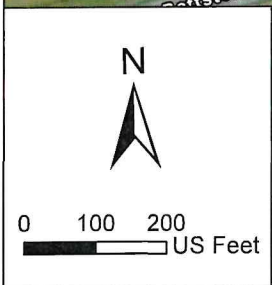
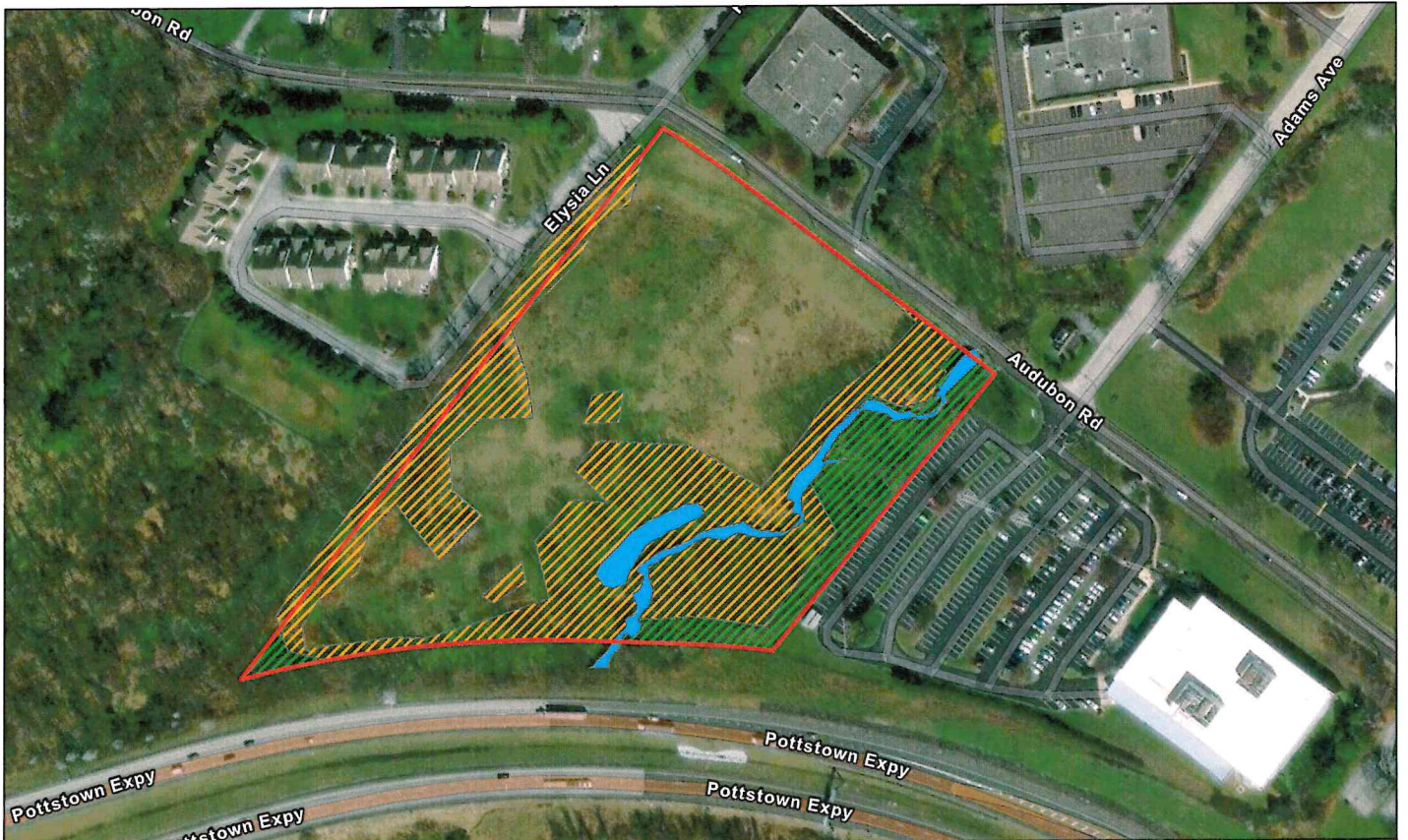
General site overview



Overview of 43-inch DBH American sycamore



Close up of 43-inch DBH American sycamore trunk, covered in poison ivy



Legend

- Project Area
- Delineated Waters
- Undisturbed Tree Area
- Disturbed Tree Area

Notes:
 Map drawn August 8, 2023

Tree Clearing Map

**ENCOMPASS HEALTH
 REHABILITATION HOSPITAL
 OF LOWER PROVIDENCE**

Kimley»Horn
Expect More. Experience Better.

Kimley»Horn

February 26, 2024 (revised March 4, 2024 to include comments received)

Encompass Health Norristown/Lower Providence Township – EPS 323281

PennDOT Meeting Minutes

Date / Time / Location

February 21, 2024 / 11:00-12:00 / Virtual Via MS Teams

Attendees:

TB – Taylor Bradley (Encompass Health)
SB - Scott Burton (PennDOT)
AJ - Amalija Jurcik (PennDOT)
JG - John Gallagher (PennDOT)
MM - Mike Mrozinski (Lower Providence Township(LPT))
TW - Tim Woodrow (Woodrow & Associates/LPT)
CM - Casey Moore (Bowman /LPT)
BJ - Brian Jones (Bowman /LPT)
ME - Michelle Eve (Bowman /LPT)
BM – Bill Moldovan (Kimley Horn)
JD – Jeff DePaolis (Kimley-Horn)
JL – Jared Litvin (Kimley-Horn)

Notes:

- BM-Recap of last meeting in October 2023.
 - BOS meeting to present the improvements in December 2023.
 - BOS listened to the hardship and instructed the applicant to work with the Township engineers (TW and CM) and present for discussion.
 - Five separate roadway widening options were produced by Kimley-Horn and presented to TW and CM.
 - Two weeks ago, the applicant and Township (staff and not Board of Supervisors (BOS)) all agreed that Encompass would minimally be required to widen the road per the Township ordinance to a minimum of 30' wide, extend the culvert that currently exists beneath Audubon Road, and provide pedestrian connectivity infrastructure from Rittenhouse Road to Adams Avenue/Mascaro intersection and across the stream.
- BM-The reason for this follow-up meeting is to request PennDOT to allow Kimley-Horn to respond to PennDOT comments in concurrence with Township discussions and approach.
- CM-Provided additional history of this intersection.
 - The left turn lane at the intersection of Audubon and Adams is warranted under existing conditions, without and with the project, but not warranted by the project alone.
 - Encompass Health, and Kimley-Horn have evaluated the difference in costs between the Township's Ordinance required width (30') and the widening required along Audubon Road to address PennDOT requirements and the related intersection improvements, with left-turn lane, at Audubon and Adams.

- Ultimately this is a State Route and PennDOT's decision, but the Township staff and consultants have reviewed five alternative concepts and can support an alternative that provides only the 30' widening on the frontage as long as the existing culvert is lengthened by the applicant to provide the necessary width for a later project to add turn lanes at the intersection in the future.
 - The Township could seek grant money for an intersection improvement project to add a left-turn lane(s) at the intersection at Audubon and Adams in the future.
- SB-Asked Casey if this is an appropriate solution given the size and scale of this development.
 - CM-Noted it is appropriate as far as the staff/consultants are concerned, but the Township's BOS will need to approve and the applicant is seeking PennDOT's satisfaction of the alternative design to be required first.
- SB-PennDOT is on board with the approach and have been looking for similar grant opportunities in other instances (asked CM what type of grants).
 - CM-Multimodal, CMAQ, GLG, etc.
- SB-Asked CM if Encompass Health and Kimley-Horn would be required to make the grant application.
 - CM-Would ask that the applicant (as condition of approval) provide the support needed to allow the Township to submit for a grant in the future.
 - SB-What level of information would be acceptable, and is a concept plan sufficient?
 - CM-Agreed that a detailed concept plan would suffice.
- JG-Asked if anyone has verified who owns the culvert and stated that this work may have to go through the PennDOT bridge department.
 - TW-Indicated he does not think the Township owns the Culvert.
 - JG-Provided PennDOT contact for Kimley-Horn to contact and discuss further.
- SB-Are there any specific safety issues at this location, and what is the crash/accident history at this intersection.
 - JD-Kimley-Horn pulled crash history and only one incident in 5 years.
- CM-Asked JD to remind SB on the trip generation numbers for the project.
 - JD-discussed the trip generation (total ins and outs = 64 morning and 67 afternoon at full build).
- CM-Asked if there were any other items from the PennDOT comment letter that the group would like to discuss.
 - JD-The turn warrants at the intersection of Audubon and Pawlings is no longer an applicable comment after CM (Bowman) asked Kimley-Horn to modify our calculations; level of service is no longer reduced.
- JG-Noted that the guiderail in the option presented by Kimley-Horn may be in the wrong location on the sketch and asked that Kimley-Horn be cognizant to coordinate with PennDOT to ensure guiderail is placed appropriately prior to issuing HOP plans. Other design details will also need to be refined over the concept during the HOP plan submission process.

- CM-Requested that Encompass extend the sidewalk to connect to the closest intersection to the southeast, and sidewalks on the adjacent parcel (i.e., connecting Rittenhouse Road across frontage and stream crossing to the signalized intersection at Mascaro).
 - BM-The applicant is amenable to this request.
- SB-Kimley-Horn to consider fence requirements at the culvert extension, as well as top of culvert elevation in relationship to guiderail posts.
- SB-Asked the question about phasing.
 - JD-The submitted traffic data includes the future phase of building construction.
 - SB-Include a statement regarding the future phase in the response, and PennDOT will decide what phasing clause/statement may or may not be required.
- CM-The concept plan will need to be submitted with the HOP plans.
 - SB-Agreed.
- BM-What are the next steps and action items? Does the Township need a full set of land development plans prior to presenting back to the BOS?
 - MM-Possibly not, but it must contain the concept plan for the intersection improvements and left-turn lane at Audubon and Adams. (Note: since this meeting with PennDOT, the Township solicitor clarified next steps with Township).
- CM-When Kimley-Horn is ready for next PennDOT submission, submit any response to comments, prepare the concept plan as a part of the HOP package.
- BM-BOS will need to be comfortable prior to submitting back to PennDOT.
 - CM-Suggested showing the entire frontage along Audubon Road from Rittenhouse to Adams Avenue and show the improvements to be completed by Encompass and the overlay Concept of the Adams Avenue intersection improvements.
- JD-Discussed current timeline with HOP, and that six-month deadline is coming up.
 - SB-Cleanup TIA/TIS and meeting minutes and resubmit.
- JG-Upload HOPs in EPS for the next cycle and include minutes to be provided by the applicant's team.

March 6, 2024

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

Re: **Encompass Health, 2660 Audubon Road
Land Development Application**

Dear Mr. Mrozinski,

On behalf of Encompass Health, Kimley-Horn and Associates, Inc. is hereby resubmitting the above-mentioned project. Please find the following enclosed:

Please find the following **responses in bold**, to the October 18, 2023 Woodrow & Associates' Review Letter:

Zoning Ordinance Review:

Comment 1: The proposed hospital use appears to fit within the underlying zoning district (LI - Limited Industrial) use regulations. The stream relocation project impacts both our Floodplain Conservation District Overlay as well as our Riparian Corridor Buffer Restrictions. The applicant has appeared before our zoning hearing board and secured relief from these ordinance sections. It is important that the Record Plan for the project memorializes the zoning hearing board application, the relief sought, and the decision granted with specific detail.

Response 1: The details of the zoning hearing board decision have been included on the cover sheet (Sheet C-00).

Subdivision Land Development Ordinance Review:

Comment 1: Section 123-18.A(1)(b) - The plan must clearly show the location, names, and width of both the cartway and right-of-way of existing frontage streets.

Response 1: The requested information has been added to the existing conditions CAD background, and is reflected throughout the plans.

Comment 2: Section 123-18.A(1)(d) - The plan must show the location and size of existing sanitary sewer for the full frontage of the property along with existing storm sewers, water mains, and other utilities.

Response 2: The requested information (in as much detail as has been given to the applicant by the public utility service providers) has been added to the existing conditions CAD background, and is reflected throughout the plans.

Comment 3: Section 123-18.A(3)(b) - There must be a more complete description of the proposed materials, sizes, and locations of utility services to the building and their point of connections.

Response 3: Further coordination with utility service providers has occurred since the submission of the preliminary/final land development application, and a more complete description of the proposed utilities (gas, water, and electric services) has been shown on the revised plans. See Sheets C-09, C09A, and C-09B.

Comment 4: Section 123-18.B - The plans must clearly delineate the limits of the Floodplain Conservation District that will result from the stream relocation and proposed grading of the project.

Response 4: The limit of the floodplain conservation district boundary, as a result of the stream relocation, has been added to the plans and shown where applicable. Per Section 143-79.A of the Lower Providence Township Code, this has been identified on the plans as the proposed 100 year floodplain.

Comment 5: Section 123-19.B / Section 123-20.A(3) - The submission has been set up to support an architectural construction project versus a traditional land development plan review and submission process. The plans must contain certifications and signature blocks pursuant to this code citation in anticipation of recording documents with Montgomery County.

Response 5: Acknowledged, and the plans have been updated to include the recording certifications and signature blocks on the cover sheet (Sheet C-00).

Comment 6: Section 123-20.8(2)(d) -The following statement shall be required on the record plan, "The approved Improvement Construction Plan, a copy of which may be inspected at the office of Lower Providence Township, has been made a part of the approved final plan."

Response 6: The statement has been included on the cover sheet (Sheet C-00).

Comment 7: Section 123-22 - Prior to the recording of the plan, all appropriate agreements must be executed pursuant to this code citation.

Response 7: Acknowledged.

Comment 8: Section 123-31.E - Audubon Road is defined as a "feeder street." The Township requires a 30-foot-wide cartway as improvement to these roadways.

Response 8: Acknowledged, a 30-foot-wide cartway is being provided. The plans have been revised, showing the improvement throughout the drawing package.

Comment 9: Section 123-32 - Streets fronting on the proposed land development are required to be improved with curbing and stormwater collection improvements.

Response 9: Acknowledged, curbing and stormwater collection improvements are being proposed to Audubon Road along the developed property frontage. The plans have been revised, showing the improvement throughout the drawing package.

Comment 10: Section 123-32.A / Section 123-33 - Sidewalk is required in conjunction with a land development. While the submit plans call for sidewalk along the portion of the frontage, it stops short of the full property boundary. This conversation will be important as to the need to deal with a culvert extension or pedestrian bridge in order to complete this important pedestrian connection.

Response 10: An extension to the culvert is being proposed. The proposed extension will allow space for the 30-foot-wide cartway and 5 foot sidewalk.

Comment 11: Section 123-33 - Elysia Lane - The subject property has frontage on the adjacent residential street. Improvements, including sidewalk, must be discussed for this frontage in conjunction with the application.

Response 11: The sidewalk on the applicant's property will be installed to the furthest extent possible, while remaining on property. The applicant is willing to work with the Board of Supervisors to provide a fee in lieu for the sidewalk extension along Elysia Lane as described above. This waiver request is being withdrawn following discussions with the Board of Supervisors on December 6, 2023.

Comment 12: Section 123-36.8(1)-Driveways are to be located a minimum of 200 feet apart. The proposed driveway does not meet this requirement when measured against the adjacent driveway for the church on the opposite side of Audubon Road.

Response 12: Acknowledged, and a waiver request has been submitted as it relates to this provision.

Comment 13: Section 123-36.H - Clear-sighted triangles are required to be shown for the driveway intersection with Audubon Road.

Response 13: Clear-sighted triangles have been added to the plans (Sheets C-04 and C-04B). There are no obstructions within the clear-sight triangles.

Comment 14: Section 123-37.D - Parking shall not be permitted along driveways which service the main entrance or exit to parking areas with the capacity of more than 100 cars or more. I would like to work with our traffic engineers to ensure that the parking spaces proposed immediately adjacent to the Audubon Road Driveway provide for safe accommodation for pedestrians and vehicles.

Response 14: Three spaces along the entrance drive have been relocated as depicted on sheet C-04B.

Comment 15: Section 123-46 -This code citation will be important to acknowledge should the extension of the culvert under Audubon Road be mandated due to road improvement needs.

Response 15: Acknowledged. Coordination with both the Township and PennDOT is underway. The extension of the culvert will be designed, constructed, installed and/or maintained in conformance with the requirements of the Township's Engineering Standards, Pennsylvania Department of Transportation Standards and/or the Department of Environmental Protection requirements.

Comment 16: Section 123-54 - Concrete monuments are required along the property boundary including the road right-of-way and perimeter comers.

Response 16: Concrete monuments satisfying the requirements of the Township will be added when construction is complete and prior to occupancy.

Comment 17: Section 123-55- While the lighting plan will be reviewed by our Township lighting consultant, I would ask the applicant to add the following note to the documents, "Lower Providence Township will reserve the right to review the site lighting after installation. Should unintended consequences of light trespass be encountered, the Township will require that additional shielding or light modification be implemented."

Response 17: Acknowledged. The note has been added to the lighting plan see sheet E202.

General Design Review:

Comment 1: Retaining Wall - Significant retaining walls are proposed along the southerly side of the project. Prior to construction, engineer drawings are required that have been prepared and signed and sealed by a structural engineer.

Response 1: The Architect, Structural, Civil and Onboarded Contractor are all in coordination for the retaining walls. The retaining walls that are a part of the Bulk O2 Storage is a part of the current documents and those are being designed by MBA (Structural Engineer). These drawings are included with the submission, refer to sheets S101 and S203. All structural retaining walls will be designed by MBA (Structural Engineer) and included in the signed and sealed Construction Documents. The retaining walls elsewhere that do not need and are not required to have a delegated design will be provided as a design build through the GC.

Comment 2: Retaining Wall - Due to the height of the wall, it would be appropriate to install fencing to supplement the guide rail for fall protection.

Response 2: Fall protection fencing was previously shown on the cut slope wall. Additional fall protection fencing is shown along the fill slope wall, in the southern half of the site as shown on sheets C-04, C-04A, and C-04B.

Comment 3: Underground Stormwater Detention System - A site specific design must be compiled for the underground storm water detention system. It will be difficult for the contractor to install the system based upon the standard details currently provided. In addition, provision must be made for additional observation reports and cleanouts in order to make system maintenance more reasonable.

Response 3: Site specific details from the manufacturer of the underground stormwater detention system have been included on Sheet C-07G, and the standard details have been removed to the extent in which they are not needed.

Comment 4: Driveway Profiles - The driveway profile must be enhanced with specific spot elevations to allow the contractor sufficient information to construct the project appropriately.

Response 4: Additional detail (in the form of spot elevations, grade breaks, and high/low points), and existing/proposed elevations every 20 feet, have been added to the driveway profile on Sheet C-08E.

Comment 5: Bulk Oxygen Storage Area - Additional information is required with regard to the retaining walls and function of the oxygen storage area located to the western side of the project.

Response 5: Details and architectural drawings regarding the bulk oxygen storage have been included with this submission. The retaining walls are required so the storage area is at an elevation relative to the building. Airgas requires that the storage area is enclosed with fencing.

Comment 6: Stormwater Management - We are currently reviewing the stormwater management design calculations in greater detail. My office will follow up with a memo seeking answers to questions and clarifications as they may be revealed during our review process.

Response 6: Acknowledged.

Environmental Sustainability:

Comment 1: The Lower Providence Township Board of Supervisors have adopted environmental sustainability goals. The application should speak to the owner's willingness to participate in green infrastructure which would include electric vehicle charging stations, solar power generation, consideration of geothermal heating and air conditioning, implementation of additional stormwater control measures such as pervious paving, green roof technology, recapture and reuse. We look forward to a more meaningful conversation with the applicant about his willingness to participate at upcoming public meeting.

Response 1: Encompass Health's approach to sustainability relates to minimizing as much energy usage as possible in operating our buildings. Because we are an in-patient health care facility that operates 24 hours a day, 365 days a year with no downtime, the only way to be sustainable is to minimize consumption, whether it be the selection of energy, waste disposal, and usage. Since each building is sited on a different parcel of land, the civil engineering solution for this project entails repurposing a disused farm, diverting a stream, and creating holding ponds for excess stormwater runoff so as not to drain directly to the watershed. The use of prefabricated building structures also minimizes waste generated on-site unlike traditional "stick built" construction methods that require additional manpower, shipping packaging & construction waste, and diesel-powered equipment to construct. These structures come in the form of the whole exterior wall assembly, interior patient bath & shower rooms, patient room headwalls, and mechanical, plumbing, & electrical systems. The building envelope and HVAC systems work in concert with one another to provide an insulated exterior wall system, a white reflective roof, and insulated double paned glass that help reflect heat, insulate more efficiently to save energy usage and consumption. Along with roof mounted energy efficient HVAC systems that are zoned across the building so as to provide heating and cooling where it's needed in an optimized controlled way, we utilize luxury vinyl tile (LVT) throughout the building that does not need to be continuously striped and waxed like traditional vinyl composition tile (VCT) that requires excessive cleaning waste products and energy consumption of power, water, and harsh chemicals to maintain.

Please contact me at (412) 805-0878 or Bill.Moldovan@kimley-horn.com if you should have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Bill Moldovan, RLA, ASLA
Project Manager

March 6, 2024

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

Re: Fire Marshal Review for 2660 Audubon Road

Dear Mr. Mrozinski,

On behalf of Encompass Health, Kimley-Horn and Associates, Inc. is hereby resubmitting the above-mentioned project. Please find the following **responses in bold**, to the October 11, 2023 Fire Marshal Review Letter:

Comment 1: Water supply, including fire suppression water supply, for building must be compliant with the 2015 International Fire Code, including all appendices.

Response 1: The project complies with the 2015 IFC section 507 Fire Protection Water Supplies. Facility is type IIB construction at approximately 55k SF. IFC Appendix B indicates 5,000 gpm at 20 psi for 2 hours for sprinklered buildings in accordance with NFPA 13 requirements.

Comment 2: Fire flow for building must be provided.

Response 2: Fire flow for building is 1,250 gpm at 20 psi.

Comment 3: Truck turning plan to be submitted using the attached information sheet.

Response 3: A truck turning plan has been submitted with the re-submission documents to Lower Providence Township on sheet C-05C.

Comment 4: First responder radio coverage test required prior to Use and Occupancy.

Response 4: Acknowledged.

Comment 5: Quantity of hazardous materials/compressed gas must be provided.

Response 5: Refer to the schedule below for compressed gas provided.

Comment 6: Fire Department Connection location must be identified to determine fire lanes.

Response 6: The Fire Department Connection has been identified on sheet C-09B.

Product*	Oxygen
Product Grade*	USP
Usage Type*	Gas
Monthly Volume (scf)	120,000
Average Flow (scfh)*	170
Peak Flow (scfh)*	350
Peak Duration (hr.)*	5
Duty Cycle (Hrs/Day)*	24
Duty Cycle (Day/Week)*	7
Line Pressure (psig)*	55
Product Application*	Oxygen for rehab patients
Special Requirements?*	None
Average Flow (GPM)*- Liquid use Only	NA
Peak Flow (GPM)*- Liquid use Only	NA

Please contact me at (412) 805-0878 or Bill.Moldovan@kimley-horn.com if you should have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Bill Moldovan, RLA, ASLA
Project Manager

March 6, 2024

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

Re: **Encompass Health, 2660 Audubon Road
Preliminary/Final Land Development Plans, Dated 08/30/2023 and
Supplemental Material, Dated 10/16/2023**

Dear Mr. Mrozinski,

On behalf of Encompass Health, Kimley-Horn and Associates, Inc. is hereby resubmitting the above-mentioned project. Please find the following enclosed:

- Revised Landscape Plans and Details
- 3-Dimensional Renderings

Please find the following **responses in bold**, to the October 23, 2023 TCA's Review Letter:

Overview and Existing Conditions:

Comment 1: The Applicant is proposing to construct a medical/surgical center 2660 Audubon Road, which is located in the L-1 Limited Industrial.

Response 1: No response required.

Comment 2: The site currently contains existing trees, steep slope areas, wetlands and a stream. The Existing Conditions and Demolition Plan indicates trees are proposed to be removed within the limits of disturbance. Please see comments 3.1. and 3.2. pertaining to the existing trees and trees proposed to be removed.

Response 2: Acknowledged.

Landscaping:

Comment 1: Section 123-52. (SALDO) requires shade trees to be planted along both sides of all new or existing streets at intervals of no less than 40 feet and no more than 50 feet. While the Landscape Plan depicts trees along Audubon Road, the landscaping compliance tables on the Landscape Plan (L-01) should be expanded to include a table to include the trees required per §123-52.(SALDO), and additional trees should be added to the Landscape Plan accordingly.

Response 1: The applicant's interpretation of this comment is that the Township is asking that street trees be planted on both sides the existing street, in this instance Audubon Road. The applicant does not own the property on the opposite side of Audubon Road, and therefore does not have the ability or authority to plant said street trees. The applicant has updated the tables on Sheet L-01 to include the provisions from §123.52.

Comment 2: Please revised the Plant Schedule to Include a size (height) for the proposed Sweetbay Magnolia and Eastern Redbud Multi-Trunk.

Response 2: The Plant Schedule has been revised to include the height of both plant species.

Comment 3: We recommend Green Giant Arborvitae (per Appendix B of the SALDO) instead of the Black Arborvitae.

Response 3: The Black Arborvitae has been replaced with the Green Giant Arborvitae.

Comment 4: Please depict and label the edge of continuously mulched planting beds on the Landscape Plans.

Response 4: The edge of the continuously mulched planting bed has been added to the Landscape Plan (Sheets L-01, L-01A, and L-01B), and the edge has been labeled on each separate sheet.

Comment 5: Per Section 123-18.A.(3)(p)(SALDO), the Landscape Plans should be signed and sealed by a Registered Landscape Architect.

Response 5: The Landscape Plans have been signed and sealed by William Z. Moldovan, a registered landscape architect in the Commonwealth of Pennsylvania.

Tree Protection and Tree Removal:

Comment 1: Section 123-18.A.(2)(g)(SALDO) requires the location, species, and size of existing trees over eight inches in diameter measured 12 inches above the ground to be labeled, and tree masses to be identified showing typical species of large trees present with trunks eight (8) inches in diameter or more. In addition, existing trees shown as the masses must be labeled with an approximate quantity and caliper. Therefore, please revise the Existing Conditions and Demolition Plan to include this information.

Response 1: Per comment 2.1 below, the applicant has provided a tree replacement memo. The pertinent contents of that memo, as they relate to the existing trees on site, are added to the Existing Conditions and Demolition Plan, see sheet C-02B.

Comment 2.1: Replacement trees should be provided per §123-114.B.(6) (SALDO) for all trees eight (8) inches DBH or greater proposed to be removed. The Applicant has provided a Tree Replacement Memo, dated 10-16-2023, which outlines the method and results of the plot calculation in order to gather tree data representative of the site and to calculate the number of required replacement trees.

Response 2.1: Acknowledged. It is the applicant's understanding that this comment is a confirmation of our intent, and that the applicant meets the requirements of §123-114.B.(6) (SALDO).

Comment 2.2: Table 1. Tree Replacement Calculation indicates a Grand Total of 261 required Replacement Trees. The Applicant proposes to plant 449 live stakes and 312 bare-root trees and shrubs along the streambank and in the floodplain.

Response 2.2: Acknowledged. It is the applicant's understanding that this comment is a confirmation of our intent, and that the applicant meets the requirements.

Comment 2.3: Further credit for approved preservation of trees was calculated, and Table 2. Credits for Preserved Trees Calculation indicates a Total Credits for Preserved Trees of 320.

The Applicant also indicates that only a portion of the 320 credits for preserved trees will be counted towards the requirements of §123-50, and that internal and perimeter landscaping will be provided as required, regardless of preservation credits.

Response 2.3: Acknowledged. It is the applicant's understanding that this comment is a confirmation of our intent, and that the applicant meets the requirements.

Comment 2.4: However, TCA recommends that the Applicant revise the Landscape Plan to include the tree calculation (replacement and credit) information and depict the proposed areas for the plantings. Also, please indicate any other changes that may be as a result of the credits on a revised Landscape Plan.

Response 2.4: The Landscape Plans (Sheet L-01) has been revised to include tree calculation information as requested, and proposed areas for replacement plantings have been shown. However, a portion of the proposed replacement trees, as noted in Comment 2.2 above, are being planted as part of the stream relocation efforts. The applicant has a Joint Permit Application (JPA) into the Pennsylvania Department of Environmental Protection (PADEP); the applicant has included the landscape plan that is part of the JPA in lieu of revising the land development plans to include the stream relocation work.

Comment 3: Since the LOD is along the tree line, we recommend that Tree Protection Fencing be added to the Plans.

Response 3: Tree protection fencing has been added to the plans (L-01A, and L-01B), and a detail has been added to the Landscape Details (Sheet L-01C). The tree line has been updated across all the plans to accurately reflect the work done in association with the proposed development as well as the stream relocation work.

Industrial District Design Standards:

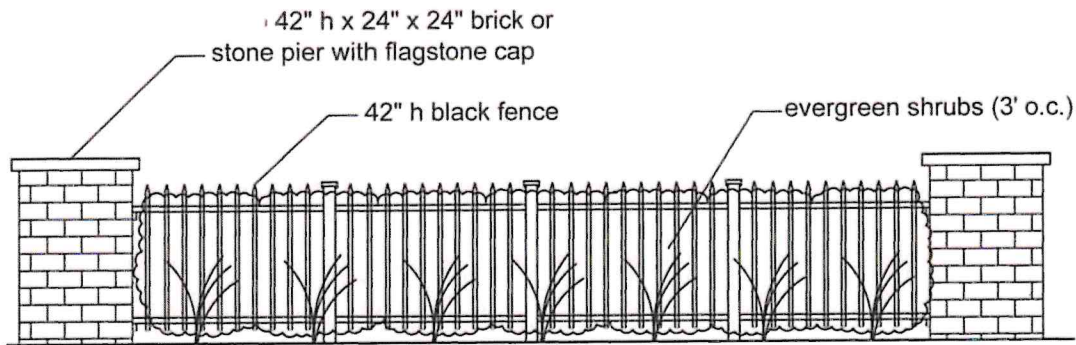
Comment 1: Section 143-127.C.(ZO) requires off-street parking and loading areas to be screened from immediate view from perimeter roadways. TCA recommends a pier-fence-hedge combination in order to provide the screen for the off-street parking located along Audubon Road. (See attachment pertaining to pier-fence-hedge combination.)

Response 1: The grading associated with the proposed development is such that the parking and loading for a majority of the Audubon Road frontage is over 10' lower than the roadway grade. The applicant acknowledges that a portion of the proposed off-street parking is at a similar grade to Audubon Road and has added an evergreen hedge along the back of curb in these areas to satisfy the ordinance provision. The applicant also acknowledges that TCA has recommended a pier-fence-hedge combination to satisfy the provision. It's the applicant's position that this enhancement would only be required along 110 linear feet of the Audubon Road frontage, which measures approximately 610 linear feet in total; an architectural feature such as this on less than 20% of the total road frontage would not contribute to a strong visual character, and the aforementioned evergreen hedge will be complimentary to the rest of the plantings on site.

Comment 2: Section 143-127.D.(ZO) requires profile drawings to be submitted showing the views of the structures from adjacent properties to assure that appropriate screening and buffering is in place to shield from direct view any nonresidential building, use or structure that exceeds two stories in height. Therefore, please submit drawings per §143-127.D.(ZO) to illustrate the visual impact upon the neighboring areas.

Response 2: The applicant has prepared a series of 3-dimensional renderings, three of which depict views from the adjacent properties to the north, east, and west (the view from the south is from a State Highway and has been omitted). It was acknowledged during the meeting with the Township Engineer on November 15, 2023, that this provision was adopted prior to 3-dimensional renderings becoming common with these types of submissions. It was the determination of the Township that the renderings provided would satisfy this requirement.

PIER, FENCE, HEDGE COMBINATION EXAMPLES



TYPICAL SECTION OF PIER, FENCE, AND HEDGE



Pier-Fence-Hedge Combination utilized when buildings are setback from the streetscape



Pier-Fence-Hedge Combination screening located in the front yard



Pier-Fence-Hedge Combination screening off-street parking located in the front yard

Pedestrian Circulation:

Comment 1: The proposed sidewalk ends near the corner of Audubon and Rittenhouse Road. We recommend that the sidewalk be extended at least another 40 feet along Rittenhouse Road, in order to better enable a future connection to the residential community located on Elysia Lane.

Response 1: The applicant has stopped the sidewalk along Elysia Road in its currently proposed location for two reasons; there is a proposed cut slope that prohibits the sidewalk being extended further, and the applicant's property boundary is such that extending the sidewalk further to the southwest would place it off-property. Per §120-28, proposed sidewalks are to be located with a five-foot grass strip between the back of curb and street side edge of sidewalk. The proposed sidewalk has been revised to remain adjacent to the back of the curb in the entirety of this location in order to maximize the distance of the sidewalk for the residents along Elysia Lane, stay clear of the proposed cut slope, and to maintain as much of the existing vegetation.

Please contact me at (412) 805-0878 or Bill.Moldovan@kimley-horn.com if you should have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Bill Moldovan, RLA, ASLA
Project Manager

March 6, 2024

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

Re: Response to Bowman Traffic Review #3
Transportation Impact Study and Preliminary/Final Land Dev. Plans
Encompass Health – 2660 Audubon Road
Lower Providence Township, Montgomery County, PA

Dear Mr. Mrozinski,

Kimley-Horn and Associates, Inc. (Kimley-Horn) is in receipt of review comments prepared by Bowman on behalf of Lower Providence Township, dated October 16, 2023 and referencing the Transportation Impact Study and Preliminary/Final Land Development Plans prepared by Kimley-Horn for the proposed Encompass Health Rehabilitation Hospital at 2660 Audubon Road in Lower Providence Township, Montgomery County.

On the following pages, each of the Bowman review comments will be reiterated, followed immediately by our response to each comment in **bold**.

General

Comment 1: A response letter must be provided with the resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted materials.

Response 1: Comment acknowledged. This correspondence serves as the requested response letter.

Comment 2: A PennDOT Highway Occupancy Permit (HOP) is required for this project since Audubon Road (S.R. 4041) is a State Roadway for any work that may be completed within the legal right of way on Audubon Road (S.R. 4041). The Township and our office must be copied on all Transportation Impact Study (TIS) and HOP/Signal permit application submissions, as well as correspondence between the applicant and PennDOT, and invited to any and all meetings among these parties. It may be beneficial to all parties involved with this application, that the applicant and their team schedule a (virtual) technical meeting with Township and PennDOT representatives to go over the project given the history involved with development of this site in the past, specific to the roadway frontage and adjacent intersection and culvert extension improvements.

Response 2: Comment acknowledged. Both Bowman and Lower Providence Township were copied on the October 11, 2022 submission to the Pennsylvania Department of Transportation (PennDOT) Engineering District 6-0. PennDOT has reviewed the submission and provided feedback. Meetings to discuss the recommendations with PennDOT and the Township occurred on November 28, 2023 and February 21, 2024.

Comment 3: According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area Two, which has a corresponding impact fee of \$413 per "new" weekday afternoon peak hour trip and the

applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based upon information provided in the TIS, the proposed development will generate approximately 67 "new" trips during the weekday afternoon peak hour, resulting in a transportation impact fee of \$27,671.

Response 3: Comment Acknowledged. No response required.

Transportation Impact Study

Comment 4: Since access to this site is provided via Audubon Road (S.R. 4041), which is a state road, the TIS should be concurrently reviewed by PennDOT to obtain concurrence and approvals on the access and associated improvements proposed in the study. Any comments from PennDOT should also be coordinated with our office and the Township and evaluated and addressed accordingly in subsequent submissions.

Response 4: Comment acknowledged. As noted in our response to Comment #2, both Bowman and Lower Providence Township were copied on the October 11, 2022 submission to the PennDOT Engineering District 6-0. PennDOT has reviewed the submission and provided feedback. Meeting to discuss the recommendations with PennDOT and the Township occurred on November 28, 2023 and February 21, 2024.

Comment 5: The TIS submitted by the applicant's traffic engineer appears to be prepared using generally-accepted, industry transportation impact study practices, following PennDOT transportation impact study guidelines. The TIS was jointly scoped with PennDOT and the Township (via our office) in preparation of the study included for review.

Response 5: Comment acknowledged. No response required.

Comment 6: A prior land development proposed for this property some years ago had a similar driveway location proposed on Audubon Road (S.R. 4041), the applicant made several submissions to PennDOT and the Township to design back-to-back left turn lanes at the access and at the Adams Avenue signal, requiring the extension of the culvert on Audubon Road (S.R. 4041). The study indicates that an eastbound left-turn lane is warranted along Audubon Road (S.R. 4041) at Adams Avenue; however, the study states that no site traffic would be expected to use this lane. Furthermore, based on the land use now proposed and its expected trip generation, the study indicates that a westbound left-turn lane along Audubon Road (S.R. 4041) at the proposed site access is not warranted based on volumes alone. However, since traffic from the site is expected to travel through the intersection of Audubon Road (S.R. 4041) and Adams Avenue where the turn lane is warranted for the provision of an eastbound left-turn lane along Audubon Road (S.R. 4041) at Adams Avenue, and provision of a westbound left-turn lane along Audubon Road (S.R. 4041) at the site access would improve traffic operations along Audubon Road (S.R. 4041) and vehicle safety in the vicinity of the site, we continue to recommend that the previously identified roadway improvements along Audubon Road (S.R. 4041) be constructed under the current land development proposal. These frontage widening improvements, would also help satisfy the SALDO requirement of Section 123-31.E to achieve a wider cartway width along the frontage and would accommodate any increase in trip generation that may fluctuate between the actual use vs. the use of ITE trip generation rates.

Response 6: While it is understood that the prior land development proposed for the subject property had required the construction of a westbound left turn lane along Audubon Road (SR 4002) at the proposed site driveway, the proposed Encompass Health rehabilitation hospital is anticipated to generate significantly less traffic than the previously proposed land development and, as noted in the review comment, does not

satisfy the warrants for the construction of this westbound left turn lane. In addition, the eastbound left turn lane at the intersection of Audubon Road with Adams Avenue is warranted under existing conditions and continues to be warranted under forecasted no-build conditions, without development of the proposed Encompass Health rehabilitation hospital. As noted in the review comment, no site-generated traffic is anticipated to perform this eastbound left turn movement from Audubon Road onto Adams Avenue.

Finally, based on discussions with representatives of PennDOT Engineering District 6-0 and Lower Providence Township at the aforementioned meeting on February 21, 2024, it was determined that Encompass Health would not be responsible for the construction of a westbound left turn lane on Audubon Road (SR 4002) at its intersection with the proposed site driveway or an eastbound left turn lane on Audubon Road at its intersection with Adams Avenue. Encompass Health will widen Audubon Road to a 30-foot-wide roadway surface (two 12-foot travel lanes with a 6-foot shoulder) and will prepare conceptual-level plans and cost estimates in order to assist Lower Providence Township in applying for grants for the funds required to widen Audubon Road to construct the eastbound left turn lane on Audubon Road at its intersection with Adams Avenue.

Comment 7: The study states that the proposed warehouse development at 960 Rittenhouse Road is proposing to install improvements to the intersection of Egypt Road (S.R. 4002) and Rittenhouse Road, including installation of a traffic signal, construction of a 350-foot eastbound right-turn lane on Egypt Road (S.R. 4002), construction of a 200-foot westbound left-turn lane on Egypt Road (S.R. 4002), construction of an additional westbound through lane on Egypt Road (S.R. 4002), and construction of a northbound right-turn lane on Rittenhouse Road. Please note that these improvements are not included in the transportation impact study for 960 Rittenhouse Road or proposed by the applicant for 960 Rittenhouse Road. However, these improvements were included in a DRAFT transportation impact study for a potential residential development which would be located along the southern side of Egypt Road (S.R. 4002) between Rittenhouse Road and Shannondell Boulevard. Since it is unclear if or when the potential residential development will be constructed, let alone by the analyses years of 2027 or 2032, the applicant's traffic engineer should not include these improvements in the study as improvements to be completed by others. The analysis should be revised accordingly. If necessary, any improvements needed at the intersection of Egypt Road (S.R. 4002) and Rittenhouse Road to mitigate the impact of the proposed rehab hospital development should be clearly identified in the study and recommended to be completed if necessary for mitigation. It is possible that if improvements are required at this location for development traffic mitigation and evaluating their magnitude, that the Township in coordination with PennDOT may consider an alternate transportation improvement (ATP) for the project.

Response 7: As requested, the improvements at the intersection of Egypt Road (SR 4002) with Rittenhouse Road that were previously included in the Transportation Impact Study and assumed to be constructed by the developer of the proposed warehouse at 960 Rittenhouse Road have been removed from the Revised Transportation Impact Study. Although the overall Level of Service at the intersection of Egypt Road with Rittenhouse Road can be anticipated to decrease from a LOS B to a LOS C during the weekday AM peak hour and can be anticipated to continue to operate at a LOS F with increases in vehicular delay during the weekday PM peak hour, it is noted that PennDOT has adopted a 10-second variance for scenarios in which overall intersection Levels of Service are anticipated to decrease or delays at failing intersections are anticipated to increase.

According to the PennDOT publication Policies and Procedures for Transportation Impact Studies Related to Highway Occupancy Permits, "If the evaluation of the With Development Horizon Year Scenario to the Without Development Horizon Year Scenario indicates that the overall intersection LOS has dropped, the applicant will be required to mitigate the LOS if the decrease in overall intersection delay is greater than 10-seconds. If the overall intersection delay increase is less than or equal to 10-seconds, mitigation of the intersection will not be required." At the intersection of Egypt Road (SR 4002) with Rittenhouse Road, the increase in overall intersection delay under forecasted 2027 opening year conditions can be anticipated to be approximately 1.4 seconds during the weekday AM peak hour and approximately 7.6 seconds during the weekday PM peak hour. Similarly, the increase in overall intersection delay under forecasted 2032 horizon year conditions can be anticipated to be approximately 2.1 seconds during the weekday AM peak hour and approximately 8.3 seconds during the weekday PM peak hour. Therefore, the 10-second variance is applicable at the intersection of Egypt Road with Rittenhouse Road and no additional roadway mitigations are required.

Comment 8: Field sketches should be provided in future submissions in the report for the unsignalized study intersections to confirm the engineer's inputs used in the analysis at these intersections.

Response 8: As requested, field sketches of the unsignalized study intersections have been included in the Appendix to the Revised Transportation Impact Study.

Comment 9: The traffic signal permit plans, and any associated traffic signal system plans, should be included in subsequent submissions to confirm analysis inputs for the signalized intersections.

Response 9: As requested, copies of the existing traffic signal permit plans for the signalized study intersections have been included in the Appendix to the Revised Transportation Impact Study.

Comment 10: The turning movement count data should be revised to include heavy vehicles by movement in order to confirm the heavy vehicle percentages used in the analysis.

Response 10: As requested, the turning movement count data that includes the heavy vehicles by movement has been included in the Appendix to the Revised Transportation Impact Study.

Comment 11: Provide volume development spreadsheets in the appendices that clearly indicate the existing volumes, baseline traffic growth volumes, traffic generated by planned or approved projects in the study area, and the proposed site volumes.

Response 11: As requested, volume development spreadsheets have been included in the Appendix to the Revised Transportation Impact Study.

Comment 12: The traffic volumes on Figures 3, 4, 7, and 8 do not match the capacity/levels-of-service worksheets for 2027 and 2032 future no-build and build conditions. The applicant's traffic engineer must address this discrepancy and revise the study as necessary.

Response 12: Kimley-Horn has reviewed the traffic volumes on Figures 3, 4, 7 and 8 and the capacity/Level of Service worksheets and has verified that the volumes on each match in the Revised Transportation Impact Study.

Comment 13: The study utilizes a background growth rate of 0.55 percent per year which is consistent with data contained in PennDOT table entitled, Growth Factors for August

2022 to July 2023 for rural non-interstates in Montgomery County. It should be noted that the study should have used a background growth rate is 0.27 percent per year as contained in PennDOT table entitled, Growth Factors for August 2022 to July 2023, for urban non-interstates in Montgomery County. The analyses do not need to be revised specifically for this growth factor as the growth rate used in the study is higher, and therefore considered more conservative. However, to address other capacity/LOS items the applicant's engineer may re-run analyses with the lower rate.

Response 13: The volumes included in the Revised Transportation Impact Study have been updated utilizing the correct background traffic growth rate of 0.27 percent per year, compounded.

Comment 14: The egress distributions for the site generated traffic shown in Table 4 and on Figure 5 should match the origin of the ingress distributions, unless there is a reason provided in the TIS that they differ. Revise Table 4, Figure 5, and the analysis accordingly.

Response 14: The egress distributions for the site generated traffic have been revised to ensure that the egress distributions match the origin of the ingress distributions.

Comment 15: The site trips shown on Figure 6 should be balanced between the study intersections. In addition, the applicant's traffic engineer should confirm the egress trips shown on Figure 6 match the egress trips shown in Table 3.

Response 15: As requested, the site trips shown on Figure 6 have been updated to ensure that they balance between the study intersections. In addition, the egress trips shown on Figure 6 have been updated to match the egress trips shown in Table 3 of the Revised Transportation Impact Study.

Comment 16: The startup lost time and lost time adjust factors for all signalized intersections should be adjusted to be consistent with PennDOT Publication 46, Chapter 10 parameters.

Response 16: The startup lost time and lost time adjustment factors for all of the signalized study intersections have been updated in the Revised Transportation Impact Study to be consistent with PennDOT Publication 46, Chapter 10 parameters.

Comment 17: The signal timing split for the southbound left-turn movement at the intersection of Trooper Road (S.R. 0363) and Audubon Road (S.R. 4041)/Parkview Drive should be revised to be a minimum of 7 seconds of green time plus the yellow and all-red time during both peak hours under 2027/2032 future no-build and build conditions.

Response 17: As requested, the signal timing split for the southbound left-turn movement at the intersection of Trooper Road (SR 0363) with Audubon Road (SR 4041)/Parkview Drive has been revised to be a minimum of seven (7) seconds of green time plus the yellow and all-red time.

Comment 18: Based on the analyses, the traffic signal timings at the intersections of Audubon Road (SR 4041)/Pawlings Road (SR 4004) and Trooper Road (SR 0363)/Audubon Road (SR 4041)/Parkview Drive are different between 2027/2032 future no-build and build conditions during one or both peak hours. The analysis must be revised to use the same traffic signal timings under 2027/2032 future no-build and build conditions, or the traffic signal timing modifications at these intersections should be listed as a mitigation improvement to be implemented by the applicant in conjunction with the development.

Response 18: The traffic signal timings at the intersection of Audubon Road (SR 4041) with Pawlings Road (SR 4004) and at the intersection of Trooper Road (SR 0363) with Audubon Road/Parkview Drive have been revised in order to ensure that the timings

used in the future build conditions analyses are the same as the timings used in the future used in the future no-build conditions analyses.

Comment 19: The traffic volumes used in the turn lane warrant analysis at the intersection of Audubon Road (S.R. 4041) and the Site Access should be revised to match Figures 7 and 8.

Response 19: As requested, the traffic volumes used in the turn lane warrant analysis at the intersection of Audubon Road (SR 4041) with the proposed site access driveway have been revised to match the traffic volumes shown in Figure 7 and Figure 8 of the Revised Transportation Impact Study.

Comment 20: The applicant's traffic engineer should confirm the cycles per hour (both assumed and known) used in all turn lane warrant analysis.

Response 20: As requested, Kimley-Horn has confirmed that the cycles per hour (both assumed and known) used in the turn lane warrant analysis are correct and have been adjusted, where required, in the Revised Transportation Impact Study.

Comment 21: Table 2 should be revised to include summary of the levels-of-service and delay for the weekday afternoon peak hour under 2032 no-build and build conditions.

Response 21: The columns in Table 2 containing the Levels of Service and Delay for the weekday PM peak hour under forecasted 2032 no-build and build conditions were accidentally omitted when the Table was plotted to the *.pdf file. The *.pdf file contained in the Revised Transportation Impact Study have been plotted to include the columns containing the Levels of Service and Delay for the weekday PM peak hour under forecasted 2032 no-build and build conditions.

Comment 22: It appears as though the 95th percentile queue lengths are summarized in Table 5, however, the HCM worksheets for all signalized study intersections show the 50th percentile queues. The HCM worksheets for all signalized study intersections must be revised to show the 95th percentile queue lengths in order to confirm the queue lengths summarized in Table 5.

Response 22: The queueing analyses included in the Revised Transportation Impact Study have been updated to include the 95th percentile queue on the HCM worksheets for the signalized study intersections.

Comment 23: The 2027 and 2032 future no-build and build queues for the northbound through lane during the weekday afternoon peak hour at the intersection of Trooper Road (S.R. 0363) and Audubon Road (S.R. 4041)/Parkview Drive extends into the adjacent signalized intersection to the south according to the queue analysis provided in Table 5. The applicant's engineer must evaluate feasible additional improvements required in order to reduce these queue lengths, so they do not extend into the adjacent signalized intersection to the south.

Response 23: It is noted that, based on Review Comment #16 and the revised startup lost time and lost time adjustment factors at the intersection of Trooper Road (SR 0363) with Audubon Road (SR 4041)/Parkview Drive, the northbound queues at the intersection are no longer anticipated to spill back into the adjacent study intersection to the south. Therefore, this comment is no longer applicable.

Comment 24: Upon resubmission, our office will evaluate the information in concert with PennDOT and will provide additional reviews of engineering and supplemental submission details

as we receive them to determine the transportation infrastructure mitigation improvement needs of the project.

Response 24: Comment acknowledged. No response required.

Waiver Requests

The applicant is requesting a waiver for the following transportation-related elements that were part of our review. The applicant's engineer should list all waiver requests on the plans.

Comment 25: The applicant is requesting a waiver from Section 123-31.E of the Subdivision and Land Development Ordinance, requiring a 30-foot cartway width along the Audubon Road (S.R. 4041) site frontage. The plans currently show an approximate 24-foot cartway width along the site frontage of Audubon Road (S.R. 4041), thereby not satisfying the ordinance requirement. We recommend to the Board of Supervisors that Audubon Road (S.R. 4041) minimally be widened to provide a minimum 30-foot cartway width (15 feet from the centerline) along the site frontage of Audubon Road (S.R. 4041); however, further widening is recommended between Adams Avenue and Rittenhouse Road as noted in other review comments to accommodate a left-turn lane into the site back-to-back with a left-turn at Adams Avenue, as well as a shoulder along the site side of Audubon Road (S.R. 4041) sufficient for use for bicycle use.

Response 25: This waiver request is being withdrawn following discussions with the Pennsylvania Department of Transportation (PennDOT) Engineering District 6-0 and Lower Providence Township. These meetings to discuss the recommendations with PennDOT and the Township occurred on November 28, 2023 and February 21, 2024. Meeting minutes from the latest correspondence have been included with this submission.

Comment 26: The applicant is requesting a waiver from Section 123-32 of the Subdivision and Land Development Ordinance, requiring curbing and storm sewers along the Audubon Road (S.R. 4041) site frontage. The plans do not show any curbing along the Audubon Road (S.R. 4041) site frontage, thereby not satisfying the ordinance requirement. There is currently curbing provided along the southern side of Audubon Road (S.R. 4041) on the adjacent properties to the east and west of the site. We recommend to the Board of Supervisors that curbing be provided along the entire site frontage of Audubon Road (S.R. 4041), connecting to the curbing provided along Audubon Road (S.R. 4041) on the adjacent properties to the east and west of the site.

Response 26: This waiver request is being withdrawn following discussions with the Pennsylvania Department of Transportation (PennDOT) Engineering District 6-0 and Lower Providence Township. These meetings to discuss the recommendations with PennDOT and the Township occurred on November 28, 2023 and February 21, 2024. Meeting minutes from the February 21, 2024 meeting have been included with this submission.

Comment 27: The applicant is requesting a waiver from Section 123-33 of the Subdivision and Land Development Ordinance, requiring sidewalks along the Elysia Lane site frontage. The plans show sidewalk along only a portion of the Elysia Lane site frontage, thereby not satisfying the ordinance requirement. We note for the Planning Commission and Board of Supervisors, that there is sidewalk along southern end of the western side of Elysia Lane. It would be ideal for the applicant to provide sidewalk along its site frontage on the east side of Elysia Lane up to the first internal intersection which then with the provision of an internal pedestrian crossing of Elysia Lane could then connect the proposed sidewalk along Audubon Road (S.R. 4041) to the sidewalk along the

southern end of western side of Elysia Lane. This may require coordination and acceptance with the neighboring residential community if there is an HOA. Therefore, we recommend to the Board of Supervisors that sidewalk be considered to be installed under this application as noted above. However, if the Board of Supervisors do not require the installation of sidewalk along the site frontage of Elysia Lane that the Township either collect a fee in lieu of sidewalk along the Elysia Lane property frontage for the future installation of pedestrian walkways in the Township, or defer this obligation to install sidewalk along the Elysia Lane site frontage until such a future time that sidewalk along Elysia Lane may be required by the Township along the frontages of these subdivided properties, whether under present or future land ownership, and at no cost to Lower Providence Township..

Response 27: The sidewalk on the applicant's property will be installed to the furthest extent possible, while remaining on property. The applicant is willing to work with the Board of Supervisors to provide a fee in lieu for the sidewalk extension along Elysia Lane as described above. This waiver request is being withdrawn following discussions with the Board of Supervisors on December 6, 2023.

Comment 28: The applicant is requesting a waiver from Section 123-36.B(1) of the Subdivision and Land Development Ordinance, requiring driveways to be located a minimum of 200 feet apart. There is a gated driveway located along Audubon Road (S.R. 4041) located approximately 100 feet from the Cornerstone Fellowship access on the northern side of Audubon Road (S.R. 4041), thereby not satisfying the ordinance requirement. Since the driveway to the Cornerstone Fellowship is gated, and only provides right-in movements during church services, our office would support the waiver request if the Board of Supervisors are agreeable to it.

Response 28: Acknowledged.

Preliminary/Final Land Development Plans

Comment 29: The culvert on Audubon Road (S.R. 4041) located near the eastern end of the property frontage will likely need to be widened based on a historic HOP application for this site, and adequately managing traffic and turning lanes for site access on Audubon Road (S.R. 4041) with the Adams Avenue signalized intersection as also noted in comment #6. The applicant's engineer should plan that this will likely occur and be required to accommodate the frontage widening required by the ordinance and further widening to provide the turn lanes. This is an item that the applicant's project team, PennDOT and the Township engineers need to discuss.

Response 29: Comment acknowledged. Both Bowman and Lower Providence Township were copied on the October 11, 2022 submission to the Pennsylvania Department of Transportation (PennDOT) Engineering District 6-0. PennDOT has reviewed the submission and provided feedback. Meetings to discuss the recommendations with PennDOT and the Township occurred on November 28, 2023 and February 21, 2024. Meeting minutes from the February 21, 2024 meeting have been included with this submission.

Comment 30: It appears as though a portion of the parking spaces located to the east of the Phase 2 building is located within a line labelled for potential required ramp right-of-way for US 422. More information should be provided from PennDOT if this right-of-way line is no longer valid, or if it must be preserved and thus the plans should be revised so that the land development plans to not encroach upon this future right-of-way.

Response 30: PennDOT has confirmed that these areas for potential ramp right-of-way have not, and will not, be utilized by PennDOT. Per Michael Holva and Barbara DiCianno with PennDOT Engineering District 6-0 on February 26, 2024:

"There was ROW acquired from this parcel as part of MPMS# 64796, SR 422 Section 4TR. See title sheet and property plot sheet from that plan set. This ROW would have been acquired sometime around 2012 which is later than the date shown on the land development plans you attached below. These ROW acquisitions shown appear to be within both the area labeled "potential required ramp ROW easement" and "422 ramp easement area" on the land development plan you attached below. There are no plans to projects on the books that would acquire any additional ROW in the either the area labeled "potential required ramp ROW easement" or the area labeled "422 ramp easement area"."

Plans referenced in this correspondence have been included with the submission. The right-of-way lines have been removed from the plans.

Comment 31: A clear sight triangle should be shown on the plans at the proposed driveway along Audubon Road (S.R. 4041) as required in Section 123-36.H of the Subdivision and Land Development Ordinance. The applicant's engineer indicates in its response that sight distance information has been provided on Sheet C-04B. We concur that sight distance measurements have been shown on Sheet C-04B; however, a clear sight triangle should also be shown on the plans to confirm that there are no sight distance obstructions (i.e., signs, vegetation, etc.) located within the sight triangle on each side of the driveway.

Response 31: A clear sight triangle has been added to the plans on sheet C-04B. No obstructions are within either side of the driveway.

Comment 32: According to Section 143-71.G of the Zoning Ordinance, one parking space per two beds plus one parking space per employee on the largest shift is the required amount

of parking for a rehabilitation center. The plans currently show 153 total parking spaces, thereby satisfying the ordinance requirements for the proposed rehabilitation facility with 80 beds and 85 employees on the largest shift. Please note the parking calculation table on Sheet C-00 lists that 161 total parking spaces are provided; however, the plans only show 153 total parking spaces. The parking calculation table should be revised accordingly.

Response 32: The parking table on the cover sheet has been revised to indicate 153 spaces.

Comment 33: According to Section 123-37.Q(1) of the Subdivision and Land Development Ordinance, six ADA parking spaces are required for this site based upon the 161 parking spaces shown on the plans. The plans currently show 16 ADA parking spaces, thereby satisfying the ordinance requirements.

Response 33: Acknowledged.

Comment 34: While the driveway radii appear to have been designed to accommodate the largest vehicle to use the access, since this is a PennDOT roadway, we will defer to PennDOT on the size of this radius based on the proposed use to comment if it should be reduced.

Response 34: Acknowledged.

Comment 35: While a profile of the proposed driveway has been added to the plans, the proposed and existing elevations, and locations of grade breaks, must be added to the plans.

Response 35: Additional information to detail the elevations within the proposed driveway have been updated on sheet C-08E.

Comment 36: The spot elevations and contours shown at the proposed driveway on Sheet C-08B must be updated to reflect the current driveway layout.

Response 36: Acknowledged, the spot elevations and contours have been updated on Sheet C-08B.

Comment 37: The details provided on Sheet C-04C for the proposed pavement sections do not satisfy the Lower Providence Township standards. In addition, no detail has been provided for the Heavy-Duty Concrete Pavement indicated on Sheet C-04B. Plans should be revised accordingly.

Response 37: The proposed pavement sections for the private development were based on recommendations from the geotechnical report. A detail has been provided for Heavy-Duty Concrete Pavement on sheet C-04C.

Comment 38: Retaining wall design documents and plans, including reports and specifications, must be submitted to the Township Engineer for review and concurrence.

Response 38: The Architect, Structural, Civil and Onboarded Contractor are all in coordination for the retaining walls. The retaining walls that are a part of the Bulk O2 Storage is a part of the current documents and those are being designed by MBA (Structural Engineer). These drawings are included with the submission, refer to sheets S101 and S203. All structural retaining walls will be designed by MBA (Structural Engineer) and included in the signed and sealed Construction Documents. The retaining walls elsewhere that do not need and are not required to have a delegated design will be provided as a design build through the GC.

Comment 39: The plans must identify the type of guiderail end treatments to be used for the proposed guiderail.

Response 39: Guiderail end treatments have been specified on the plans on sheets C-04A and C-04B.

Comment 40: The Township Fire Marshal should review the emergency vehicle turning templates for accessibility and the circulation needs of Township emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.

Response 40: The Lower Providence Township Fire Marshall reviewed the emergency vehicle turning templates (as indicated in an email dated November 7, 2023 responding to an email sent September 19, 2023 by Kimley-Horn) and the circulation of said vehicles throughout the proposed development. A comment response letter has been provided with this submission.

Comment 41: All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. Our office will not review any ramps internal to the site, as the applicant's engineer will be responsible for their design satisfying the required ADA standards. ADA Design forms (i.e., CS-4401) for the ramps located within the PennDOT Legal Right-of-Way should be provided to the Department for review with the Highway Occupancy Permit plan set and will be the responsibility of the Department to provide the review.

Response 41: Acknowledged. Kimley-Horn will be producing construction documents at the conclusion of the Land Development process, which will provide the contractor with more detailed design of ramps internal to the site. Ramps within the PennDOT Right-of-Way will conform to PennDOT standards and subject to review by the local District.

Comment 42: A "Stop" sign and stop bar should be shown on the plans on the driveway approach leading from the patient transport entrance to the Phase 1 building at its intersection with the drive aisle to the east of the building.

Response 42: The patient transport entrance is to be used by emergency vehicles only in limited circumstances. The applicant's position is that a stop movement at this location is not warranted.

Comment 43: The "Yield to Pedestrian" sign currently located on the same post as the "Stop" sign on the southern side of the exit for the one-way loop in front of the main entrance should be relocated to the north of the midblock crossing across the drive aisle to the east of the building.

Response 43: The signs have been relocated per the suggestion, see sheet C-105B.

Comment 44: The "Do Not Enter" sign located to the north of the midblock crossing across the drive aisle to the east of the building should be relocated to the back of the signpost for the "Stop" sign on the southern side of the exit for the one-way loop in front of the main entrance.

Response 44: The signs have been relocated per the suggestion, see sheet C-105B.

Comment 45: "One-Way" signs should be shown on the plans on both sides of the northern end of the one-way loop in front of the main entrance.

Response 45: The signs have been relocated per the suggestion, see sheet C-105B.

This completes our response to Bowman on behalf of Lower Providence Township, dated October 16, 2023 and referencing the Transportation Impact Study and Preliminary/Final Land Development Plans prepared by Kimley-Horn for the proposed Encompass Health Rehabilitation Hospital at 2660 Audubon Road in Lower Providence Township, Montgomery County. Please contact me at (412) 615-4396 or Jeff.DePaolis@kimley-horn.com if you should have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Jeffrey M. DePaolis, P.E., PTOE
Associate



March 13, 2024

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

Reference: Encompass Health – Audubon Road

Dear Mike:

please recall that back on October 18, 2023, my office issued a review letter for the Encompass Health Land Development Application. Since that time, a great deal of conversation has been conducted with regard to the extent of improvement on Audubon Road that will be required in conjunction with the application. I believe the resolution has been reached. While I was part of those conversations, I will defer to Casey Moore for a final recommendation as to how these improvements are to be memorialized. With Audubon Road as a backdrop, we are now in receipt of a revised set of plans prepared by Kimley-Horn and Associates, being most recently revised March 7, 2024. I am happy to report that the vast majority of my earlier comments have been addressed with this plan revision. The open items remaining are as follows:

Approvals/Permits/Reviews – Any approval the Board of Supervisors would consider granting this application must be conditioned upon the applicant securing the following approvals/permits/reviews:

1. PA DEP Sewage Facilities Planning approval.
2. PA DEP NPDES approval.
3. PA DEP Chapter 105 joint permit with Army Corps of Engineers for stream relocation approvals.
4. Lower Providence Township Sewer Authority.
5. PennDOT — Highway Occupancy Permit — 40 Audubon Road access and improvements.
6. PennDOT — The plans describe a right-of-way for ramp improvements on to PA Route 422, recorded in Plan Book 35, Page 127 at the Montgomery County Recorder of Deeds Office. The existence or applicability of this right-of-way must be determined.
7. Execution of a Stormwater Operations and Maintenance Agreement.
8. Execution of Development and Financial Security Agreement.
9. Pennsylvania American Water (Audubon Water Company pending sale) Company service agreements.
10. Lower Providence Township fire marshal.

March 13, 2024
Michael Mrozinski, Director of Community Development
Lower Providence Township
Reference: Encompass Health – Audubon Road

Subdivision Land Development Ordinance Review:

1. Waivers – A single waiver request remains for board consideration.

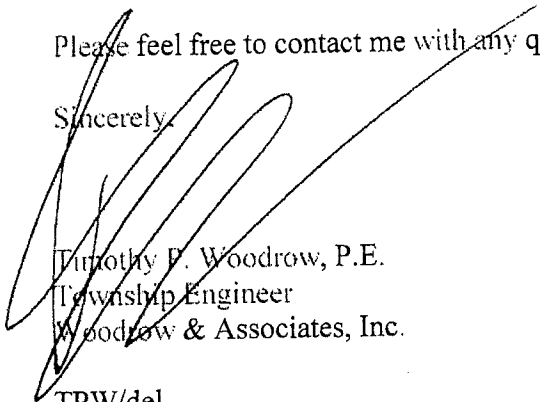
Section 123-36.B(1) – Driveway access – Minimum driveway separation – The applicant is requesting a waiver to the requirement that driveway accesses be at least 200 feet apart. The proposed development is on a parcel with 46 vertical feet of elevation change, requiring significant earthwork and the construction of walls on both the high-side and low-side of the site. The constraints of an existing stream in the southern half of the site, and an existing private drive to the northwest, results in only a small portion of the site for the applicant to tie into a road right-of-way that must remain at existing grade (i.e., the state road profile must remain the same). The plans as presented to the Township in the Sketch Plan application, as well as this Land Development application, represent the location in which tie into Audubon Road is feasible. The driveway located on the northern side of Audubon Road, on the opposite side of the state road right-of-way, is approximately 26 feet apart from the development's proposed entrance (measured centerline to centerline). The driveway is gated and appears to be a limited use right-in only driveway. It's the position of the applicant's Traffic Engineer that the post-development condition would not impede the flow of traffic for either the existing or proposed driveways, and that the 26 feet separation be deemed acceptable.

2. Sidewalk to Elysia – The current plans show an extension of sidewalk along Audubon Road and connecting into the Elysia Road community. I have attached a blown-up section of the sidewalk plan for clarity. I believe that this sidewalk configuration meets the intent of earlier conversations with both our planning commission and our Township Board of Supervisors.
3. Section 123-54 – The applicant has acknowledged their obligation to install property boundary monumentation and will do so in conjunction with the completion of final grading.
4. Stormwater Management – We have completed our review of the storm water management plans and calculations. Through conversation with the applicant's engineers, we have brought to closure any open or outstanding issues of concern. We look forward to the issuance of the PA DEP NPDES Permit for the project.
5. Environmental Sustainability – We would like to thank the applicant for their willingness to implement certain bimetal sustainability goals through the construction of their building and site.

March 13, 2024
Michael Mrozinski, Director of Community Development
Lower Providence Township
Reference: Encompass Health – Audubon Road

Please feel free to contact me with any questions you may have regarding these review comments.

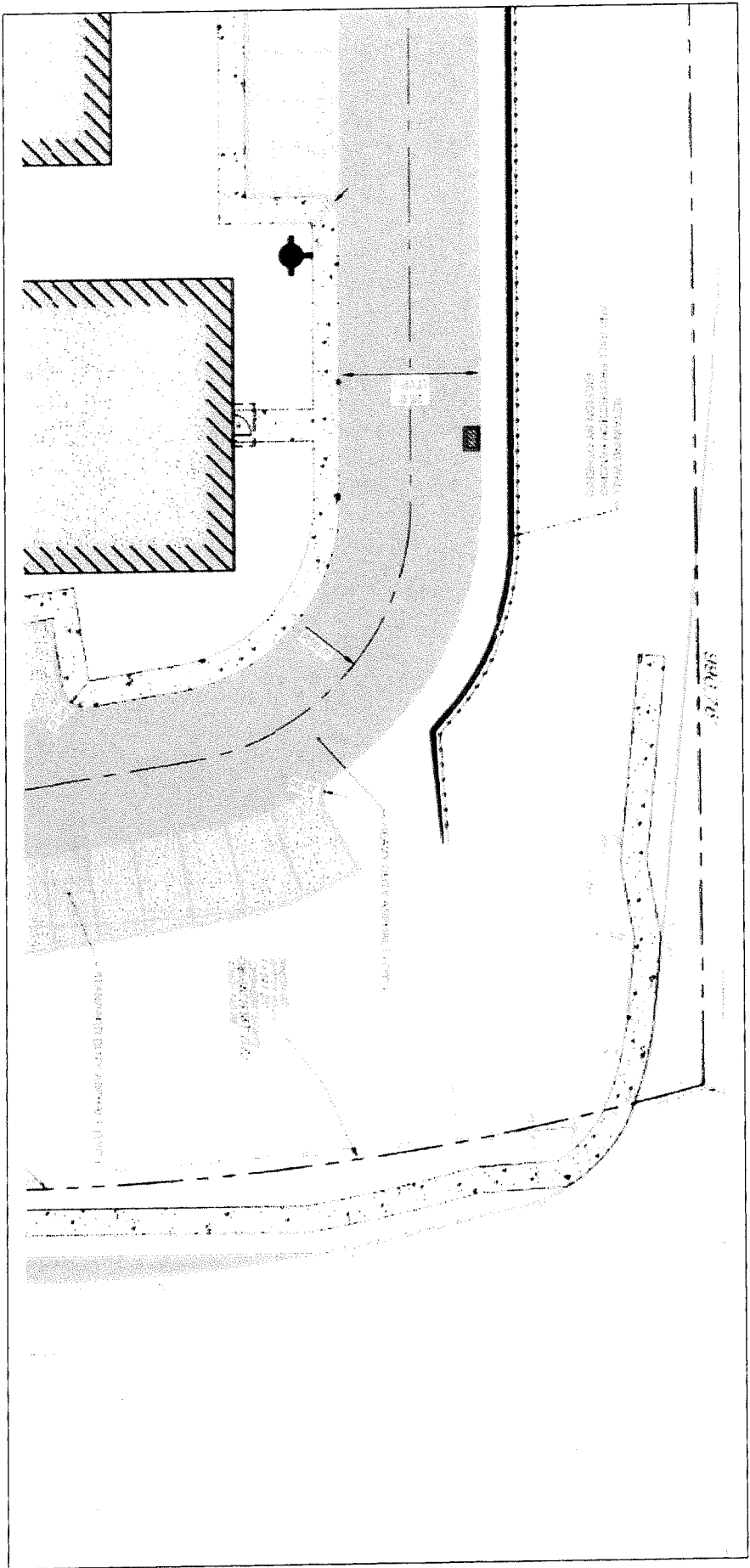
Sincerely,



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
Casey Moore, P.E., McMahon Associates
Tom Comitta Thomas Comitta Associates, Inc.
Kate Hawley – Encompass Health
Bill Modovan - Kimely Horn



Bowman

March 26, 2024

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

RE: **Traffic Review #4 – Transportation Impact Study and Preliminary/Final Land Development Plans**

Encompass Health – 2660 Audubon Road
Lower Providence Township, Montgomery County, PA
Project No. 313483-01-001

Dear Mike:

Per the Township's request, Bowman Consulting Group (Bowman) has completed our fourth (4th) review of the proposed development at 2660 Audubon Road (S.R. 4041), that is located along the southern side of Audubon Road (S.R. 4041) between Rittenhouse Road/Elysia Lane and Adams Avenue in Lower Providence Township, Montgomery County, PA. According to the submitted materials, the proposed development will consist of a 77,517 square-foot rehabilitation hospital to be constructed in two phases. Phase One will consist of 50 beds and 56,187 square feet of building space while Phase Two will consist of 30 beds and 21,330 square feet of building space. Access to the proposed development is proposed to be provided via a single, full-movement driveway to Audubon Road (S.R. 4041) to be located approximately 450 feet to the east of Rittenhouse Road/Elysia Lane. There currently is no emergency or secondary access proposed to/from the site.

The following documents were received and reviewed in preparation of our comments:

- Transportation Impact Study – Encompass Health Care Rehabilitation Center, prepared by Kimley-Horn and Associates, Inc., last revised November 2023.
- Preliminary/Final Land Development Plans – Encompass Health Rehabilitation Hospital of Norristown, prepared by Kimley-Horn and Associates, Inc., last revised March 7, 2024.
- Concept Plan – Audubon Road and Adams Avenue, prepared by Kimley-Horn and Associates, Inc., dated March 8, 2024.
- Response to Comments Letter – Encompass Health (2660 Audubon Road), prepared by Kimley-Horn and Associates, Inc., dated March 6, 2024.
- Waiver Request Letter, prepared by Kimley-Horn and Associates, last revised March 6, 2024.

Based on our review of the documents listed above, and prior technical meetings with the applicant's project team that included Township staff/consultants and/or PennDOT, Bowman offers the following comments for consideration by the Township and action by the applicant.

General

1. A response letter **must be provided** with the resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted materials.
2. A PennDOT Highway Occupancy Permit (HOP) is required for this project since Audubon Road (S.R. 4041) is a State Roadway for any work that may be completed within the legal right of way on Audubon Road (S.R. 4041). This will also involve a detailed review by the PennDOT structural unit for the extension of the culvert along Audubon Road (S.R. 4041). The Township and our office must be copied on all Transportation Impact Study (TIS) and associated HOP/Signal permit application submissions, as well as correspondence between the applicant and PennDOT, and be invited to all meetings among the agencies reviewing the improvements along Audubon Road (S.R. 4041).
3. Minutes of the February 21, 2024 meeting with PennDOT are attached, last revised March 4, 2024, and items must be addressed during the course of the design and permitting for the project.
4. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area Two, which has a corresponding impact fee of \$413 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based upon information provided in the TIS, the proposed development will generate approximately 67 "new" trips during the weekday afternoon peak hour, resulting in a **transportation impact fee of \$27,671**.

Transportation Impact Study

5. Based on the analysis, the traffic signal timings used at the intersection of Audubon Road (S.R. 4041)/Pawlings Road (S.R. 4004) are different between 2027 future no-build and build conditions during the weekday afternoon peak hour. The analysis in the study must be revised to use the same traffic signal timings under 2027 future no-build and build conditions, and if determined necessary to mitigate development traffic in conformance with PennDOT, the traffic signal timing modifications at this intersection should be listed as a mitigation improvement to be implemented by the applicant in conjunction with the development.
6. According to Table 2, the delay for the northbound left-turn and right-turn movements at the intersection of Egypt Road (S.R. 4002) and Rittenhouse Road increases significantly from 2027/2032 no-build conditions to build conditions during the weekday morning and weekday afternoon peak hours. The applicant and their traffic engineer have not identified any intersection improvements that are required to mitigate the project's delay increase at the intersection of Egypt Road (S.R. 4002) and Rittenhouse Road in order to reduce the increase in delay on the northbound left-turn and right-turn movements. They have noted that the increase in overall intersection delay under forecasted 2027 opening year conditions can be anticipated to be approximately 1.4 seconds during the weekday AM peak hour and approximately 7.6 seconds during the weekday PM peak hour. Similarly, the increase in overall intersection delay under forecasted 2032 horizon year conditions can be anticipated to be approximately 2.1 seconds during the weekday AM peak hour

and approximately 8.3 seconds during the weekday PM peak hour. They conclude that the 10-second PennDOT variance is applicable at the intersection of Egypt Road with Rittenhouse Road and that no additional roadway mitigations are required for this project. PennDOT will need to concur to the same. As noted in our prior review letter, improvements to the intersection to provide additional lane capacity improvements and signalization of the intersection are being proposed as part of a future development across from Shannondell, but that land development plan and formal process has not begun.

7. The analysis currently shows a shared left-turn/through lane and a shared through/right-turn lane on the northbound approach of the Mascaro driveway at its intersection with Audubon Road (S.R. 4041) under all analysis conditions. As there are not two receiving lanes on the Adams Avenue leg of the intersection, the lane configuration used in the analysis must be revised to show a shared left-turn/through lane and a separate right-turn lane under all analysis conditions.

Waiver Requests

The applicant is requesting a waiver for the following transportation-related elements that were part of our review.

8. The applicant is requesting a waiver from **Section 123-36.B(1)** of the **Subdivision and Land Development Ordinance**, requiring driveways to be located a minimum of 200 feet apart. There is a gated driveway located along Audubon Road (S.R. 4041) located approximately 100 feet from the Cornerstone Fellowship access on the northern side of Audubon Road (S.R. 4041), thereby not satisfying the ordinance requirement. Since the driveway to the Cornerstone Fellowship is gated, and only provides right-in movements during church services, our office would support the waiver request if the Board of Supervisors are agreeable to it. The applicant has acknowledged this.

Preliminary/Final Land Development Plans

9. The plans have been revised to show sidewalk along a portion of the Elysia Lane frontage to the furthest extent possible while remaining on the applicant's property. The applicant's engineer indicates in the response to comments letter that the applicant is willing to work with the Board of Supervisors and provide a fee in lieu of providing sidewalk along the entire length of the eastern side of Elysia Lane up to the first internal intersection along Elysia Lane. We recommend that the Board of Supervisors accept this fee in lieu of sidewalk along the Elysia Lane property frontage for the future installation of pedestrian walkways in the Township, or defer this obligation to install sidewalk along the Elysia Lane site frontage until such a future time that sidewalk along Elysia Lane may be required by the Township along the frontages of these subdivided properties, whether under present or future land ownership, and at no cost to Lower Providence Township.
10. According to **Section 143-71.G** of the **Zoning Ordinance**, one parking space per two beds plus one parking space per employee on the largest shift is the required amount of parking for a rehabilitation center. The plans currently show 150 total parking spaces, thereby satisfying the ordinance requirements for the proposed rehabilitation facility with 80 beds and 82 employees on the largest shift. Please note the parking calculation table on Sheet C-00 lists that 153 total parking

spaces are provided; however, the plans only show 150 total parking spaces. The parking calculation table should be revised accordingly.

11. According to **Section 123-37.Q(1)** of the **Subdivision and Land Development Ordinance**, five ADA parking spaces are required for this site based upon the 150 parking spaces shown on the plans. The plans currently show 16 ADA parking spaces, thereby satisfying the ordinance requirements.
12. While the driveway radii appear to have been designed to accommodate the largest vehicle that may use the access, since this is a PennDOT roadway, we will defer to PennDOT on the size of this radius based on the proposed use to comment if it should be reduced. The egressing right radius looks to be excessive for the number of large vehicles that may frequent the site.
13. The profile of the proposed driveway must include an ADA compliant area for the proposed crosswalk.
14. The curb reveal shown on the plans on Sheet C-04C does not satisfy the curb reveal identified in the Lower Providence Township Engineering Standards. Please amend accordingly.
15. While it is noted that guiderail has been identified on the plans on Sheet C04-A, crash-worthy end treatments must also be identified and shown on the plans.
16. The preferred location for the proposed guiderail is flush with the proposed curb, and the curb must be designed to have the appropriate reveal for both guiderail and guiderail end treatments and should be identified on the plans.
17. Right-of-Way will need to be dedicated to the Department to fully encompass the culvert and headwall, and area to maintain it. It is understood that this information will be provided on the HOP plans.
18. The designer should consider placing the proposed sidewalk closer to the ultimate right-of-way line in order to better accommodate the future ultimate widening of Audubon Road (S.R. 4041).
19. Guiderail calculations, including the length of need and clear zone parameters, must be provided with the HOP submission.
20. The applicant's design engineer must ensure that the proposed guiderail end treatments will accommodate future sidewalk improvements.
21. The detailed headwall design and culvert design must be included in the HOP submission.
22. Ensure that all comments in the Township Fire Marshal review letter, dated October 11, 2023, are addressed to the satisfaction of the Township Fire Marshal and any correspondence with the Township Fire Marshal, including any review comments and/or approvals, is included in all subsequent submissions.

23. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. Our office will not review any ramps internal to the site, as the applicant's engineer will be responsible for their design satisfying the required ADA standards. ADA Design forms (i.e., CS-4401) for the ramps located within the PennDOT Legal Right-of-Way should be provided to the Department for review with the Highway Occupancy Permit plan set and the Department will ultimately be responsible to provide the review for such ramps.
24. The "Yield to Pedestrian" sign currently located to the north of the midblock crossing across the drive aisle to the east of the building should be rotated 45-degrees counterclockwise so that it faces traffic traveling along the drive aisle adjacent to the sign.

Concept Plan

The comments below are being made to guide a design for the future roadway improvements that should be capable of being implemented under a separate application, such as a grant application and design by others. The intent of the concept plan is to both guide the design of the culvert extension and some associated frontage/pedestrian way improvements at this time to allow for future improvements by others, but as a conceptual plan to also be available to Lower Providence Township for use in their submission with a grant application for the design and construction of a roadway and intersection project along Audubon Road (S.R. 4041) at Adams Avenue.

25. The pavement markings in front of the site access along Audubon Road (S.R. 4041) should be broken at the site access so that ingress/egress movements for the site do not traverse pavement markings.
26. The concept plan currently shows a 100-foot left-turn lane on the eastbound Audubon Road (S.R. 4041) approach to Adams Avenue. The applicant's traffic engineer will need to confirm the length of this left-turn lane with queuing analysis assuming a left-turn lane and a shared through/right-turn lane on the eastbound Audubon Road (S.R. 4041) approach to Adams Avenue. In addition, the applicant's traffic engineer should include the lane configuration modifications for the northbound Mascaro driveway approach to Audubon Road (S.R. 4041) as mentioned above in the transportation impact study review.
27. The applicant should provide left-turn lane warrant analysis for the westbound approach of Audubon Road (S.R. 4041) at its intersection with Adams Avenue to determine if a westbound left-turn lane should also be provided along this approach for vehicles turning into the Mascaro driveway via left-turns and indicate on the concept plan.
28. An itemized, engineer's opinion of probable design, construction and inspection costs for the concept plan improvements that are anticipated along with escalation to the year 2029 must accompany a resubmission of the plan.
29. Comment is also included in land development plans section of the letter: While the driveway radii appear to have been designed to accommodate the largest vehicle that may use the access, since this is a PennDOT roadway, we will defer to PennDOT on the size of this radius based on the



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

M E M O R A N D U M

TO: Lower Providence Township Officials, Staff, and Consultants
Encompass Health (2660 Audubon Road) Team

FROM: Thomas J. Comitta, AICP, CNU-A, RLA
Erin L. Gross, AICP, RLA

DATE: October 23, 2023; **Updated: March 18, 2024**

SUBJECT: **REVIEW COMMENTS – ENCOMPASS HEALTH (2660 AUDUBON ROAD):
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS, DATED REVISED 3-7-2024;
AND SUPPLEMENTAL MATERIAL**

The enclosed Review Comments pertain to the following documents that we received on **March 8, 2024 and previously**, and to a Site Visit on October 20, 2023, including:

- Preliminary/Final Land Development Plans: Encompass Health Rehabilitation Hospital (56 sheets), prepared by Gresham Smith, Kimley Horn, MBA Engineers, and SSOE, dated **revised 3-7-2024**;
- Tree Survey and Replacement Plan – Encompass Health Rehabilitation Hospital of Norristown (10 pages), prepared by Kimley Horn, dated 10-16-2023;
- **Seeding and Planting Plan (C900) and Seeding and Planting Schedules (C950)**, prepared by Kimley Horn, dated **9-13-23**;
- **Response Letter to TCA Comments dated 10-23-23**, prepared by Kimley Horn, dated **3-6-24**; and
- **Renderings (6 pages), undated, received 3-8-2024.**

Please call or email if there are any questions.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS – ENCOMPASS HEALTH (2660 AUDUBON ROAD):
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS, DATED revised 3-7-2024;
AND SUPPLEMENTAL MATERIAL**

October 23, 2023; Updated: March 18, 2024

The following Review Comments pertain to the documents listed in the Cover Memorandum. **Please note new comments are in bold type.**

1. Overview and Existing Conditions

- 1.1. The Applicant is **still** proposing to construct a medical/surgical center 2660 Audubon Road, which is located in the L-1 Limited Industrial.
- 1.2. The site currently contains existing trees, steep slope areas, wetlands and a stream. The Existing Conditions and Demolition Plan indicates trees are proposed to be removed within the limits of disturbance. Please **still** see comments 3.1. and 3.2. pertaining to the existing trees and trees proposed to be removed.

2. Landscaping

- 2.1. Section 123-52. (SALDO) requires shade trees to be planted along both sides of all new or existing streets at intervals of no less than 40 feet and no more than 50 feet. While the Landscape Plan depicts trees along Audubon Road, the landscaping compliance tables on the Landscape Plan (L-01) should be expanded to include a table to include the trees required per §123-52.(SALDO), and additional trees should be added to the Landscape Plan accordingly.

The Landscape Plan has been updated to include Section 123-52 in the compliance tables, and shade trees are provided for the right of way along the perimeter of the property. Therefore, this item is resolved.

- 2.2. Please revise the Plant Schedule to include a size for the proposed Sweetbay Magnolia and Eastern Redbud Multi-Trunk.

Sizes are now provided for the Sweetbay Magnolia and Eastern Redbud trees. Therefore, this item is resolved.

- 2.3. We recommend Green Giant Arborvitae (per Appendix B of the SALDO) instead of the Black Arborvitae.

Green Giant Arborvitae are now proposed. Therefore, this item is resolved.

- 2.4. Please depict and label the edge of continuously mulched planting beds on the Landscape Plans.

Mulched planting beds are now depicted. Therefore, this item is resolved.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS – ENCOMPASS HEALTH (2660 AUDUBON ROAD):
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS, DATED revised 3-7-2024;
AND SUPPLEMENTAL MATERIAL**

October 23, 2023; Updated: March 18, 2024

- 2.5. Per Section 123-18.A.(3)(p)(SALDO), the Landscape Plans should be signed and sealed by a Registered Landscape Architect.

The Landscape Plans have been signed and sealed by a Registered Landscape Architect. Therefore, this item is resolved.

3. Tree Protection and Tree Removal

- 3.1. Section 123-18.A.(2)(g)(SALDO) requires the location, species, and size of existing trees over eight inches in diameter measured 12 inches above the ground to be labeled, and tree masses to be identified showing typical species of large trees present with trunks eight (8) inches in diameter or more. In addition, existing trees shown as the masses must be labeled with an approximate quantity and caliper. Therefore, please revise the Existing Conditions and Demolition Plan to include this information.

The Applicant has provided a tree replacement memo, and pertinent information pertaining to the existing trees on site has been added to the Existing Conditions and Demolition Plan. Therefore, this item is resolved.

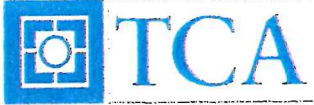
- 3.2. Replacement trees should be provided per §123-114.B.(6) (SALDO) for all trees eight (8) inches DBH or greater proposed to be removed. The Applicant has provided a Tree Replacement Memo, dated 10-16-2023, which outlines the method and results of the plot calculation in order to gather tree data representative of the site and to calculate the number of required replacement trees.

Table 1. Tree Replacement Calculation indicates a Grand Total of 261 required Replacement Trees. The Applicant proposes to plant 449 live stakes and 312 bare-root trees and shrubs along the streambank and in the floodplain.

Further credit for approved preservation of trees was calculated, and Table 2. Credits for Preserved Trees Calculation indicates a Total Credits for Preserved Trees of 320. The Applicant also indicates that only a portion of the 320 credits for preserved trees will be counted towards the requirements of §123-50, and that internal and perimeter landscaping will be provide as required, regardless of preservation credits.

However, TCA recommends that the Applicant revise the Landscape Plan to include the tree calculation (replacement and credit) information and depict the proposed areas for the plantings. Also, please indicate any other changes that may be as a result of the credits on a revised Landscape Plan.

The Landscape Plan (Sheet L-01) has been revised to include tree calculation information as requested, and proposed areas for replacement plans have been illustrated. However, as noted above, a portion of the replacement trees are being planted as part of the stream relocation efforts. The Applicant indicates that they have a Joint Permit Application (JPA) submitted to the PA DEP, and has provided the Seeding and Planting Plan (C900) and Seeding and Planting Schedules (C950). While we defer to the PA DEP, we believe this Plan achieves the intent for the replacement trees. However, we believe that a Legend should be added to the Plan to correspond to the purple and green colors, and how the colors relate to the Planting Schedule.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS – ENCOMPASS HEALTH (2660 AUDUBON ROAD):
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS, DATED revised 3-7-2024;
AND SUPPLEMENTAL MATERIAL**

October 23, 2023; Updated: March 18, 2024

- 3.3. Since the LOD is along the tree line, we recommend that Tree Protection Fencing be added to the Plans.

Tree Protection Fencing has been added to the Landscape Plans, and details have been provided. Please also depict and label the location of the Tree Protection Fencing on the Erosion & Sedimentation Control Plan.

4. Industrial District Design Standards

- 4.1. Section 143-127.C.(ZO) requires off-street parking and loading areas to be screened from immediate view from perimeter roadways. TCA recommends a pier-fence-hedge combination in order to provide the screen for the off-street parking located along Audubon Road.

The Applicant indicates that the grading associated with the proposed development is such that the parking and loading for a majority of the Audubon Road frontage is over 10 feet lower than the roadway grade. Additional evergreen plantings have been added along the portion of the parking that is a similar grade to Audubon Road, which provides screening to the off-street parking. Therefore, this item is resolved.

- 4.2. Section 143-127.D.(ZO) requires profile drawings to be submitted showing the views of the structures from adjacent properties to assure that appropriate screening and buffering is in place to shield from direct view any nonresidential building, use or structure that exceeds two stories in height. Therefore, please submit drawings per §143-127.D.(ZO) to illustrate the visual impact upon the neighboring areas.

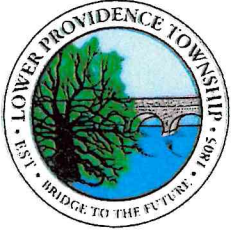
The Applicant has provided 3-dimensional renderings, which depict views from the adjacent properties to the north, east, and west. The Applicant indicates that during the meeting with the Township Engineer on 11-15-2023 it was acknowledged that the renderings provided would satisfy the requirement. Therefore, we defer to the Township on this item.

5. Pedestrian Circulation

- 5.1. The proposed sidewalk ends near the corner of Audubon and Rittenhouse Road. We recommend that the sidewalk be extended at least another 40 feet along Rittenhouse Road, in order to better enable a future connection to the residential community located on Elysia Lane.

The Applicant indicates that they have ended the sidewalk along Elysia Road as depicted because there is a proposed cut slope that prohibits the sidewalk being extended further, and extending the sidewalk further to the southwest would place it off the proposed. Further, the Applicant indicates that the proposed sidewalk has been revised to remain adjacent to the back of the curb in the entirety of this location in order to maximize the distance of the sidewalk or the residents along Elysia Lane, and avoid the proposed cut slope and maintain the maximum amount of existing vegetation. We defer to the Township on this item.

Please call or email if there are any questions.



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



DATE: March 15, 2024

To: Mike Mrozinski
Director of Community Development

FROM: Michael Rohlfing
Fire Marshal

SUBJECT: Plan Review for 2660 Audubon Road

After reviewing the plans provided, I had several notes. Please see the information below.

1. First responder radio coverage test required prior to Use and Occupancy.
2. Fire Department Connection location to be relocated (see attached picture)
3. Fire Lane with red gore striping required (see attached picture)

Please contact me should you have any questions.



Park Pointe at Lower Providence
1010 Adams Avenue
Audubon, PA 19403
P 610.650.8101 | F 610.650.8190

gannettfleming.com

December 1, 2023

Bill Moldovan, RLA
Kimberly-Horn and Associates, Inc.
250 Holiday Drive, Suite 750
Pittsburgh, PA 15220

**RE: Lower Providence Township Sewer Authority
Encompass Health Rehabilitation Hospital of Norristown**

Dear Bill:

We have reviewed the plans for “Encompass Health Rehabilitation Hospital of Norristown,” prepared by Kimberly-Horn and Associates, Inc., dated September 2023. The following items should be addressed:

1. The final plans must be signed and sealed by a Professional Engineer.
2. Sanitary sewers must be 8 inches in diameter.
3. Sanitary sewers to be dedicated to the Authority must be centered within a 30-foot wide sanitary sewer easement appropriately labeled as such. This applies to the sewer from the existing sanitary sewer manhole to the first new manhole.
4. Provide an AutoCAD drawing file of the final sanitary sewer system design showing manholes, pipes, design information, streets, street names, and rights-of-way for use in updating the Authority index map.
5. Lateral(s) from the building must be 6 inches in diameter and shown on the plans and profiles.
6. All utilities crossing the sanitary sewers must be shown on the profile view to ensure adequate vertical clearance.
7. Minimum depth of cover for all main line sewers and laterals shall be 5.0 feet and shall be 3.0 feet for building sewers.
8. A minimum 10-foot horizontal and 18-inch vertical separation must be maintained between the sanitary sewer and the water and storm sewer lines.
9. The existing manhole shown on the plans should be labeled V5.



10. The proposed sanitary manholes should be numbered V5-1, V5-2, etc.
11. The second manhole, V5-2, should be extended approximately 45 feet in a north westwardly direction. The next manhole shown on the plans can be eliminated. The sewer line from V5-2 should be extended and connect to V5-3.
12. If laterals must tie into manholes the following requirements are applicable:
 - a. The lateral must tie into the manhole at the invert of the manhole base.
 - b. A channel must be constructed in the manhole base from the lateral to the effluent line.
 - c. A 6-inch opening with an "A-LOK" or approved equal joint should be precast in the manhole base.
 - d. Laterals must not tie into manholes at acute angles to the flow.
13. Submit the MEP Drawings showing the grease trap discharge and the domestic wastewater line connections to the sanitary sewer.
14. The Authority's sanitary sewer details must be included on the Utility Details Drawings.
15. A note should be added to the plans stating whether the buildings will have basements and if so, whether sewer service will be provided to the basement.
16. A note should be added to the plans regarding connection to existing manholes that states, "Connections to existing manholes should be made by cutting required opening by such methods to prevent cracking and spalling concrete. Make openings of sufficient size to accommodate pipe with a segmented mechanical seal." The connection must be watertight.
17. A note should be added to the plans stating that all materials used and all construction methods employed shall be in accordance with the latest edition of the Standard Construction and Material Specifications for Sanitary Sewer Extensions for the Lower Providence Township Sewer Authority.
18. A note should be added to the plans which must be prominently displayed and clearly legible stating who the owner of the sanitary sewer system will be and who will be responsible for its maintenance.
19. In accordance with the Standard Construction and Material Specifications for Sanitary Sewer Extensions for the Lower Providence Township Sewer Authority, shop drawings



of all materials to be used in the construction of the sanitary sewer system must be submitted.

20. Prior to commencing construction, all materials to be used on the job must be inspected by a representative of the Lower Providence Township Sewer Authority. This inspection is to ensure conformance with the approved shop drawings.
21. In accordance with the Standard Construction and Material Specifications for Sanitary Sewer Extensions for the Lower Providence Township Sewer Authority, "as-built" record drawings must be submitted and approved before any sewers are accepted for dedication. The drawings must be accompanied by a letter from the developer's engineer attesting to their correctness.
22. Submit sanitary sewer easements and plats for review. These must be approved by the Authority's Engineer and Solicitor prior to the execution of the Developer's Sewer Service Agreement. Before the Authority accepts ownership responsibilities for any sanitary sewer, the developer must provide an acceptable sanitary sewer right-of-way and execute all applicable right-of-way agreements, complete with legal description and drawing in a form acceptable to the Authority and its solicitor. The plat must be prepared on a sheet, which is a minimum of 8 inches by 11 inches and a maximum of 11 inches by 17 inches. The descriptions and plat must be submitted separately for each lot impacted by the proposed easement.
23. Sewage Facilities Planning must be completed.

If you have any questions, please contact us.

Very truly yours,
GANNETT FLEMING, INC.

A handwritten signature in cursive script, appearing to read 'Therese A. Funk'.

Therese A. Funk, P. E.

c: A. Rubendall
M. Mrozinski

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR
JAMILA H. WINDER, VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 1, 2023

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

Re: MCPC #23-0201-001
Plan Name: Encompass Health Rehabilitation Hospital
(1 lot comprising 10.5 acres)
Situate: Audubon Road (E) and Rittenhouse Road (N)
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 16, 2023. We forward this letter as a report of our review.

BACKGROUND

We are in receipt of preliminary plans for the proposed development of a 10.52-acre parcel south of the intersection of Audubon Road and Rittenhouse Road. The applicant, Encompass Health Rehabilitation Hospital, proposes the construction of a rehabilitation hospital in two phases, the first of which includes accommodations for 50 patients in a 56,187 square feet hospital building. The proposed second phase would add 21,300 square feet to the rear of the building and accommodate 30 additional patients. The proposed development site is adjacent to the right-of-way of Route 422, in the LI Limited Industrial zoning district. A stream flows across the southern side of the parcel and the development proposal would include relocation of the watercourse.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision – We find the proposed development to be generally consistent with the county's comprehensive plan. *Montco 2040: A Shared Vision* identifies the site of the proposed development as Business Area on the future land use plan. Concentrations of employment-oriented land uses, such as offices, research facilities, and industrial parks define the Business Area land use category. Business Areas are located near highway interchanges and often generate a lot of general traffic during peak times and freight traffic throughout the day. Development in Business Areas should be designed to accommodate significant automobile



and truck trips, make it easy for employees to walk to public transportation, and control the impact of potential noise, light, and pollution on nearby residences.

Lower Providence Township Comprehensive Plan: A Path to the Future – We find the proposed development to be generally consistent with the township’s comprehensive plan. The *Lower Providence Comprehensive Plan: A Path to the Future* identifies the site of the proposed development as an Office Industrial area. Office Industrial areas in the township feature a mix of office and industrial uses. They are prominent places of employment and are sites of large facilities which may generate significant traffic volumes. Providing for pedestrian access and greening of sites is important for mitigating the relatively intense land uses common in Office Industrial areas.

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

PEDESTRIAN ACCESS

- A. Driveway Crosswalk – The proposed development includes sidewalks along the Audubon Road frontage of the site, with a crosswalk spanning the hospital’s entrance driveway. The proposed crosswalk measures over 80 feet between curb ramps, a substantially longer distance than the width of the driveway. To reduce the crossing distance and reduce pedestrians’ exposure to vehicular traffic, we recommend reducing the radius of curvature of the driveway curbing.
- B. Stream Crossing – The proposed sidewalk along Audubon Road does not extend to the property’s eastern boundary, stopping before the stream. We recommend the applicant provide pedestrian access across the full width of the property with a sidewalk or an ADA-compliant alternative. We recommend the applicant work with PennDOT and the township to find a suitable configuration for this pedestrian connection.

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 planning objectives for institutional development.

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

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

Please print the assigned MCPC number (#23-0201-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink that reads "John Miklos". The signature is fluid and cursive, with the first name "John" and last name "Miklos" clearly legible.

John Miklos, Community Planner II
John.Miklos@montgomerycountypa.gov – (610) 278-3554

c: Kate Hawley, Applicant's Representative
Mark Kuberski, Chair, Township Planning Commission
Timothy Woodrow, PE, Township Engineer

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

ATTACHMENTS

Aerial Image



Enccompass Health Rehabilitation Hospital
MCP# = 230291001

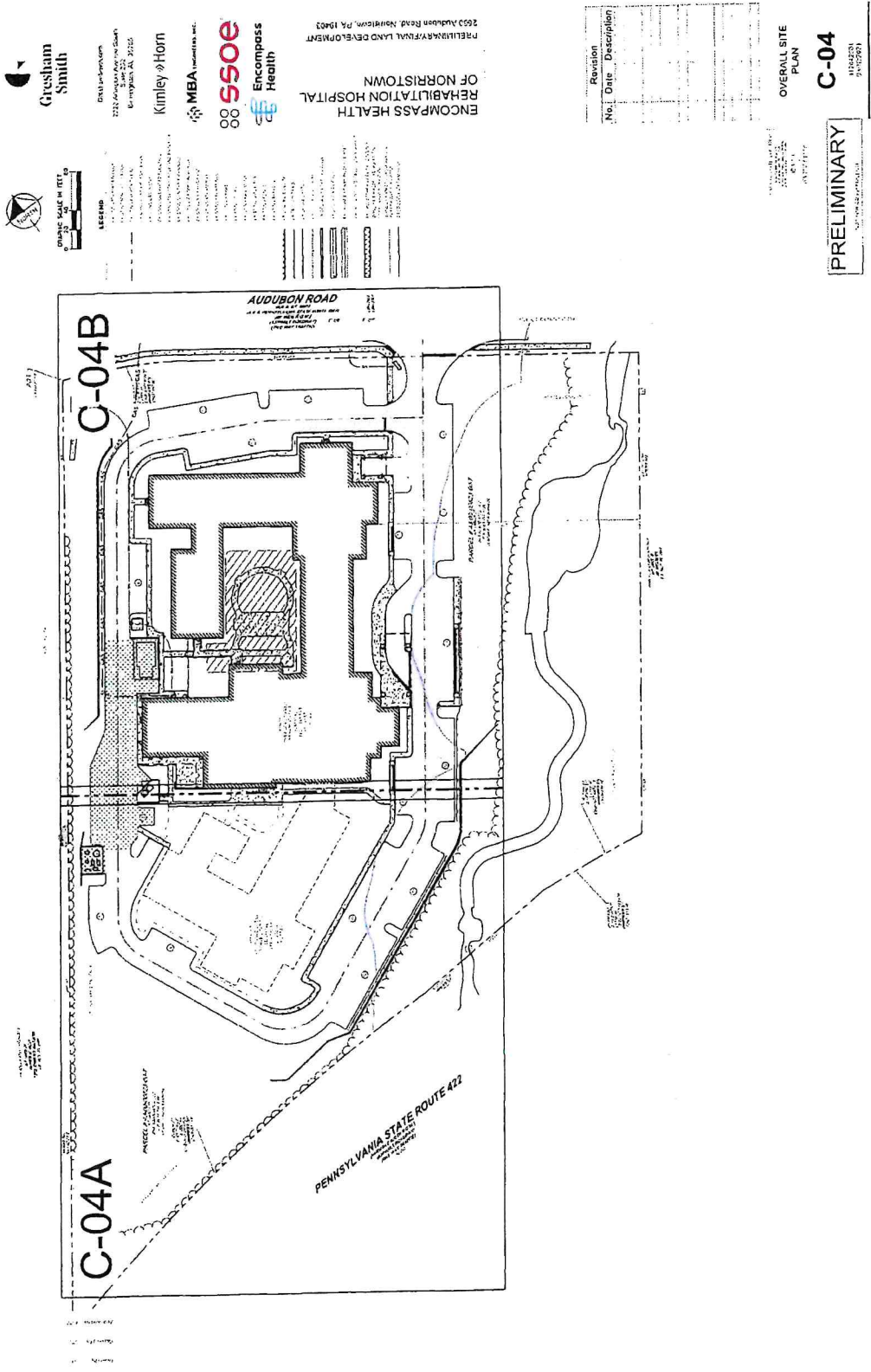


Mr. Michael Mrozinski

11/27/2023

December 1, 2023

Site Plan



Bowman

April 11, 2024

E.J. Mentry
Township Manager
Lower Providence Township
100 Parklane Drive
Eagleville, PA 19403

RE: **Engineer's Recommendation of Award**
Germantown Pike & Evansburg Road Traffic Signal Improvement Project
Montgomery County Transportation Grant TP-22-01-001
Bowman Project No. 311077

Dear Mr. Mentry:

As requested, Bowman has reviewed bids received for the above-referenced project. The bids were received on April 11, 2024 at 10:00 AM. Attached to this letter are the bid proposals from the two contractors.

The low bid is **\$67,765.25**. Upon review, the low bid received is in order and acceptable. Our office recommends that the governing body consider awarding the contract for the total bid amount of **\$67,765.25** to Armour and Sons Electric. A summary of the awarded grant amounts is below for your information.

Montgomery County Transportation grant: **\$72,844.00**

Township match: **\$18,211.00**

If you have any questions, concerns, or require additional information, feel free to contact me at 610-594-9995.

Sincerely,



Matthew M. Kozsuch, PE
Branch Manager - Exton

MMK/tar/ab
Attachments

cc: Paul Donnely, Lower Providence Twp.
Casey Moore, P.E., Bowman (*via email*)

Q:\PA-EXTO-MC\mcm\eng\LOWERPR1\822710 - Germantown & Evansburg Grant Assistance\Bid Documents\post-bid\2024-04-11_Bid Award Recommendation.docx

					ARMOUR & SONS ELECTRIC, INC.		Lenni Electric Corporation	
					Total Cost	\$ 67,765.25	\$ 70,706.85	
#	Items	ItemNumber	Unit of Measure	Quantity Required	UnitPrice	TotalCost	UnitPrice	TotalCost
1								
#1-1	Mobilization	0608-0001	LS	1	\$1,500.00	\$1,500.00	\$3,900.00	\$3,900.00
#1-2	Maintenance and Protection of Traffic During Construction	0901-0001	LS	1	\$1,425.00	\$1,425.00	\$936	\$936
#1-3	Post Mounted Signs, Type F	0935-0001	SF	5	\$50.00	\$250	\$44.70	\$223.50
#1-4	Structure Mounted Flat Sheet Aluminum Signs	0936-0200	SF	8	\$50.00	\$400	\$37.85	\$302.80
#1-5	Pedestrian Stub Pole, Type B	0951-4022	EA	2	\$1,800.00	\$3,600.00	\$1,978.00	\$3,956.00
#1-6	Controller Modification	0952-3002	EA	1	\$1,200.00	\$1,200.00	\$3,552.00	\$3,552.00
#1-7	2 Inch Conduit	0954-0012	LF	25	\$7.00	\$175	\$14.55	\$363.75
#1-8	Trench and Backfill, Type 1	0954-0151	LF	15	\$50.00	\$750	\$15.60	\$234.00
#1-9	Signal Cable, 14 AWG, 5 Conductor	0954-0202	LF	945	\$4.50	\$4,252.50	\$4.15	\$3,921.75
#1-10	Signal Cable, 14 AWG, 7 Conductor	0954-0203	LF	100	\$ 4.75	\$475.00	\$6.40	\$640.00
#1-11	Vehicular Signal Head, Five 12" Sections	0955-3210	EA	1	\$1,550.00	\$1,550.00	\$1,582.00	\$1,582.00
#1-12	LED Countdown Pedestrian Signal Head, Type A	0955-3722	EA	6	\$650.00	\$3,900.00	\$607.55	\$3,645.30
#1-13	Backplate Retrofit	0955-5000	EA	7	\$335.00	\$2,345.00	\$300	\$2,100.00
#1-14	Omni-View Video Detection System	0956-0712	EA	1	\$23,014.00	\$23,014.00	\$24,133.00	\$24,133.00
#1-15	Radar Detection System	0956-0771	EA	1	\$19,250.00	\$19,250.00	\$17,628.00	\$17,628.00
#1-16	Signal Cable, 14 AWG, 3 Conductor	0954-0201	LF	315	\$4.25	\$1,338.75	\$3.85	\$1,212.75
#1-17	Pedestrian Push Button	0956-0500	EA	6	\$390.00	\$2,340.00	\$396	\$2,376.00



LOWER PROVIDENCE TOWNSHIP

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

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Police: 610-539-5901 • Fax: 610-630-2219



Lower Providence Township Montgomery County, Pennsylvania Resolution No. 2024- 21

A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS AUTHORIZING THE TRANSFER OF UNENCUMBERED MONEYS FROM ONE TOWNSHIP ACCOUNT TO ANOTHER

WHEREAS, Lower Providence Township is an 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 may by resolution transfer unencumbered moneys from one township account to another, pursuant to Section 3202 of Second Township Code:

NOW, THEREFORE, it is hereby **RESOLVED** by the Lower Providence Township Board of Supervisors, as follows:

1. The Board of Supervisors hereby authorizes the transfer of up to \$364,217 from the General Fund (01) to the Emergency Services Fund (03) per the 2024 Budget.
2. The Board of Supervisors hereby authorizes the transfer of up to \$25,000 from the General Fund (01) to the Stormwater Fund (42) per the 2024 Budget.
3. The Board of Supervisors hereby authorizes the transfer of up to \$227,522 from the General Fund (01) to the Capital Fund (30) per the 2024 Adopted Budget.

RESOLVED and APPROVED, at the regularly scheduled meeting of the Board of Supervisors conducted on this 18^h day of April 2024.

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS**

Attest:

E.J. Mentry, Secretary

Dr. Janine Darby, Chair



Lower Providence Township Budget Increase Request

2024-01

Instructions: Department Supervisors must submit this form, in a timely manner, to the Finance Director when a *budget increase* is requested for an account number within that departmental budget.

<i>Account Number to Increase</i>	<i>Amount of Increase</i>	<i>Where funds are coming from</i>	<i>Reason for increase</i>
44-446-90-720 (Stormwater Pipe Replacement)	\$140,000.00	Fund Balance	Adjust 2024 Budget to Reflect Stormwater Pipe Replacement Project Approved at the 12/6/2023 Board of Supervisors Meeting
42-446-90-720 (Stormwater Pipe Replacement)	\$175,000.00		
44-300-00-279 (Use of Fund Balance)	\$140,000.00		
44-300-00-279 (Use of Fund Balance)	\$175,000.00		

Department Head _____ Date	 _____ Date	Township Manager _____ Date	 _____ 3/27/24
Finance Director _____ Date	 _____ 3-27-24	Board Approval _____ Date	_____ _____

2) Consent Agenda

- A. **MOTION:** Vice Chair Darby made a motion to approve the consent agenda, including moving the meeting minutes of November 16, 2023 into the record; approving the final escrow release for the Courts at Brynwood in the amount of \$35,989.21, and accepting a phasing update for Shannondell Phase Four. Supervisor MacFarland seconded the motion.
- a. Supervisor Neights asked for an explanation of the phasing update. Mr. Mentry said that the update is specific to Phase Four. It is submitted annually by Audubon Land Development (ALD) to extend by one year the deadline that ALD intends to submit for final Phase Four approval. The date noted in this update is December 31, 2036. Any deadlines pertaining to all other phases remain the same. It was explained that the Municipalities Planning Code requires the update because the project has lasted more than five years past its approval.
 - b. There was discussion about requiring the developer to attend a future meeting. It was noted that the update takes place annually and has not changed since the inception of the project.
 - c. There was no public comment.
 - d. The motion *passed* 4-1 with Supervisor Neights opposing.

3) Old Business

- A. Consideration of Resolution 2023-37, Conditional Use Decision for 2825 Ridge Pike
- a. Solicitor Gallagher said that a hearing was held at the Board's October 19, 2023 meeting on the Conditional Use request. The property is located in the Ridge Pike Business District which allows for a combination of permitted uses by Conditional Use. There is currently a building supply center on the property and the applicant is seeking to add an auto service center; both are permitted uses. Solicitor Gallagher said the resolution contains conditions of approval.
 - b. **MOTION:** Vice Chair Darby made a motion to approve Resolution 2023-37, seconded by Supervisor Sorgini.
 - c. There was no public comment.
 - d. The motion *passed* 5-0.
- B. Award of Bid for Pipe Replacement Work in Partnership with Sewer Authority
- a. Mr. Mentry noted that in July the Board had approved participation in a project of the Lower Providence Sewer Authority (LPSA). There are Township-owned storm sewer pipes that need to be dug up as part of the Sewer Authority's project. Because the pipes are dated, inadequate and deteriorating, the Board approved partnering with the LPTSA's bidding process to replace the pipes. Partnering with the LPSA allows for economies of scale and significant savings. The work will take place on Rogers Road, Oakdale Avenue and Clearfield Avenue.
 - b. Approval of the Township's portion of the work is needed. In July, the estimated cost to the Township was estimated to be between \$150,000 and \$175,000, which the Board approved to fund out of the Stormwater Fund. However, the current cost of the bid for the Township's portion is \$266,047. It was noted that additional funding may be needed for trench restoration work. There was discussion as to a "not to exceed" amount and potential sources of funding, including stormwater funds, American Rescue Plan Act (ARPA) funds, or a combination of both.
 - c. **MOTION:** Vice Chair Darby made a motion to approve the Township portion of the bid using \$175,000 from the Stormwater Fund and \$140,000 in ARPA funds, not to exceed a total of \$315,000. The motion was seconded by Supervisor MacFarland.

TOWNSHIP OF LOWER PROVIDENCE

ORDINANCE NO. 681

AN ORDINANCE OF LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AMENDING ITS EXISTING DEFINED CONTRIBUTION PLAN FOR FULL-TIME, NON-UNIFORMED EMPLOYEES

CERTIFICATION

I, E.J. MENTRY, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT I AM THE TOWNSHIP MANAGER IN LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PA AND THAT ATTACHED HERETO IS A TRUE AND COMPLETE CORRECT COPY OF ORDINANCE NO. 681.

E.J. Mentry, Township Manager
_____, 2024

ENACTED: _____

TOWNSHIP OF LOWER PROVIDENCE

ORDINANCE NO. 681

AN ORDINANCE OF LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AMENDING ITS EXISTING DEFINED CONTRIBUTION PLAN FOR FULL-TIME, NON-UNIFORMED EMPLOYEES

WHEREAS, Lower Providence Township (“Township”) maintains an existing Defined Contribution Plan for full-time non-uniformed employees not participating in the Township’s defined benefit pension plan; and

WHEREAS, the Township has agreed to increase the Employer contributions to the Defined Contribution Plan; and

WHEREAS, changes to the Plan must be adopted by Ordinance amendment; and

WHEREAS, the Township now wishes to adopt the necessary amendment.

BE IT ORDAINED AND ENACTED, by the Board of Supervisors of the Lower Providence Township and it is HEREBY ORDAINED AND ENACTED by the authority of the same:

SECTION 1. The Plan is hereby amended effective January 1, 2024 (except as otherwise indicated) as follows:

Section VI., A. (Employer Contributions) is replaced with the following provisions:

A. EMPLOYER CONTRIBUTIONS

The Employer shall contribute on behalf of each Participant 10% of Earnings for Plan Years 2024 and 2025, 10.5% of Earnings for Plan Years 2026 and 2027, and 11% of Earnings for 2028 and later Plan Years.

Mandatory Participant Contributions are not required to be eligible for this Employer Contribution.

SECTION 2. Repeal and Ratification.

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the Township’s Code unaffected by this Ordinance are hereby reaffirmed and ratified.

SECTION 3. Severability.

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

SECTION 4. Effective Date.

This Ordinance shall become effective 5 days after enactment.

ORDAINED AND ENACTED this _____ day of _____ 2024, by the Board of Supervisors of the Township of Lower Providence.

**TOWNSHIP OF LOWER PROVIDENCE,
BOARD OF SUPERVISORS**

Janine Darby, *Chair*

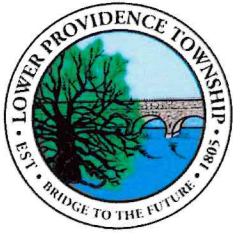
Attested by:

E.J. Mentry
Township Manager & Secretary

**Lower Providence Township Defined Contribution Plan
Calculation of 2024 Minimum Municipal Obligation**

1. Employer Contribution Percentage	10.0%
2. Administrative Expense Percentage	0.0%
3. Estimated 2024 Total W-2 Payroll	<u>\$1,901,468</u>
4. Financial Requirement ([1. + 2.] X 3.)	\$190,147
5. Advance Employer Contribution	<u>0</u>
6. Minimum Municipal Contribution (4. - 5.)	<u><u>\$190,147</u></u>

The Minimum Municipal Obligation is due to be deposited on or before December 31, 2024.



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

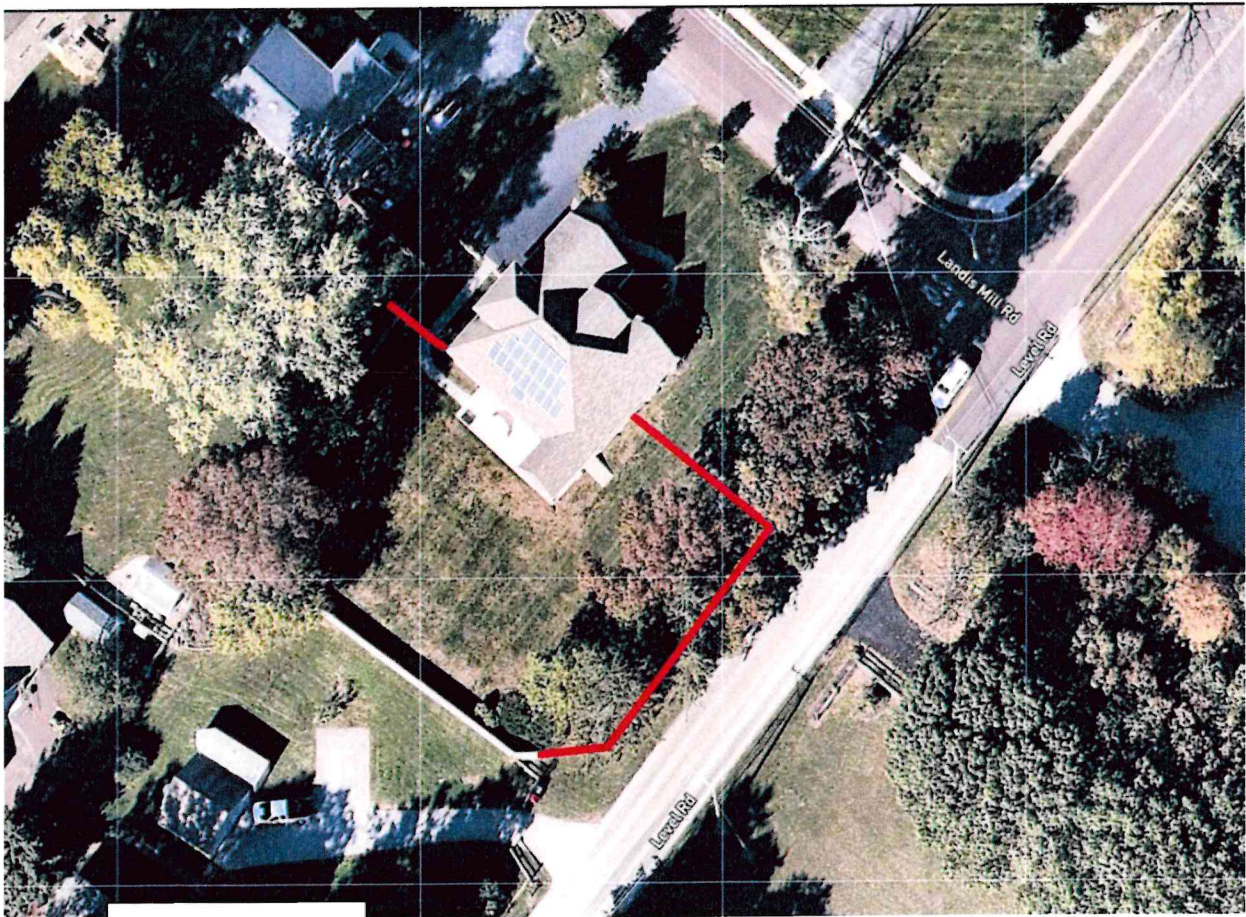
TO: Members of the Board of Supervisors; E.J. Mentry, Township Manager

FROM: Mike Mrozinski, Director of Community Development

DATE: April 9, 2024

RE: 3804 Landis Mill - Fence Waiver Request

For your consideration is a request from Matt and Nathalie Minnick, 3804, for a waiver pursuant to Chapter 81-1.D to permit the installation of a six foot high solid style fence, which extends into the frontage. This is a corner lot. Please refer to the attached request letter for other details.





LOWER PROVIDENCE TOWNSHIP
COMMUNITY DEVELOPMENT

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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 by the 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

(6) feet.

- E. Fences and walls shall be constructed, erected, and installed so as to place the structural members toward the property being enclosed by the fence or wall and so the front or "good side" of the structure faces outward from the lot, thereby presenting the best appearance toward adjacent properties.
- F. The use of razor wire, barbed wire, or glass shards is prohibited in conjunction with any residential use and can only be used in conjunction with a nonresidential use with the prior approval of the Board of Supervisors, where such use is necessary for safety and security reasons.
- G. When an existing fence or wall, not in conformance with this chapter, is removed and replaced, a permit shall be required, and the fence or wall shall be brought into full compliance with all provisions of this chapter. Normal maintenance or removal (not replacement) of a fence or wall shall not require the issuance of a permit.
- H. Any fence or wall which, in the judgment of the Township Zoning Officer, is dilapidated; unsafe; dangerous; or a threat to the health, safety, and welfare of the residents of Lower Providence Township, shall be brought into compliance with all the provisions of this chapter.

§81-2. Exemptions.

- A. Fences and walls used for agricultural and recreational purposes to contain livestock and/or protect crops shall be exempt from the requirements of this chapter, provided that these fences and walls do not hinder visibility or pose a threat to the public health, safety, or welfare. In no case, shall such fences exceed ten (10) feet in height or such walls exceed six (6) feet in height.
- B. Fences and walls of an historic nature; and accessory to an officially designated historic structure, shall be exempt from the provisions of this chapter, so long as they are properly maintained.
- C. Buried cable electronic pet control devices shall be exempt from the provisions of this chapter, provided that they do not pose a threat to the public health, safety, or welfare; are not installed within the right-of-way of any street; and are not installed closer than three (3) feet to any property line.

Fee for a zoning permit is \$75



LOWER PROVIDENCE TOWNSHIP
COMMUNITY DEVELOPMENT

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Guide: Corner Lots

§143-6. YARD, FRONT — A yard extending the full width of the lot along the front lot line and extending in depth from the front lot line to the nearest point of any structure on the lot.

LOT LINE — Any property boundary line of a lot, further defined as follows:

Front lot line: the line identical with the ultimate right-of-way line. Also known as "street line."

(a) **Rear lot line:** the line or lines most nearly parallel or concentric to the front lot line.

(b) **Side lot lines:** the lines most nearly perpendicular or radial to the front lot line. On a corner lot, the side lot line shall be the line or lines most nearly perpendicular or radial to the higher classification of street, where applicable, as described in the Township Comprehensive Plan. The remaining line shall be considered the rear lot line.

(1) A lot which fronts on more than one street shall have a front lot line on each street frontage

§ 143-16. Yard requirements of corner lots. On all corner lots, the minimum setback for any facade of a building facing the street shall be equal to the required front yard setback.

For R-2 Residential lots: **§ 143-16. Yard requirements of corner lots.**

On all corner lots, the minimum setback for any facade of a building facing the street shall be equal to the required front yard setback.

**LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION #2023-22**

BE IT RESOLVED that Lower Providence Township, Montgomery County, Pennsylvania (the Applicant) hereby requests Greenways, Trails and Recreation Program (GTRP) grant of \$250,000 from the Commonwealth Financing Authority to be used for the Redtail Redevelopment Project. Lower Providence Township is committed to a 15% match of funds.

BE IT FURTHER RESOLVED that the Applicant does hereby designate Edward M. Mentry Jr. (E.J.), Township Manager and Paul Donnelly, Assistant Township Manager as the officials to execute all documents and agreements between Lower Providence Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Edward M. Mentry Jr., duly qualified Secretary of the Township of Lower Providence Board of Supervisors, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Lower Providence Township Board of Supervisors at a regular meeting held April 18, 2024, and said Resolution has been recorded in the Minutes of the Board of Supervisors and remains in effect as of this date.

RESOLVED and APPROVED this 18th day of April, 2024.

Attest:

LOWER PROVIDENCE TOWNSHIP
Board of Supervisors

E.J. Mentry, Secretary

Dr. Janine Darby, Chair



LOWER PROVIDENCE FIRE DEPARTMENT



3199 Ridge Pike • Eagleville, PA 19403 • www.lpfire.com

Station: 610 539-5408 • Fax: 610 539-8910

March 13, 2024

Lower Providence Township
Mr. EJ Mentry, Township Manager
100 Park Lane Drive
Eagleville, PA 19403

Dear Mr. Mentry,

On behalf of the Montgomery County Hero Fund, please forward this request to the Board of Supervisors in reference to our special event being held September 28, 2024, with a rain date of Sunday, September 29, 2024.

As we have discussed, LPFD has been given the privilege to host the 3rd annual Montco Hero Festival (5K Brews & BBQ), right here in our community. As part of this process, we are acting in compliance with Township regulations, and are required to submit a request to operate outside of the prescribed hours for such an event, based on the information forwarded by Fire Marshal Rohlfing.

LPFD is requesting the Boards consideration to extend the operational hours only on the rain date for this event, which is Sunday, September 29, 2024. The operational hours are scheduled to run from 8:00 AM and conclude by 10:00 PM. The itinerary as follows:

- 8:00 AM Donut sale begins (Business as usual)
- 5K kicks off at 8:30 AM
- Jeep/Truck Display (car show) Noon – 4PM
- Festival begins at 12:30 PM
- Concludes by 10:00 PM (Scheduled to end at 9 PM)

- Note: BBQ competitors will be on site as early as 5:00 AM to begin their timely process of set-up and smoking food to be ready for the 12:30 PM kick-off. We have designed the field layout to tuck them in near the existing buildings in the center of the fairgrounds to respect the neighbors. We do not anticipate any disturbance.

Thank you for your assistance and anticipated cooperation. Please contact me with any questions or concerns that may arise.

Respectfully,

JFL

James Lentz, Fire Chief

cc: Montco Hero Festival Committee



LOWER PROVIDENCE TOWNSHIP

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



LOWER PROVIDENCE TOWNSHIP INTER-OFFICE MEMORANDUM

To: E.J. Mentry, Township Manager

From: Michael C. Rohlfing, Fire Marshal

Date: 4/10/2024

Re: Waiver of Special Event Hours

The Rothman Institute Cycling Team has submitted a special event permit application. The special event will be a charity bike race in the corporate center.

The planned date for the fundraiser is Sunday, April 28, 2024. The proposed start of the event is 0800 hours with a conclusion at 1600 hours.

Section 69-3 of the Township Code requires events on Sundays to start no earlier than 1300 hours.

The applicant has requested a waiver to allow an earlier start time, which I support. I am respectfully requesting that the Township Board of Supervisors consider waiving the time restrictions for this event.

**LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION #2024-23**

A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS, MONTGOMERY COUNTY, PENNSYLVANIA, IN SUPPORT OF AND TO REAFFIRM THE TOWNSHIP'S POSITION ON CLEAN RENEWABLE ENERGY AND SUSTAINABILITY IN LOWER PROVIDENCE TOWNSHIP AND TO CONTINUE OUR EFFORTS IN THAT REGARD.

WHEREAS, by Resolution 2019-24 adopted May 16, 2019, the Board of Supervisors committed to increased investment in sustainable practices; and

WHEREAS, improving energy efficiency and employing sustainability best practices are stated goals in Lower Providence's July 2023 Comprehensive Plan; and

WHEREAS, the Commonwealth of Pennsylvania published a Climate Action Plan (PA Climate Action Plan) with goals to reduce greenhouse gas emissions from 2005 levels by 26 percent by 2025 and by 80 percent by 2050; and other goals for making the transition to carbon-free energy; and

WHEREAS, renewable energy will be defined as carbon-free and pollution-free energy generated sustainably from renewable sources such as wind, solar, small hydro, tidal, fuel cells and geothermal; and

WHEREAS, encouraging the implementation of sustainable practices and incorporating clean, renewable energy in Township operations can contribute to the global effort to address climate change;

NOW, THEREFORE, BE IT HEREBY RESOLVED, the Board of Supervisors of the Township of Lower Providence does hereby resolve as follows:

1. Lower Providence will join other leading towns and cities in Pennsylvania and across the nation in setting Ready-for-100 goals to promote the transition to 100 percent clean, renewable energy with goals of:
 - Utilizing 100% clean renewable electricity in Municipal operations by 2035; and
 - Utilizing 100% clean, renewable energy options when replacing, designing, or purchasing new heating, ventilation, and air conditioning (HVAC) and domestic hot water (DHW) systems and transportation equipment for Township operations by 2050; and
 - As vehicles are replaced, priority will be given in transitioning the Lower Providence Township vehicle fleet to those that utilize 100% renewable energy sources by 2030, where feasible; and

- Locally produced and distributed energy is prioritized whenever feasible for the many advantages it provides to the community;

BE IT FURTHER RESOLVED, the Board of Supervisors of the Township of Lower Providence calls upon the EAC, with the participation of the public, to draft an Energy Transition Plan (ETP), consistent with the aforementioned goals, for consideration by the Board of Supervisors not later than one year from the date of this Resolution. The ETP shall include interim milestones, financial impacts, equity metrics, potential financing mechanisms, and potential percentage of renewable energy that could be locally produced with goal metrics and target dates to accomplish these goals. This plan should align with and guided by the directives already established by Federal, State and County Climate Action Plans and ETPs and take advantage of the help available through these organizations for successful planning and implementation.

RESOLVED and ADOPTED this 18th day of April 2024.

LOWER PROVIDENCE TOWNSHIP
Board of Supervisors

Attest:

E.J. Mentry, Secretary

Dr. Janine Darby, Chairperson

LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA

Proclamation

Earth Day – April 22, 2024

WHEREAS, the inaugural Earth Day was celebrated 54 years ago when millions of Americans rallied for a healthy, sustainable environment and to recognize the role every person plays in preserving our natural resources; and

WHEREAS, Lower Providence Township is blessed with natural beauty and green spaces that enrich the lives of both our residents and visitors, providing habitats for varied plants and animals and diverse recreational opportunities; and

WHEREAS, Lower Providence Township is committed to the increased use of renewable energy and supports projects that demonstrate and encourage energy conservation and sustainability; and

WHEREAS, the global theme of this year’s Earth Day observance is “Planet vs. Plastics” in an effort to promote widespread public awareness on the health risks of plastic pollution.

NOW, THEREFORE, the Board of Supervisors of Lower Providence Township hereby proclaims April 22, 2024 as Earth Day in Lower Providence and encourages all citizens to become engaged in local and global efforts to preserve the Earth’s health, beauty and resources today and for future generations.

PROCLAIMED this 18th day of April 2024.

Dr. Janine Darby, Chair

**Lower Providence Township
Board of Supervisors**