

**LOWER PROVIDENCE TOWNSHIP  
MONTGOMERY COUNTY,  
PENNSYLVANIA**

***Proclamation***

**POLICE WEEK 2023**

**WHEREAS**, in 1962, President John F. Kennedy proclaimed May 15<sup>th</sup> as National Peace Officers Memorial Day and the week in which it falls as National Police Week; and

**WHEREAS**, the members of the nation's law enforcement agencies play a vital role in safeguarding the rights and freedoms of its citizens; and

**WHEREAS**, it is important that citizens know and recognize the duties, hazards and immense sacrifices of law enforcement agencies and, in particular, those of the men and women of the Lower Providence Township Police Department.

**NOW, THEREFORE**, the Board of Supervisors hereby proclaims May 14 to May 20, 2023 to be Police Week and calls upon the residents of Lower Providence Township to observe May 15<sup>th</sup> as Peace Officers' Memorial Day in honor of those officers who have made the ultimate sacrifice and their families, and encourages residents to extend appreciation to all law enforcement officers for their exemplary dedication to the communities they serve.

**PROCLAIMED** this 4<sup>th</sup> day of May 2023.

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS**

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CARA COLESS, CHAIR

**LOWER PROVIDENCE TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

*Proclamation*

**PUBLIC WORKS WEEK 2023**

**WHEREAS**, National Public Works Week recognizes the men and women who work in the Public Works field and the theme for 2023 celebrating is *Connecting the World Through Public Works*; and

**WHEREAS**, we wish to raise the public's awareness of the wide-ranging responsibilities of the Lower Providence Township's Public Works Department which include maintaining Township facilities, vehicles, parks and open space, and ensuring the safety of roadways by completing pothole repair, storm sewer maintenance, paving, snow removal, and traffic signal maintenance; and

**WHEREAS**, the Township Public Works Department, with the support of the Board of Supervisors, keeps abreast of technologies and innovations to help the Department run safely, effectively and efficiently.

**NOW, THEREFORE**, the Board of Supervisors hereby proclaims May 21 to May 27, 2023 to be Public Works Week in Lower Providence, and pays tribute to these dedicated workers for connecting us all through infrastructure and service, and enhancing the quality of life for our community.

**PROCLAIMED** this 4<sup>th</sup> day of May 2023.

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS**

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CARA COLESS, CHAIR

## 2022 OFFICER OF THE YEAR – DETECTIVE CHARLES KING

The Lower Providence Township Police Department strives to be a professional law enforcement agency that provides excellent services to those with whom we protect and serve. This is accomplished by a core belief that we protect and serve with honor, respect, courage, and integrity. Each year, officers select who they believe is most deserving of this prestigious award by the qualities and characteristics displayed by that officer throughout the year. This year, Detective Charles King was nominated by his peers, supervisors, and co-workers to be the recipient of the 2022 Officer of the Year award.

Detective King started his career with the Lower Providence Township Police Department in 2008 as a patrol officer. Throughout the years, he has matured professionally into a thorough and skillful investigator within the Detective Division. According to his direct supervisor, “Detective King is relentless in the pursuit of offenders that commit crimes in Lower Providence Township.” During this last year, Detective King suffered a devastating loss. After returning to work, he never missed a beat and had one of his most productive years as a Lower Providence Detective. In March, Detective King was recognized as the primary investigator in a slew of thefts from B&M Auto Repair and throughout the county. He received a Unit Citation for his participation and intelligence into this investigation.

If you have ever crossed paths with Detective King, his genuine and positive attitude becomes contagious. He is respected by his department and a role model for both fellow officers and the youth in our community, whom he interacts with during various community-based events, such as the Junior Police Academy. Detective King’s dedication to the profession of law enforcement is second to none and can be observed on a daily basis.

**Chief Mike Jackson**

Lower Providence Township Police Department

# Bird Town Pennsylvania

Creating Livable  
Communities  
Through the Lives  
of Birds



**BIRD TOWN**  
**PENNSYLVANIA**



## Mission

Bird Town Pennsylvania works in partnership with local municipalities and like-minded organizations to promote community-based conservation actions to create a healthier, more sustainable environment for birds, wildlife and people.



Bird Town has been actively engaging municipalities in Pennsylvania for over 10 years.

It originated as a vehicle for supporting the Bird Habitat Recognition Program and has evolved to include so much more. Over 2000 homes were registered by 2018.

# Pennsylvania Audubon Council (PAAC)

- PAAC members are the 21 Audubon chapters in Pennsylvania
- Bird Town Pennsylvania, LLC is under corporate umbrella of PAAC
- PAAC is an IRS 501 (c) 3, a state registered charitable organization, and exempt from paying state sales tax
- PAAC is using the Audubon chapter network to help establish Bird Towns across Pennsylvania
- Leigh Altadonna is the appointed PAAC rep to the Bird Town Pennsylvania Board of Directors



# Engages – Educates – Encourages - Supports

- holding native plant pop-up gardens, sales and swaps
- installing demonstration native plant, pollinator and rain gardens
- developing proclamations, resolutions and ordinances to address invasives, native plants, pesticides, clean water, etc. to support healthier ecosystems
- supporting and running community science programs
- educating about invasive plants and running workshops for their removal
- reducing bird window strikes and pesticide use
- planting trees and shrubs to create green corridors and reduce runoff and build up riparian buffer zones
- working with schools to engage and educate about these issues
- educating about storm water management with rain barrel workshops and giveaways





# 40 Bird Towns in 9 Counties and growing!

## **Berks County**

Longswamp Township

## **Bucks County**

Chalfont Borough

Doylestown Borough

Doylestown Township

Falls Township

Lower Makefield Township

Morrisville Borough

New Britain Borough

Newtown Township

Richland Township

Solebury Township

Springfield Township

## **Northampton County**

Bethlehem City

## **Chester County**

Charlestown Township

Kennett Township

Schuylkill Township

Tredyffrin Township

West Vincent Township

## **Delaware County**

Concord Township

Lansdowne Borough

Nether Providence Township

Newtown Township

Radnor Township

Swarthmore Borough

## **Lancaster County**

Manheim Township

## **Lehigh County**

Allentown

Lower Macungie Township

Salisbury Township

Whitehall Township

## **Tioga County**

Wellsboro Borough

## **Montgomery County**

Abington Township

Borough of Jenkintown

Cheltenham Township

Hatfield Township

Lower Gwynedd Township

Marlborough Township

Springfield Township

Upper Dublin Township

Upper Moreland Township

Upper Salford Township



# The Goals of Bird Town

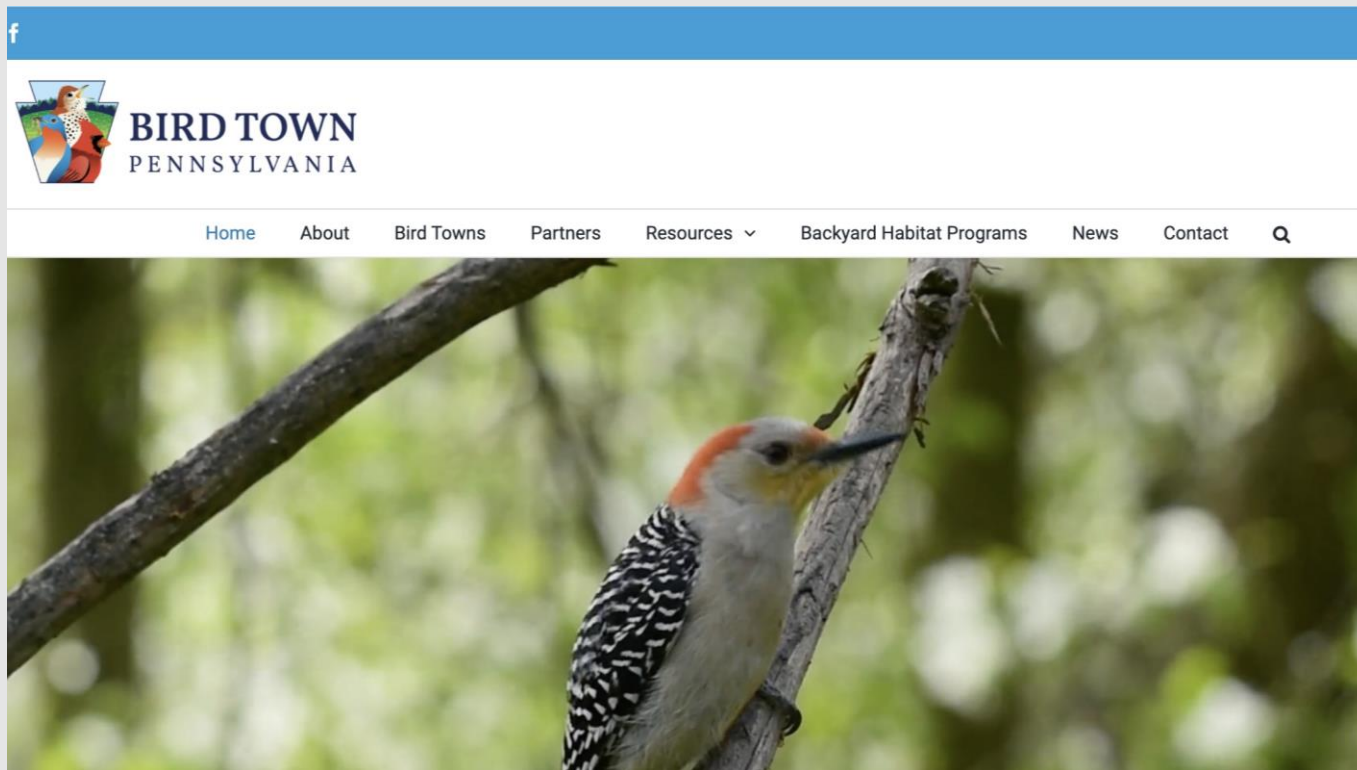
- Connect more people to nature through bird-related activities, ecological landscape practices and networking,
- Improve general ecological literacy,
- Inspire municipal level change to create a more livable community for birds, wildlife and people,
- Encourage grassroots innovation and involvement and sharing across communities.



# What does Bird Town PA provide for your municipality?

- A state-wide structured program with congruous goals.
- Offers concrete resources and achievable actions.
- Provides a framework for community networking with other Bird Towns and Conservation Partners that includes avenues of communication, events, volunteer opportunities, citizen science projects and more.
- Bird Town PA Leader training and workshops.
- Provides opportunities to expand into diverse communities.
- Increases opportunity and success in obtaining funding.





Please visit our website:  
[birdtownpa.org](http://birdtownpa.org)

- Includes a rich array of resources
- List of Conservation Partners
- Excellent Articles
- Update to date Calendar of Events
- A special Backpage for Bird Town PA Leaders Only which includes:
  - Contact Lists for the program and other programs
  - Workshop and Meeting Recordings and Supplementary documents
  - Sample PROs and other templates

# Additional Networking Opportunities

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- **The Bird Town Flyer:** bimonthly eNewsletter for Bird Town Leaders to learn about program updates and to share their events to inspire others.
- **Bird Beat:** quarterly Community eNewsletter to inspire and inform residents about actions they can take and provides seasonal tips.
- **The Bird Town Forum:** a Facebook page group with over 160 members, where Bird Town Leaders share upcoming events and inspiration material.



## BIRD TOWN FLYER

*A Publication of the Bird Town  
Pennsylvania Working Group*



January 17, 2022

### CONNECT WITH BIRD TOWN PENNSYLVANIA

There are several ways for Bird Town leaders to stay connected with each other and Bird Town Pennsylvania through social media and on-line resources.

#### **Bird Town Flyer:**

The Bird Town Flyer is the bimonthly digital newsletter of Bird Town Pennsylvania. The “publication” schedule is the 15th of January, March, May, July, September, and November. It is distributed to the Bird Town leaders in our database and intended to provide Bird Town updates, promote upcoming workshops, and spotlight or profile an outstanding Bird Town event or project that has taken place. We encourage the submission of contact information of the leaders in their respective Bird Towns. This could include members of their

# Bird Town's Six Strategy Areas



MUNICIPAL  
ACTIONS



SCHOOL DISTRICT  
ACTIONS



COMMUNITY  
ENGAGEMENT



HABITAT  
ENHANCEMENT



COLLABORATIONS



ADVOCACY



# Four-Tiered Program Certification Level Requirements

- **Green:** All new Bird Towns start here!
- **Bronze:** Complete **one** task in 4 of the 6 strategies
- **Silver :** Complete **two** tasks in 5 of the 6 strategies
- **Gold:** Complete **three** tasks in all 6 strategies

**All Bird Towns must provide an Annual Report**

# Bird Town Pennsylvania Certification Levels

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Our Bird Towns and their communities vary by financial and human capital.

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The tiered structure allows communities to start small and work their way up to superstar.

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New Bird Towns Programs begin with a Green Level Certification with minimal requirements.

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Bronze, Silver and Gold levels have increasing expectations

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Bird Towns work at their own pace without time restrictions.





# Bird Town Municipal Application Process

- Meet virtually with Bird Town President to go over the process and Municipal Application Toolkit
- Form a Bird Town Committee
- Pass a Municipal Resolution to support Bird Town
- Complete the Application
- Submit Application for review by the Bird Town Outreach Committee

A small brown bird is perched on a thin, light-colored branch. The bird has a rounded body, a small beak, and dark eyes. It is surrounded by numerous pink cherry blossoms in various stages of bloom, some in sharp focus and others blurred in the background. The overall scene is bright and colorful, with a soft, natural light.

**Thank you!**

For more information,  
please contact us at  
[pabirdtown@gmail.com](mailto:pabirdtown@gmail.com)

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS BUSINESS MEETING  
April 20, 2023**

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**Call to Order:** Chair Coless called the hybrid live/virtual meeting to order at 7:03 p.m.

**Pledge of Allegiance**

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

**Roll Call:**

- a. The following members were in attendance: Chair Coless, Vice Chair Darby, Supervisors MacFarland (via Zoom), Neights and Sorgini.
- b. Also in attendance were: E.J. Mentry, Township Manager; Michael Clarke, Township Solicitor; Tim Woodrow, Township Engineer; Michael Mrozinski, Community Development Director; Michael Jackson, Chief of Police; and Richard Lafiata, Finance Director.

**Chair's Comments**

Chair Coless announced that there was an Executive Session held prior to the meeting discussing legal and personnel matters.

**1) Presentations**

- A. Student Representative Kaitlyn Phan provided a report on activities in the Methacton School District including 5<sup>th</sup>-grade outdoor education; Future Business Leaders of America competition; High School Art Exhibit; orchestra performance and Prom.

**2) Consent Agenda**

- A. **MOTION:** Supervisor Sorgini made a motion to approve consent agenda items 2(a)(b) and (c), including moving the meeting minutes of April 5, 2023 into the record, accepting monthly reports and board/commission minutes, and approving payment of bills in the amount of \$782,330.53, the Treasurer's report and release of 17 outstanding escrows. Supervisor Neights seconded the motion.
  - a. There was no public comment.
  - b. The motion *passed* 5-0.

**3) Public Hearing – Conditional Use Application – 960 Rittenhouse Road**

- A. **MOTION:** Supervisor Neights made a motion to open the Conditional Use hearing. Supervisor Darby seconded the motion.
  - a. The motion *passed* 5-0.
  - b. Solicitor Clarke said that the conditional use application had been received for 960 Rittenhouse where currently there is a one-story, 25,000 sq.ft. facility. The hearing had been properly advertised, the property was posted and notices sent to neighboring properties. The applicant had agreed to an extension to allow for the April 20 hearing with a decision to be rendered on May 4.
  - c. No one at the meeting or online sought party status to present testimony or evidence.
  - d. Greg Adelman, Esq., representing the owner-applicant, entered exhibits A1 through A13. He stated that it is proposed that the existing building be demolished and a 66,000 sq.ft.

structure be constructed for general warehouse use. There is currently no tenant identified.

- e. Project engineer Ryan Whitmore testified that the proposal calls for a warehouse 52 feet in height having 22 loading docks with access from Van Buren Avenue. It is proposed to restrict truck traffic on Rittenhouse Road. He said the proposed stormwater management improvements include no infiltration and account for identified soil and groundwater contamination.
- f. There was discussion about the requirements for conditional use, pedestrian safety, and the impact of categories of warehouse use on traffic.
- g. The project traffic engineer, Matt Hammond, addressed the traffic impact study which concluded minimal impact to six related intersections.
- h. Solicitor Clarke noted that as conditions of approval the applicant indicated a willingness to re-stripe Trooper Road and Van Buren Avenue, designating a clear right-turn lane, and to pay for increased signage in the area prohibiting truck traffic on Rittenhouse Road. He stated that the applicant is not willing to complete a post-development traffic study but, as a further condition, is agreeable to an increase in the traffic impact fee based upon the category of warehouse use.
- i. Geologist Michael Gonshor testified about the remediation of the soil that would be undertaken by the applicant and stated that the EPA would be responsible for the groundwater. Solicitor Clarke clarified that the cost of the soil remediation would be borne by the applicant.

B. **MOTION:** Supervisor Neights made a motion to close the public hearing, seconded by Supervisor Sorgini.

- a. The motion *passed* 5-0.

#### 4) Old Business

A. Presentation: Park Avenue/Eagleville Road/Crawford Road Intersection Project Update

- a. Stephanie Butler, McMahon Associates, said that final design is complete, noting that nothing had changed to the plan presented previously, which includes addition of auxiliary left-turn lanes, realignment of the offset intersection, traffic signal installation, and utility relocation.
- b. The construction inspection contract was advertised and awarded to McTish, Kunkel & Associates. The construction contract was bid, with Allan A. Myers, Inc. as the verified low bidder. Next steps will include a pre-construction meeting and issuance of the notice-to-proceed. The primary work in the first year will be utility relocation. Staggered detours will take place in years two and three. The approximate completion date is December 2025.
- c. Funding sources include three PennDOT Multimodal Transportation Fund (MTF) grant awards and two Department of Community and Economic Development MTF grant awards.
- d. The supervisors noted that the project had been ongoing for nine years and thanked Stephanie for her efforts to bring it to fruition.
- e. Township resident Ken Fagiolli expressed concern about the new traffic signal and its location.

B. Approval of Contract for Park Avenue/Eagleville Road/Crawford Road Project

- a. Mr. Mentry said that staff and consultants are recommending awarding the construction contract for the project to Allan A. Myers Inc., the verified low bidder, for \$7.65 million.

- b. **MOTION:** Supervisor Sorgini made a motion to award the construction contract for the intersection project to Allan Myers Inc. in the amount of \$7,655,777.00. Supervisor Neights seconded the motion.
- c. There was no public comment.
- d. At this point, Supervisor MacFarland had to leave the meeting prior to the vote.
- e. The motion *passed* 4-0.

C. Ratification of Resolution 2023-20 Approving Waiver of Land Development for Lower Providence Presbyterian Church

- a. Mr. Mentry said the resolution ratifies the approval, given by the Board at the April 5, 2023 meeting, of the waiver of the Subdivision and Land Development Ordinance process for the addition of a shed, conditioned on approval of the resolution.
- b. Supervisor Darby announced that she would be abstaining from voting as she was absent from the April 5 meeting.
- c. **MOTION:** Supervisor Neights, seconded by Supervisor Sorgini, made a motion to ratify Resolution 2023-20.
- d. There was no public comment.
- e. The motion *passed* 3-0-1.

D. Ratification of Resolution 2023-21 Approving Waiver of Land Development for Evansburg Vineyards.

- a. Mr. Mentry said the Board granted approval of the waiver of the Subdivision and Land Development Ordinance process at the April 5, 2023 meeting for the addition of parking and relocation of some stormwater management at Evansburg Vineyards.
- b. Supervisor Darby announced that she would be abstaining from the vote.
- c. **MOTION:** Supervisor Sorgini made a motion to ratify Resolution 2023-21, seconded by Supervisor Neights.
- d. There was no public comment.
- e. The motion *passed* 3-0-1.

5) **New Business**

A. Request for Waiver of Fence Standards at 2008 Blackbird Circle

- a. Mr. Mrozinski said that the waiver would permit the installation of a solid-style fence at 2008 Blackbird Circle along the frontage of the property on Sunnyside Avenue. This is a double frontage lot with the typical rear fronting along Sunnyside Avenue. It was confirmed that there are no sightline issues.
- b. The property owner said the fence would be tied in with a neighbor's fence and would provide privacy and address people cutting through the property.
- c. **MOTION:** Supervisor Sorgini made a motion to approve the waiver of fence standards at 2008 Blackbird Circle. Chair Coless seconded the motion.
- d. There was no public comment.
- e. The motion *passed* 4-0.

B. Recommendation of New Accounting Software

- a. Mr. Mentry said replacement software had been budgeted because the current software is outdated, limited in what it can do, and vulnerable from an IT perspective. Staff recommends Caselle government accounting software through the vendor, Dallas Data Systems. The cost of \$63,735 upfront with an annual cost of \$16,000 is over budget but

within \$1,000 of what was budgeted. A budget adjustment approval has been prepared; ARPA funds will be utilized.

- b. There was discussion of the Cloud option and the archiving of files.
- c. Mr. Lafiata said Caselle is highly customizable and able to meet the Township's needs now and in the future. He said the new software will be much more efficient and allow for forecasting of revenue and expenses, custom reporting, and grant tracking.
- d. **MOTION:** Supervisor Neights made a motion to approve a contract with Caselle and the necessary budget adjustment. Supervisor Darby seconded the motion.
- e. Township resident Jessica Bradbury (via Zoom) discussed file backup / retention and Cloud security.
- f. The motion *passed* 4-0.

#### 6) Announcements/Meetings

- Methacton High School Art Exhibit, including the Parks Design Challenge – Friday, April 21, 6:00 to 9:00 p.m. and Saturday, April 22, noon to 4:00 p.m.
- Planning Commission – April 26 at 7:00 p.m.
- Zoning Hearing Board – April 27 at 7:00 p.m.

#### 7) Comments and Other Business

- a. Supervisor Sorgini commented on the Sewer Authority's ongoing construction projects and minor lateral repairs in the Church Road area. He also announced that the Library Board would be meeting on Monday, April 24 at 7:00 PM.
- b. Supervisor Neights announced that the EAC is participating in an Earth Day event on Sunday, 4/23 at the John James Audubon Center.
- c. Vice Chair Darby had several announcements: Camp counselors are needed for summer camp; the Montgomery County Senior Games start May 1; a solar charging station has been installed in Eagleville Park; and plans are underway for the July 4 celebration and concerts in the park.

#### 8) Courtesy of the Floor

- A. Township residents Elizabeth Gillespie and Amanda Ryan asked if something could be done to address a noise issue caused by a neighbor's rooster.
- B. Amy Kahn Ciriello (via Zoom) expressed concern about a social media post by a Township Supervisor.
- C. Jessica Bradbury (via Zoom) expressed concern about a social media post by a Township Supervisor.
- D. Chair Coless addressed the concerns of Ms. Kahn Ciriello and Ms. Bradbury.

#### 9) Adjournment

- A. **MOTION:** Supervisor Darby made a motion to adjourn. Supervisor Sorgini seconded the motion. The motion *passed* 4-0. The meeting adjourned at 10:15 p.m.

Next Business Meeting: May 4, 2023  
May 18, 2023 - *Cancelled*



April 18, 2023

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

Reference: Woodland Avenue Tracts  
Escrow Release 5

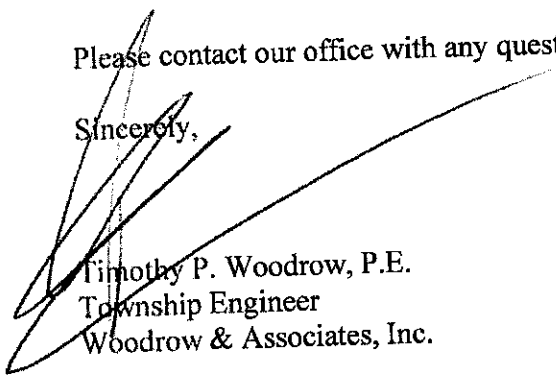
Dear Mike:

At this time, based on field observations of work completed to date, we find that sufficient work has been completed to release the amount of escrow in the amount of \$130,001.65. By releasing this amount, the total account balance will be reduced to \$412,717.79.

A. Original Value of Financial Security	\$ 818,163.94
B. Total Past Completion	\$ 275,444.50
C. Total Completed this Release	<u>\$ 130,001.65</u>
D. Balance to Finish	<u>\$ 412,717.79</u>

Please contact our office with any questions.

Sincerely,

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

TPW/del



Lower Providence Township  
Montgomery County, Pennsylvania  
April 18, 2023

**Woodland Avenue Tracts  
Escrow Release #5**

Woodrow & Associates, Inc. – Township Engineer

A. Original Value of Financial Security	\$ 818,163.94
B. Total Past Completion	\$ 275,444.50
C. Total Completed this Release	<u>\$ 130,001.65</u>
D. Balance to Finish	<u>\$ 412,717.79</u>

We certify that the above is the estimate of the value of materials furnished and work performed to date by for construction at Whitetail Ridge in the sum of:

ONE HUNDRED THIRTY THOUSAND,  
ONE DOLLAR AND 65/CENTS

\$130,001.65

RECOMMENDED: \_\_\_\_\_

DATE: 4-18-23

APPROVED: \_\_\_\_\_

DATE: 4-19-23

*Michael Mrozinski*  
Michael Mrozinski,  
Director of Community Development



Woodland Avenue Tracts  
 Lower Providence Township  
 Opinion of Probable Cost - August 11, 2020

Escrow Release No. 5  
 April 18, 2023

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	QTY THIS REL.	REL. TO DATE	\$ THIS RELEASE	\$ PAST REL. TO DATE	\$ REL. TO DATE	BALANCE
<b>A Earthwork &amp; Demolition</b>										
1 Strip and Stockpile Topsoil	11620	CY	\$ 3.75	\$ 43,575.00	942	11,620	\$ 3,532.50	\$ 40,042.50	\$ 43,575.00	\$ -
2 Cut and Fill	6010	CY	\$ 4.05	\$ 24,340.50		6,010	\$ -	\$ 24,340.50	\$ 24,340.50	\$ -
3 Respread Topsoil	3700	CY	\$ 4.95	\$ 18,315.00	42	3,700	\$ 207.90	\$ 18,107.10	\$ 18,315.00	\$ -
4 Clear & Grub/Remove Trees	1	LS	\$ 3,500.00	\$ 3,500.00	0	1	\$ -	\$ 3,500.00	\$ 3,500.00	\$ -
<b>Subtotal - Earthwork &amp; Demolition</b>				\$ 89,730.50			\$ 3,740.40	\$ 85,990.10	\$ 89,730.50	\$ -
<b>B Erosion Control</b>										
1 18" Silt Fence for Stockpile	250	LF	\$ 1.75	\$ 437.50	0	0	\$ -	\$ -	\$ -	\$ 437.50
2 Tree Protection Fence	360	L	\$ 2.25	\$ 810.00	0	360	\$ -	\$ 810.00	\$ 810.00	\$ -
3 Construction Entrance	1	EA	\$ 2,500.00	\$ 2,500.00	0	1	\$ -	\$ 2,500.00	\$ 2,500.00	\$ -
4 12" Filter Sock/18" Filter Sock	1300	LF	\$ 10.95	\$ 14,235.00	0	1,300	\$ -	\$ 14,235.00	\$ 14,235.00	\$ -
5 18" Filter Sock	310	L	\$ 11.95	\$ 3,704.50	0	310	\$ -	\$ 3,704.50	\$ 3,704.50	\$ -
6 Erosion Control Matting NAG S75-Swale 1A & 1B	2800	SF	\$ 0.28	\$ 784.00	0	0	\$ -	\$ -	\$ -	\$ 784.00
7 Erosion Control Matting NAG S75-Swale 1A & 1B	10000	S	\$ 0.28	\$ 2,800.00	0	6,250	\$ -	\$ 1,750.00	\$ 1,750.00	\$ 1,050.00
8 Erosion Control Matting NAG P300	100	SY	\$ 3.00	\$ 300.00	0	0	\$ -	\$ -	\$ -	\$ 300.00
9 Orange Construction Fence	690	L	\$ 2.25	\$ 1,552.50	0	690	\$ -	\$ 1,552.50	\$ 1,552.50	\$ -
10 Concrete Washout	1	EA	\$ 550.00	\$ 550.00	0	0	\$ -	\$ -	\$ -	\$ 550.00
11 Stone Filters	1	EA	\$ 245.00	\$ 245.00	0	0	\$ -	\$ -	\$ -	\$ 245.00
12 Rip-Rap	10	CY	\$ 35.00	\$ 350.00	0	0	\$ -	\$ -	\$ -	\$ 350.00
13 Temp. Seeding Stockpiles & Disturbed Area	1	EA	\$ 500.00	\$ 500.00	0	1	\$ -	\$ 500.00	\$ 500.00	\$ -
14 E&S Maintenance and Removal	1	LS	\$ 1,500.00	\$ 1,500.00	0	0	\$ -	\$ -	\$ -	\$ 1,500.00
15 Baffle	90	LF	\$ 25.00	\$ 2,250.00	0	90	\$ -	\$ 2,250.00	\$ 2,250.00	\$ -
16 Anti-Seep Collars	2	EA	\$ 1,250.00	\$ 2,500.00	0	2	\$ -	\$ 2,500.00	\$ 2,500.00	\$ -
17 Temp. Riser	1	CY	\$ 1,500.00	\$ 1,500.00	0	1	\$ -	\$ 1,500.00	\$ 1,500.00	\$ -
18 Trash Rack	1	CY	\$ 750.00	\$ 750.00	0	0	\$ -	\$ -	\$ -	\$ 750.00
19 Rough Grade for Sediment Basin	32500	CY	\$ 0.15	\$ 4,875.00	0	32,500	\$ -	\$ 4,875.00	\$ 4,875.00	\$ -
20 Spread Topsoil in Sediment Basin	1150	CY	\$ 4.95	\$ 5,692.50	0	0	\$ -	\$ -	\$ -	\$ 5,692.50
21 Emergency Spillway	100	CY	\$ 8.50	\$ 850.00	0	0	\$ -	\$ -	\$ -	\$ 850.00
22 Seed & Straw Sediment Basin	32500	CY	\$ 0.15	\$ 4,875.00	32,500	32,500	\$ -	\$ 4,875.00	\$ 4,875.00	\$ -
<b>Subtotal - Erosion Control</b>				\$ 53,561.00			\$ -	\$ 41,052.00	\$ 41,052.00	\$ 12,509.00
<b>C Concrete</b>										
1 Concrete Curb	1582	LF	\$ 19.95	\$ 31,560.90	0	1,582	\$ -	\$ 31,560.90	\$ 31,560.90	\$ -
2 concrete Sidewalk	4460	SF	\$ 5.25	\$ 23,415.00	0	0	\$ -	\$ -	\$ -	\$ 23,415.00
3 Box and Backfill Curb	1582	LF	\$ 1.50	\$ 2,373.00	0	0	\$ -	\$ -	\$ -	\$ 2,373.00
4 Box and Backfill Sidewalk	4460	SF	\$ 1.25	\$ 5,575.00	0	0	\$ -	\$ -	\$ -	\$ 5,575.00
<b>Subtotal - Concrete</b>				\$ 62,923.90			\$ -	\$ 31,560.90	\$ 31,560.90	\$ 31,363.00
<b>D Paving</b>										
1 Fine Grade and Compact Subgrade	3025	SY	\$ 1.50	\$ 4,537.50	3,025	3,025	\$ 4,537.50	\$ -	\$ 4,537.50	\$ -
2 6" 2A Modified Stone	3025	SY	\$ 9.95	\$ 30,098.75	3,025	3,025	\$ 30,098.75	\$ -	\$ 30,098.75	\$ -
3 5" Base Course - 25.0 mm	3025	SY	\$ 22.50	\$ 68,062.50	3,025	3,025	\$ 68,062.50	\$ -	\$ 68,062.50	\$ -
4 Sweep and Tack	3025	SY	\$ 0.95	\$ 2,873.75	0	0	\$ -	\$ -	\$ -	\$ 2,873.75
5 1.5" Wearing Course - 9.5mm	3025	SY	\$ 11.50	\$ 34,787.50	0	0	\$ -	\$ -	\$ -	\$ 34,787.50
6 Cut, Fill, Compact	2500	SY	\$ 4.05	\$ 10,125.00	2,500	2,500	\$ 10,125.00	\$ -	\$ 10,125.00	\$ -
7 Rough Grade	56250	SF	\$ 0.15	\$ 8,437.50	56,250	56,250	\$ 8,437.50	\$ -	\$ 8,437.50	\$ -
<b>Subtotal - Paving</b>				\$ 158,922.50			\$ 121,261.25	\$ -	\$ 121,261.25	\$ 37,661.25

PREPARED BY: WOODROW ASSOCIATES, INC.  
 1108 NORTH BETHLEHEM PIKE - SUITE 5  
 LOWER GWYNEDD, PA 19002

Woodland Avenue Tracts  
 Lower Providence Township  
 Opinion of Probable Cost - August 11, 2020

Escrow Release No. 5  
 April 18, 2023

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	QTY REL. THIS REL. TO DATE	REL. TO DATE	\$ THIS RELEASE	\$ PAST REL. TO DATE	\$ REL. TO DATE	BALANCE
<b>E Woodland Avenue Improvement</b>										
1 Concrete Curb	370	LF	\$ 19.95	\$ 7,381.50	0	370	\$ -	\$ 7,381.50	\$ 7,381.50	\$ -
2 Concrete Sidewalk	1300	SF	\$ 5.25	\$ 6,825.00	0	0	\$ -	\$ -	\$ -	\$ 6,825.00
3 Box and Backfill Curb	370	LF	\$ 1.50	\$ 555.00	0	0	\$ -	\$ -	\$ -	\$ 555.00
4 Box and Backfill Sidewalk	1300	SF	\$ 1.25	\$ 1,625.00	0	0	\$ -	\$ -	\$ -	\$ 1,625.00
5 Handicap Ramps	4	EA	\$ 2,250.00	\$ 9,000.00	0	0	\$ -	\$ -	\$ -	\$ 9,000.00
6 Fine Grade and Compact Subgrade	125	SY	\$ 1.50	\$ 187.50	0	0	\$ -	\$ -	\$ -	\$ 187.50
7 6" 2A Modified Stone	125	SY	\$ 9.95	\$ 1,243.75	0	0	\$ -	\$ -	\$ -	\$ 1,243.75
8 5" Base Course - 25.0 mm	125	SY	\$ 22.50	\$ 2,812.50	0	0	\$ -	\$ -	\$ -	\$ 2,812.50
9 Sweep and Tack	125	SY	\$ 0.95	\$ 118.75	0	0	\$ -	\$ -	\$ -	\$ 118.75
10 1.5" Wearing Course - 9.5 mm	125	SY	\$ 11.50	\$ 1,437.50	0	0	\$ -	\$ -	\$ -	\$ 1,437.50
<b>Subtotal - Woodland Avenue Improvement</b>				\$ 31,186.50			\$ -	\$ 7,381.50	\$ 7,381.50	\$ 23,805.00
<b>F Basin A</b>										
1 Basin Conversion and Planting Soil Mix	1	LS	\$ 23,500.00	\$ 23,500.00	0	0	\$ -	\$ -	\$ -	\$ 23,500.00
2 4" Perf. Underdrain	210	LF	\$ 15.00	\$ 3,150.00	0	0	\$ -	\$ -	\$ -	\$ 3,150.00
3 Remove Temporary Riser/Trash Rack	1	LS	\$ 750.00	\$ 750.00	0	0	\$ -	\$ -	\$ -	\$ 750.00
4 Seed & Straw Sediment Basin	1	LS	\$ 3,500.00	\$ 3,500.00	0	0	\$ -	\$ -	\$ -	\$ 3,500.00
5 Rip Rap R-4	1	LS	\$ 500.00	\$ 500.00	0	0	\$ -	\$ -	\$ -	\$ 500.00
6 4" Solid HDPE	118	LF	\$ 27.00	\$ 3,186.00	0	0	\$ -	\$ -	\$ -	\$ 3,186.00
7 4" c/o	1	EA	\$ 125.00	\$ 125.00	0	0	\$ -	\$ -	\$ -	\$ 125.00
8 Outlet Structure - Type M Inlet	1	EA	\$ 2,750.00	\$ 2,750.00	0	1	\$ -	\$ 2,750.00	\$ 2,750.00	\$ -
<b>Subtotal - Basin A</b>				\$ 37,461.00			\$ -	\$ 2,750.00	\$ 2,750.00	\$ 34,711.00
<b>G Bio #1</b>										
1 Excavation and Planning Soil Mix	1	LS	\$ 19,500.00	\$ 19,500.00	0	0	\$ -	\$ -	\$ -	\$ 19,500.00
2 Spillway	25	SY	\$ 10.00	\$ 250.00	0	0	\$ -	\$ -	\$ -	\$ 250.00
3 Seed & Straw	1	LS	\$ 2,500.00	\$ 2,500.00	0	0	\$ -	\$ -	\$ -	\$ 2,500.00
4 4" Solid HDPE	25	LF	\$ 27.00	\$ 675.00	0	0	\$ -	\$ -	\$ -	\$ 675.00
5 4" c/o	1	EA	\$ 125.00	\$ 125.00	0	0	\$ -	\$ -	\$ -	\$ 125.00
6 4" Perfection Underdrain	135	LF	\$ 27.00	\$ 3,645.00	0	0	\$ -	\$ -	\$ -	\$ 3,645.00
<b>Subtotal - Bio #1</b>				\$ 26,695.00			\$ -	\$ -	\$ -	\$ 26,695.00
<b>H Bio #2</b>										
1 Excavation and Planting Soil Mix	1	LS	\$ 15,500.00	\$ 15,500.00	0	0	\$ -	\$ -	\$ -	\$ 15,500.00
2 Spillway	1	LS	\$ 250.00	\$ 250.00	0	0	\$ -	\$ -	\$ -	\$ 250.00
3 Seed and Straw	1	LS	\$ 1,500.00	\$ 1,500.00	0	0	\$ -	\$ -	\$ -	\$ 1,500.00
<b>Subtotal - Bio #2</b>				\$ 17,250.00			\$ -	\$ -	\$ -	\$ 17,250.00
<b>I Lot Soil Amendments</b>										
1 Soil Amendments	9	EA	\$ 4,000.00	\$ 36,000.00	0	0	\$ -	\$ -	\$ -	\$ 36,000.00
<b>Subtotal - Lot Soil Amendments</b>				\$ 36,000.00			\$ -	\$ -	\$ -	\$ 36,000.00

Woodland Avenue Tracts  
 Lower Providence Township  
 Opinion of Probable Cost - August 11, 2020

Escrow Release No. 5  
 April 18, 2023

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	QTY THIS REL.	REL. TO DATE	\$ THIS RELEASE	\$ PAST REL. TO DATE	\$ REL. TO DATE	BALANCE
<b>J Storm Sewer</b>										
1 18" RCP	286	LF	\$ 45.00	\$ 12,870.00	0	286	\$ -	\$ 12,870.00	\$ 12,870.00	\$ -
2 24" RCP	632	LF	\$ 55.00	\$ 34,760.00	0	632	\$ -	\$ 34,760.00	\$ 34,760.00	\$ -
3 18" Class III O-Ring RCP	41	LF	\$ 55.00	\$ 2,255.00	0	41	\$ -	\$ 2,255.00	\$ 2,255.00	\$ -
4 14" x 23" ERCP	34	LF	\$ 50.00	\$ 1,700.00	0	34	\$ -	\$ 1,700.00	\$ 1,700.00	\$ -
5 19" x 30" ERCP	100	LF	\$ 65.00	\$ 6,500.00	0	100	\$ -	\$ 6,500.00	\$ 6,500.00	\$ -
6 18" Endwall	4	EA	\$ 1,500.00	\$ 6,000.00	0	0	\$ -	\$ -	\$ -	\$ 6,000.00
7 24" Endwall	1	EA	\$ 1,950.00	\$ 1,950.00	0	1	\$ -	\$ 1,950.00	\$ 1,950.00	\$ -
8 Storm Doghouse Manhole	1	EA	\$ 5,000.00	\$ 5,000.00	0	1	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -
9 Type C Inlet (2'x4')	7	EA	\$ 2,250.00	\$ 15,750.00	0	7	\$ -	\$ 15,750.00	\$ 15,750.00	\$ -
10 Type C Inlet w/Type 4 Box	7	EA	\$ 2,750.00	\$ 19,250.00	0	4	\$ -	\$ 11,000.00	\$ 11,000.00	\$ 8,250.00
11 Type M Inlet (2'x4')	2	EA	\$ 2,250.00	\$ 4,500.00	0	2	\$ -	\$ 4,500.00	\$ 4,500.00	\$ -
12 2A Mod Stone Backfill	25	ETN	\$ 17.00	\$ 425.00	0	25	\$ -	\$ 425.00	\$ 425.00	\$ -
13 saw Cut	12	LF	\$ 5.00	\$ 60.00	0	0	\$ -	\$ -	\$ -	\$ 60.00
14 Traffic Control	1	LS	\$ 750.00	\$ 750.00	0	0	\$ -	\$ -	\$ -	\$ 750.00
15 Patch Pave	1	LS	\$ 750.00	\$ 750.00	0	0	\$ -	\$ -	\$ -	\$ 750.00
<b>Subtotal - Storm Sewer</b>				\$ 112,520.00			\$ -	\$ 96,710.00	\$ 96,710.00	\$ 15,810.00
<b>K Landscaping</b>										
1 Shade Tree	41	EA	\$ 400.00	\$ 16,400.00	0	0	\$ -	\$ -	\$ -	\$ 16,400.00
2 Ornamental Tree (River Birch)	7	EA	\$ 350.00	\$ 2,450.00	0	0	\$ -	\$ -	\$ -	\$ 2,450.00
3 Shrubs	31	EA	\$ 100.00	\$ 3,100.00	0	0	\$ -	\$ -	\$ -	\$ 3,100.00
<b>Subtotal - Landscaping</b>				\$ 21,950.00			\$ -	\$ -	\$ -	\$ 21,950.00
<b>L Miscellaneous</b>										
1 Signs	13	EA	\$ 195.00	\$ 2,535.00	0	0	\$ -	\$ -	\$ -	\$ 2,535.00
2 Construction Stakeout	1	LS	\$ 35,000.00	\$ 35,000.00	0.14	0.29	\$ 5,000.00	\$ 10,000.00	\$ 15,000.00	\$ 20,000.00
3 As-Builts	1	LS	\$ 15,000.00	\$ 15,000.00	0	0	\$ -	\$ -	\$ -	\$ 15,000.00
4 Pavement Marking and Traffic Control	1	LS	\$ 750.00	\$ 750.00	0	0	\$ -	\$ -	\$ -	\$ 750.00
5 Concrete Monuments	12	EA	\$ 175.00	\$ 2,100.00	0	0	\$ -	\$ -	\$ -	\$ 2,100.00
6 Iron Pins	9	LOT	\$ 300.00	\$ 2,700.00	0	0	\$ -	\$ -	\$ -	\$ 2,700.00
7 NPDES N.O.T. Closeout	1	LS	\$ 15,000.00	\$ 15,000.00	0	0	\$ -	\$ -	\$ -	\$ 15,000.00
8 Right-of-Way Turf Stabilization	1	LS	\$ 5,000.00	\$ 5,000.00	0	0	\$ -	\$ -	\$ -	\$ 5,000.00
9 Post occupancy Swale Stabilization/Maint.	1	LS	\$ 7,500.00	\$ 7,500.00	0	0	\$ -	\$ -	\$ -	\$ 7,500.00
10 Post-Occupancy Stormwater Adjustments	1	LS	\$ 5,000.00	\$ 5,000.00	0	0	\$ -	\$ -	\$ -	\$ 5,000.00
11 Woodland Avenue Repairs	1	LS	\$ 5,000.00	\$ 5,000.00	0	0	\$ -	\$ -	\$ -	\$ 5,000.00
<b>Subtotal - Miscellaneous</b>				\$ 95,585.00			\$ 5,000.00	\$ 10,000.00	\$ 15,000.00	\$ 80,585.00
<b>NET CONSTRUCTION COSTS</b>				\$ 743,785.40			\$ 130,001.65	\$ 275,444.50	\$ 405,446.15	\$ 338,339.25
<b>10% PER MPC</b>				\$ 74,378.54			\$ -	\$ -	\$ -	\$ 74,378.54
<b>GRAND TOTAL</b>				\$ 818,163.94			\$ 130,001.65	\$ 275,444.50	\$ 405,446.15	\$ 412,717.79

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

**A RESOLUTION OF LOWER PROVIDENCE TOWNSHIP ADOPTING INITIATIVES  
TO BE RECOGNIZED AS A PENNSYLVANIA AUDUBON COUNCIL  
BIRD TOWN PENNSYLVANIA**

**WHEREAS**, Lower Providence Township recognizes that birds are indicators of environmental health and pledges to provide resources for them; and

**WHEREAS**, Pennsylvania Audubon Council, owner of the “Bird Town” and “Bird Town Pennsylvania” service and design marks, and offeror of the Bird Town Pennsylvania programs and services, works with municipalities to engage and educate their residents, schools and businesses about conservation actions they can take to create a healthier, more sustainable environment for birds, wildlife and people; and

**WHEREAS**, Lower Providence Township recognizes that these programs and services could be a powerful tool to increase and create sustainable practices, promote a culture of conservation in our community and provide positive social, economic and ecological outcomes; and

**WHEREAS**, Lower Providence recognizes that using native plants and trees, reducing both storm water runoff and non-renewable energy use, can help restore natural systems and ecological integrity; and

**WHEREAS**, the elected representatives of Lower Providence Township have a significant responsibility to provide leadership which will seek community-based sustainable solutions to strengthen our community, increase property values, and promote our general welfare.

**THEREFORE, BE IT RESOLVED**, that to engage in new efforts to live lighter on the land and provide a healthier environment for the people and birds of our town, Lower Providence Township wishes to commit to ecological initiatives and by doing so, we will be recognized as a Bird Town Pennsylvania community.

**BE IT FURTHER RESOLVED** by the Board of Supervisors of Lower Providence Township that we do hereby authorize the Lower Providence Environmental Advisory Council to serve as Lower Providence Township’s agent for the Bird Town Pennsylvania processes.

**RESOLVED** this 4<sup>th</sup> day of May 2023.

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Cara Coless, Chair

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



# LOWER PROVIDENCE TOWNSHIP

100 Parklane Drive • Eagleville, PA 19403 • [www.lowerprovidence.org](http://www.lowerprovidence.org)  
Administration: 610 539-8020 • Fax: 610 539-6347  
Police: 610-539-5901 • Fax: 610-630-2219



## MEMORANDUM

TO: Board of Supervisors

FROM: E.J. Mentry, Township Manager

SUBJECT: 960 Rittenhouse Conditional Use Decision (5/4/23 Agenda Item 3.b.)

DATE: April 28, 2023

---

For the upcoming May 4, 2023 Board of Supervisors meeting, the Board will be asked to render a decision on the Conditional Use application for 960 Rittenhouse Road. Please recall that the Conditional Use hearing was held at the previous meeting on April 20, 2023. The Board's decision will be a two-step process:

1. May 4, 2023: The first step will be a vote to either approve (with conditions) or deny the application at next week's meeting.
2. June 1, 2023: The Solicitor will prepare a Resolution, Findings of Fact, and Conclusions of Law for Board approval to formalize the decision to approve or deny.

This process is the same two-step method the Board established with Conditional Use applications in 2022. If the Board is inclined to approve the application at next week's meeting, it would be subject to the applicant's testimony during the 4/20/23 hearing and subject to the conditions discussed during that hearing. Once the Board renders its decision and the Solicitor drafts the approval/denial resolution, it will be circulated to the Board for review in advance of the 6/1/23 meeting.

Please let me know if you have any questions in advance of the meeting.



# LOWER PROVIDENCE TOWNSHIP



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## LOWER PROVIDENCE TOWNSHIP INTER-OFFICE MEMORANDUM

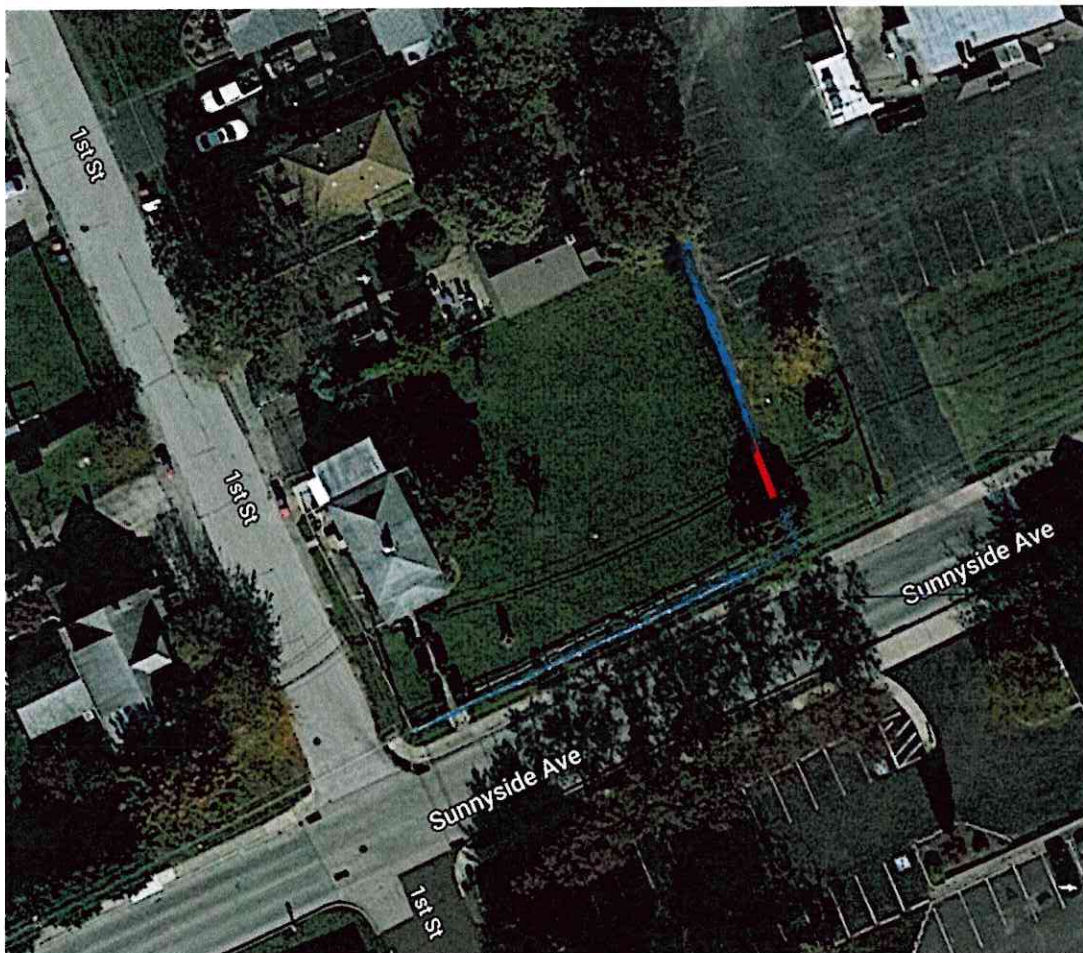
TO: Members of the Board of Supervisors; E.J. Mentry, Township Manager

FROM: Mike Mrozinski, Director of Community Development

DATE: April 20, 2023

RE: Peter Cianfrani – 27 Sunnyside - Fence Waiver Request

For your consideration is a request from Peter Cianfrani, 27 Sunnyside Avenue, for a waiver pursuant to Chapter 81-1.D to permit the installation of a solid style fence along the side of his property, which extends into the frontage along a shared property line with Tosco Pizza. This is a corner lot. Mr. Cianfrani is aware of sight distance concerns and will not extend solid fencing into the line of sight for motorists travelling on Sunnyside Avenue.



— solid fence allowed —

— solid fence for waiver —

— Mesh added to existing white open fence —



# LOWER PROVIDENCE TOWNSHIP



---

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

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

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

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## LOWER PROVIDENCE TOWNSHIP INTER-OFFICE MEMORANDUM

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

FROM: Mike Mrozinski, Director of Community Development

DATE: June 10, 2022

RE: Montgomery County Complex – Car Canopy – SLDO Waiver request

For your consideration is a proposal to add a car canopy to the edge of an existing lane near the Archive Building. The canopy is to shelter two of the Department of Health's inspect spraying vehicles. Staff determined that land development consideration is warranted.

We received a request from Dominic Valente, Montgomery County Capital Projects Manager, Facilities, for a waiver of full land development. A site plan and pictures of the canopy are attached. There is no anticipated increase in impervious coverage or traffic.

Staff has reviewed and recommended the waiver.







**MONTGOMERY COUNTY  
ASSETS AND INFRASTRUCTURE**

ONE MONTGOMERY PLAZA  
425 SWEDE STREET  
SUITE 600  
P.O. BOX 311  
NORRISTOWN, PA 19404-0311  
[WWW.MONTCOPA.ORG](http://WWW.MONTCOPA.ORG)

February 27, 2023

Mr. Mike Mrozinski  
Lower Providence Township  
100 Parklane Drive  
Eagleville, PA 19403

**RE: Montgomery County  
Installation of Car Canopy at 50 Eagleville Road  
Request for Waiver of Full Land Development**

Dear Mr. Mrozinski,

As you are aware from previous conversations and building permit application, the County wishes to install a 20'x20' steel car canopy at our Eagleville Campus property on Eagleville Road. This is being done to shelter two of our insect-spraying vehicles owned by the Department of Health.

Our property encompasses three tax parcels and an area of 160.5 acres (6,991,380 square feet). The area in question for the installation of the canopy is only 400 square feet. It will be well beyond the borders with adjoining properties, and will not be visible from either Eagleville or Visitation Road. Because of these factors and the County's opinion that this will not have a negative impact, we are respectfully requesting a waiver of full land development.

Attached to this letter are a site plan sketch and information/cut sheets of the canopy. We would like to erect the canopy soon and hope the Board can consider this request at its earliest possible date. Thank you for your consideration of this matter, and if you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Dominic T. Valente".

Dominic T. Valente  
Capital Projects Manager  
Cell: 610-329-6892  
Email: [dominic.valente@montgomerycountypa.gov](mailto:dominic.valente@montgomerycountypa.gov)

Arrow  
20 ft. W x 20 ft. D x 7 ft. H Charcoal Galvanized Steel Carport, Car Canopy and Shelter  
★★★★☆ (694) Questions & Answers (476)

\$3254<sup>01</sup>  
\$543.00/mo\* suggested payments with 6 months\* financing Apply Now

- Snow rated for 35 PSF and Wind Rated to 100 MPH
- Electro galvanized steel for corrosion resistance and durability
- Arrow 15 year warranty
- View More Details



Approximate Width x Depth (ft): 10 x 20

10 x 15	10 x 20	10 x 24	10 x 29	12 x 20
12 x 24	12 x 29	20 x 20	20 x 29	

Delivering to: 19428 | Change

10 x 15	10 x 20	10 x 24	10 x 29	12 x 20
12 x 24	12 x 29	20 x 20	20 x 29	

Delivering to: 19428 | Change



<b>Ship to Store</b> Pickup Jan 10 - Jan 13 <b>FREE</b>	<b>Ship to Home</b> Get it by Mon, Jan 23 Standard Delivery	<b>Express Delivery</b> Not available for this item
--	--	--

We'll send up to 132 to Plymouth Township for free pickup. Change Store

**PRO** Need a Professional? We Can Help!  
Get Referred to a Local Pro  
 Add Pro Referral

- 1 + **Add to Cart**

Buy now with **PayPal**

Share Print

Best Seller

793

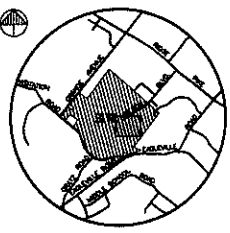
Arrow

## Auger Anchor Kit (set of 4 Anchors and 4 Clamps) with Steel Construction and Strong Wind Design

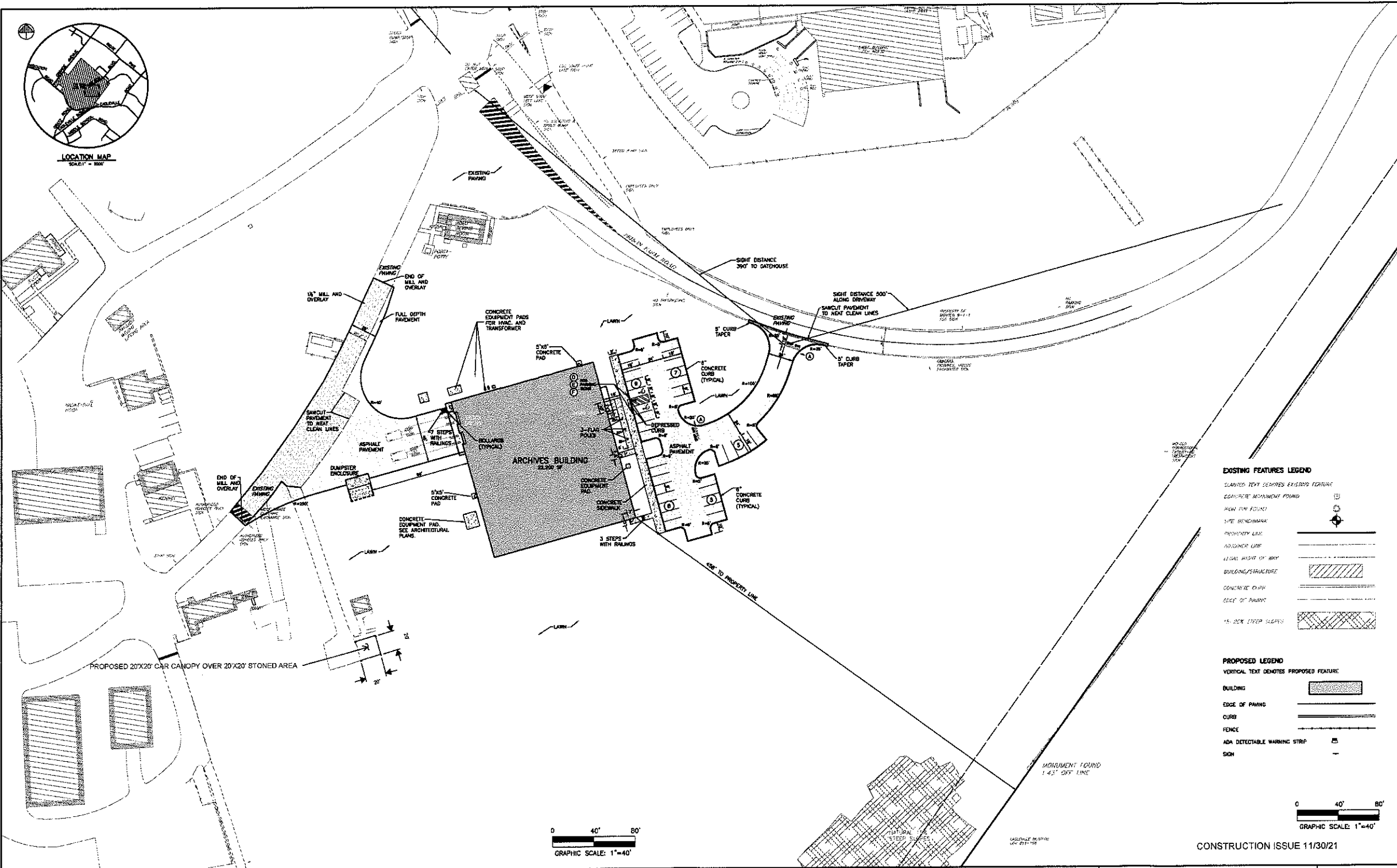
★★★★☆ (373) Questions & Answers (53)



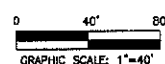
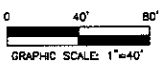




LOCATION MAP  
SCALE: 1" = 500'




- EXISTING FEATURES LEGEND**
- SLANTED TEXT DENOTES EXISTING FEATURE
  - CONCRETE MONUMENT FOUND
  - IRON PIN FOUND
  - SITE BENCHMARK
  - PROVISIONY LINE
  - ADJACENT LINE
  - LEGAL BOUNDARY LINE
  - BUILDING/STRUCTURE
  - CONCRETE CURB
  - EDGE OF PAVING
  - 15-20% STEEP SLOPES
- PROPOSED LEGEND**
- VERTICAL TEXT DENOTES PROPOSED FEATURE
  - BUILDING
  - EDGE OF PAVING
  - CURB
  - FENCE
  - ADA DETECTABLE WARNING STRIP
  - SIEN



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NO.	REVISION	DATE	BY
1.	REVISED FOR MULTIPLE TOWNSHIP REVIEWS AND PROJECT ADJUSTMENTS	07.18.2021	KRK

SEAL	MANAGER	DATE
	DESIGN	03/17/21
	DRAFT	
	FILE	
	NOTES	


**BURSICH ASSOCIATES**  
 ENGINEER LAND SURVEYORS, LANDSCAPE ARCHITECTS  
 2129 EAST HIGH STREET  
 FORT TOWNSHIP, PA 18844  
 610.323.4040  
 www.bursich.com

CLIENT  
**COUNTY OF MONTGOMERY**  
 ONE MONTGOMERY PLAZA, SUITE 800  
 P.O. BOX 311  
 NORRISTOWN, PA 19404-0311

SUBJECT  
**SITE PLAN - (RECORD PLAN 3, QZ 3)**  
**ARCHIVES BUILDING**  
**-EAGLEVILLE CAMPUS-**  
**(FORMERLY MONTGOMERY COUNTY E.O.C.**  
**EXPANSION PROJECT)**  
 LOWER PROVIDENCE TOWNSHIP, MONTGOMERY CO., PENNSYLVANIA

JOB NO.  
**147507-01**  
 SHEET NO.  
**6 OF 18**  
 DWG. NO.  
**L0247507**

CONSTRUCTION ISSUE 11/30/21



PROPERTY LINE (TYP)

LOCATION OF 20'X20' CAR CANOPY

EXISTING  
MONTGOMERY COUNTY  
CORRECTIONAL FACILITY

EXISTING  
MONTGOMERY COUNTY  
EMERGENCY OPERATING  
CENTER



May 1, 2023

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

Reference: 3834 Ridge Pike – Sketch Plan Application  
Apartment Building Proposal

Dear Mike:

My office is in receipt of a sketch plan application for the property located at 3834 Ridge Pike in our community. The application is supported by a plan prepared by T & M Associates Inc. dated March 3, 2023, and entitled “Luxor at Lower Providence, Sketch Plan – Site Layout”. The plan depicts an apartment building to house 193 residential units in a five-story building. The first floor being a parking garage and the four stories above the parking garage being the residential space. This building, along with its amenities, is the same structure that this developer has constructed in other municipalities. It does not appear that the proposal has been modified in order to address the unique nuance and goals of the West Ridge Pike Planning Area. My further review comments are as follows:

**Zoning** – The subject property is zoned RPW (Ridge Pike West) district. The vast majority of uses found within this district relate to commercial and retail establishments. There are a limited number of residential uses in the district but none that would allow for apartment buildings. It appears that the sketch plan application process is less about the sketch plan and more about the land use. The applicant is seeking input from the community as to whether the apartment building would be something palatable. I will look toward our recent comprehensive plan efforts to determine whether the need for apartment buildings was identified therein. Further, should apartments be considered as a viable land use along Ridge Pike, the conversation could not be viewed in a void. The application would need to incorporate recent land development construction and future development and/or redevelopment of adjacent parcels, the improvement project for Ridge Pike and Germantown Pike intersections, and also provide for significant improvement to the already problematic traffic access conflicts as well as the absence of meaningful streetscape improvements.

**Subdivision / Land Development** – At this conceptual stage, conversations about stormwater management, site grading, traffic improvements, driveway design, landscaping and lighting are premature. However, if the plan were to proceed, all of these topics will need to be explored in much greater depth.

May 1, 2023

Michael Mrozinski, Director of Community Development

Lower Providence Township

Reference: 3834 Ridge Pike – Sketch Plan Application  
Apartment Building Proposal

**Environmental Sustainability** – With a substantial structure comes an opportunity for substantial improvement. Lower Providence Township is committed to furthering sustainability goals through the development process. Solar panels, green roof technologies, stormwater capture and reuse, electric vehicle charging stations, parking area shading, enhanced landscaping packages, preservation and/or creation of forested areas, would all be worthy topics of conversation should a land development plan be forthcoming. I have been involved with the implementation of zoning ordinances that provide an overlay for alternative land uses. In order to qualify for the overlay, increased density came with an obligation for implementation of many of these green technologies.

I look forward to further discussions on this topic the near future. Please contact me with any questions you may have regarding my review comments.

Sincerely,

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

TPW/del

cc: EJ Mentry, Township Manager – Lower Providence Township  
Lauren Gallagher, Esq. – Rudolph Clarke, LLC  
Carrie Nase-Poust, Partner – Fox Rothschild LLP  
Mike Maier – Westrum Development Company  
Brian McKenzie - Westrum Development Company





May 1, 2023

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

RE: **Traffic Review #1 – Sketch Plan**  
Luxor at Lower Providence (3838 Ridge Pike)  
Lower Providence Township, Montgomery County, PA  
Project No. 311409-01-001 (formerly 823226.11)

Dear Mike:

Per the request of the Township, McMahan, a Bowman company (McMahan), has prepared this comment letter which summarizes our initial traffic engineering review of the proposed development to be located at 3838 Ridge Pike (S.R. 4031) in Lower Providence Township, Montgomery County, PA. It is our understanding based on the information received for the sketch plan and shared at the two technical working meetings with the applicant that the proposed development will consist of 193 apartment units in a four-story building above a ground level story of parking under the building. Access to the proposed development is proposed to be provided via two full-movement driveways to Ridge Pike (S.R. 4031). The western access proposed to Ridge Pike (S.R. 4031) will allow for access to/from the parking area underneath the proposed apartment building and allow for cross access movements to/from the adjacent Collegeville Italian Bakery parcel. The driveway leading from this access will intersect a 24-foot wide connector road that has been requested be extended to the west across the rear of the Collegeville Italian Bakery site and then desirably the applicant will also work in cooperation with the Township and other property owner(s) to connect to the roadway built on the Moscariello project (Nico Lane) that intersects Cross Keys Road. The eastern driveway to Ridge Pike for the site is proposed to give accessibility to apartment building residents and visitors only to the northern and eastern surface lot parking fields on the site. There is no connectivity to or through the garage or to the western driveway entry/parking field side of the building as proposed.

The following document was reviewed and/or referenced in preparation of our traffic review:

1. Sketch Plan – Luxor at Lower Providence, prepared by T & M Associates, Inc., last revised March 29, 2023.

Based on our review of the document listed above and prior technical meetings with the applicant's team, McMahan offers the following comments for consideration by the Township and action by the applicant:

1. The applicant will need to complete a Transportation Impact Assessment for this site in order to determine the proposed development's traffic impact in this immediate area and evaluate the proposed site driveways and also minimally include the nearest main public intersection to the east (Ridge Pike/Evansburg Road/Level Road) and west (Ridge Pike/Cross Keys Road), as well as include the accesses of the Collegeville Italian Bakery since there is interaction between the parcels. The study should include an evaluation and analysis of the opening year and full build-out/occupancy year conditions with the proposed development during the weekday morning (7:00 AM to 9:00

425 Commerce Drive, Suite 200, Fort Washington, PA 19034  
P: 215.283.9444

[mcmahonassociates.com](http://mcmahonassociates.com) | [bowman.com](http://bowman.com)

AM), weekday afternoon (4:00 PM to 6:00 PM), and Saturday midday (11:00 AM to 2:00 PM) peak hours at all locations and on days of the week that are not as impacted by the hybrid work environment. Left-turn lane warrants on Ridge Pike at each of the driveways and at Cross Keys Road should be provided. Depending on the results of the analysis at both site driveways, the applicant's engineer may be required to perform a gap study also at both site driveway locations along Ridge Pike (S.R. 4031) to confirm that there are adequate gaps in the Ridge Pike (S.R. 4031) traffic stream for vehicles to safely enter and exit the site at both driveways. We recommend that the applicant's engineer should perform the gap study and evaluation at this time and for the TIA, as it will aid in the review. Since Ridge Pike (S.R. 4031) is a state roadway, this study must also be scoped with PennDOT to confirm the limits of the study area.

2. According to the Township Street Map, Ridge Pike (S.R. 4031) is classified as a semi-controlled access urban road and should have a minimum cartway width of 52 feet as required in **Section 123-31.B** of the **Subdivision and Land Development Ordinance**. The plan currently shows an approximate 44-foot cartway width along the site frontage of Ridge Pike (S.R. 4031), thereby not satisfying the ordinance requirement. A waiver will need to be requested from this requirement, or otherwise the plan should be revised to show a minimum 52-foot cartway width (26 feet from the centerline) along the site frontage of Ridge Pike (S.R. 4031). **Note:** We do note that the plan has been designed and set back along its frontage to allow for the ultimate cross-section of Ridge Pike (S.R. 4031) to be accomplished in the future. With the Collegeville Italian Bakery site having interaction with the western site driveway and shared use of that access, we strongly recommend that appropriate planning be done at this time for the future frontage needs of the Collegeville Italian Bakery parcel when designing the parking, access, and circulation elements for both sites.
3. The applicant and the owner of the Collegeville Italian Bakery must be involved for the best planning for the proposed project as the site planning/design must take into account the completion of the connector road to Nico Lane/Cross Keys Road, connectivity and circulation between the two sites, access management along Ridge Pike (S.R. 4031), and the modification of parking now and in the future on the restaurant site so the Ridge Pike (S.R. 4031) roadway/streetscape cross-section can be realized. Based on the sketch plan, we recommend that the owner of the Collegeville Italian Bakery should concurrently be preparing a plan submission if the apartment project is to move forward, since improvements are noted on the Westrum plan as improvements to be provided by others.
4. The eastern and western site accesses proposed for the Luxor apartments do not currently allow for circulation behind or under the apartment building. The applicant and their engineer should look for a means to connect these lots leading to/from the Ridge Pike (S.R. 4031) access points so as not to provide a long drive aisle leading to a dead end.
5. A note should be added to the plan stating the area between the existing right-of-way line and the ultimate right-of-way line must be dedicated to the authority having jurisdiction over any public streets for future taking, when or as necessary, as required by **Section 123-31.K** of the **Subdivision and Land Development Ordinance**.
6. The existing legal right-of-way line is not clearly labeled on the plan along the Ridge Pike (S.R. 4031) site frontage. The plan should be modified accordingly.

7. Sight distance measurements must be shown on the plan at both proposed driveways along Ridge Pike (S.R. 4031) and must satisfy requirements in **Section 123-36.A** of the **Subdivision and Land Development Ordinance**, as well as PennDOT safe stopping sight distance requirements contained in Chapter 441 of **PennDOT Publication 282**. Specifically, vehicular egress sight distances looking in both directions must be provided for both proposed driveways to Ridge Pike (S.R. 4031) at ten (10) feet back of the closest travel lane edge at an eye height of 3.5 feet looking at an approaching vehicle of 3.5 feet, as well as for the ingressing left-turn vehicle sight distance (at a position 35 feet prior to each driveway centerline) looking to the front (3.5 feet eye height to 3.5 feet eye height) and rear (2 feet taillight height to 3.5 feet approaching driver eye height). At least the minimum safe stopping sight distances must be achievable at the proposed driveway and must be sufficient for the speed and conditions of this section of the roadway in order to allow for all ingress and egress movements at the driveway location as shown on the plan.
8. A clear sight triangle should be shown on the plan at both proposed driveways along Ridge Pike (S.R. 4031) as required in **Section 123-36.H** of the **Subdivision and Land Development Ordinance**.
9. The dimensions of the curb radii should be shown on the plan on both sides of both proposed driveways at their intersections with Ridge Pike (S.R. 4031) and meet requirements in **Section 123-36.F** of the **Subdivision and Land Development Ordinance**.
10. The curb radii throughout the parking area should be labeled on the plan and be in accordance with **Section 123-37.N** of the **Subdivision and Land Development Ordinance**.
11. The plan must clearly identify if the existing curbing along the site frontage of Ridge Pike (S.R. 4031) will remain with the development of this site as required in **Section 123-32** of the **Subdivision and Land Development Ordinance**.
12. According to **Section 143-71.G** of the **Zoning Ordinance**, one parking space per studio unit and two parking spaces per any other dwelling unit is the required amount of parking for apartments, resulting in 386 required parking spaces for the proposed 193 apartment units. The plan currently shows 285 total parking spaces, thereby not satisfying the ordinance requirement. The plan must be revised to show a minimum of 386 parking spaces, or a variance is needed from this Zoning requirement that must be substantiated with parking supply and demand data from these similar apartment complexes built by the applicant and other data for apartments in areas with comparable characteristics.
13. According to **Section 123-37.Q(1)** of the **Subdivision and Land Development Ordinance**, seven ADA parking spaces are required for this site based upon the 285 parking spaces shown on the plan. The plan currently shows five ADA parking spaces, thereby not satisfying the ordinance requirement. The plan should be revised to show a minimum of seven ADA parking spaces. Please note that if a variance is not granted for the parking requirements identified in comment #12, a minimum of eight ADA parking spaces are required for the site to meet the requirements in this ordinance section based upon 386 parking spaces.
14. Turning templates should be provided demonstrating the ability of Township-utilized fire and emergency vehicles, trash trucks, and the largest delivery vehicle expected to access the site to be

able to maneuver into and out both driveways along Ridge Pike (S.R. 4031), as well as entirely through the site drive-aisles.

15. The Township Fire Marshal must review the emergency vehicle turning templates for accessibility and circulation needs of emergency apparatus for the property. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
16. All proposed signs should be clearly labeled on the plan. Due to the size of this site, a separate signing and pavement marking plan should be provided in all subsequent submissions. Additional comments pertaining to the signing and pavement markings for this site will be provided upon receipt and review of the signing and pavement marking plan(s).
17. A "Stop" sign and stop bar should be shown on the plan at the following locations:
  - On both driveway approaches to Ridge Pike (S.R. 4031).
  - On the westbound approach of the drive aisle leading to/from the parking garage at its intersection with the drive aisle on the western side of the building.
  - On the eastbound approach of the drive aisle to the north of the building at its intersection with the drive aisle on the eastern side of the building.
18. A crosswalk should be shown on the plan at the following locations:
  - On the eastern end of the drive aisle to the north of the building where the sidewalk crosses this drive aisle.
  - Across the parking garage access on the western side of the building where the sidewalk crosses this drive aisle.
19. ADA ramps should be shown on the plan on both sides of both driveways along Ridge Pike (S.R. 4031), as well as at all locations where the sidewalk meets the drive aisles. Should the ADA ramps be located outside of the PennDOT Legal/Required Right-of-Way and within the Township Right-of-Way, ADA Design forms (i.e., CS-4401) should be included for review.
20. 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. McMahon has not reviewed any ramps internal to the site, as the applicant's engineer will be responsible for their design satisfying the required ADA standards.
21. Pedestrian access and activity along the site along Ridge Pike (S.R. 4031), on site, and between the site and immediately adjacent properties should be carefully planned and accommodated to make this area the pedestrian friendly/walkable environment the Township envisions in the Ridge Pike West Zoning District.
22. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area One, which has a corresponding impact fee of \$1,822 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 on Land Use Code 221 (Multifamily Housing – Mid-Rise) in the Institute of Transportation Engineers publication, *Trip Generation, 11<sup>th</sup> Edition*, the proposed 193 apartment units will generate approximately 76 "new" trips during the weekday afternoon peak hour, resulting in a transportation impact fee of \$138,472. The applicant should provide information on the existing buildings located on the site,

such as the type of land use in each building and if they were in operation at the time of the count program (2007) for the Roadway Sufficiency Analysis. Upon receipt of this information, our office will determine if there should be a trip credit considered by the Township Board of Supervisors towards the transportation impact fee that may be appropriate for the existing use(s) of the site.

23. A PennDOT Highway Occupancy Permit (HOP) **is required for this project** since Ridge Pike (S.R. 4031) is a State Roadway for any work that may be completed within the legal right of way on Ridge Pike (S.R. 4031). The Township and our office must be copied on all HOP submissions, as well as correspondence between the applicant and PennDOT, and invited to any and all meetings among these parties.
24. A more detailed review of the land development and the items herein will be conducted if and when the project moves forward and through a detailed land development process. Additional comments are expected to be raised at that point, including design and stormwater items relative to the road and pedestrian network, etc.
25. Based on our review, the applicant should address the aforementioned comments, and provide revised plans and materials to the Township and our office for further review and approval recommendations. **The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials, as opposed to general responses.** This will aid in the detailed review and subsequent review timeframes.

We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed site modifications apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me, or Michelle Eve, P.E.

Sincerely,



Casey A. Moore, P.E.  
Executive Vice President – Corporate Operations

BMJ/MEE/CAM

cc: EJ Mentry, Township Manager  
Lauren A. Gallagher, Esquire, Rudolph Clarke, LLC, Township Solicitor  
Timothy Woodrow, P.E., Woodrow Engineers, Township Engineer  
John Miklos, Montgomery County Planning Commission  
Paul Lutz, PennDOT District 6-0  
Scott Burton, PennDOT District 6-0  
Michael Maier, Commerce Pursuit Capital, LP (Applicant)  
Carrie Nase-Poust, Esq., Fox Rothschild, LLP (Applicant's Attorney)  
Keith Lieberman, P.E., T & M Associates, Inc. (Applicant's Engineer)



Stone Manor Corporate Ctr.  
2800 Kelly Road Suite 200  
Warrington, PA 18976  
Tel 215.345.7500 Fax 215.345.7507  
www.foxrothschild.com

CARRIE B. NASE-POUST  
Direct No: 215.918.3646  
Email: CNase-Poust@FoxRothschild.com

April 4, 2023

**FEDERAL EXPRESS AND EMAIL**

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

**Re: 3838 Ridge Pike, Lower Providence Township**

Dear Michael:

As you are aware, this Firm represents Commerce Pursuit Capital, LP, an affiliate of Westrum Development Company, in connection with the proposed redevelopment of the above-referenced property.

Following up on our recent staff meeting with Lower Providence Township, my client has revised the proposed sketch plan to address the comments raised during that meeting. Enclosed please find one (1) full-sized copy, and sixteen (16) reduced 11x17 copies, of the Sketch Plan, prepared by T&M Associates, dated March 3, 2023, last revised March 17, 2023, for the above-referenced property. Also enclosed are seventeen (17) copies of the completed Application for Land Development (Sketch Plan) and a check made payable to Lower Providence Township in the amount of One Thousand Five Hundred Dollars (\$1,500.00) representing the filing fee.

I am respectfully requesting that this matter be included on the agenda of the Lower Providence Township Planning Commission for their meeting on April 20, 2023, to review the enclosed Sketch Plan and proposed redevelopment of this property.

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Massachusetts Minnesota Missouri  
Nevada New Jersey New York North Carolina Oklahoma Pennsylvania South Carolina Texas Washington

144001258 1



Michael Mrozinski  
April 4, 2023  
Page 2

Should you have any questions regarding this matter, or need additional information to process this request, please let me know. Thank you for your assistance in this regard.

Sincerely,

A handwritten signature in blue ink that reads 'Carrie B. Nase-Poust'.

Carrie B. Nase-Poust

CBN  
Enclosures

cc: E.J. Mentry, Township Manager (w/encs. – via email only)  
Michael Clarke, Esquire (w/encs. – via email only)  
Timothy Woodrow, P.E. (w/encs. – via email only)  
Casey Moore, P.E. (w/encs. – via email only)  
Keith Lieberman, P.E. (w/encs. – via email only)  
Michael Maier (w/encs. – via email only)  
Brian McKenzie (w/encs. – via email only)



## Community Development Department

100 Parklane Drive • Eagleville, PA 19403  
 Phone: (610) 539-8020 • Fax: (610) 539-6347  
 www.lowerprovidence.org

### APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT

Please complete all of the following sections below. All sections must be complete with the required information. If the required information is not provided, the application will not be processed. Please attach any addendums or supportive documents to this application. Twenty-Five (25) complete sets of the site plans must be submitted to Lower Providence Township not less than thirty (45) days prior to the scheduled planning commission meeting date. Please note that any false statement or misrepresentation of fact contained within this application is a criminal offense and subject to severe penalties of the PA Criminal Codes.

*Please check one only:*

**Sketch Plan**    **Preliminary Plan**    **Preliminary/Final Plan**    **Final Plan**    **De Mimos Plan**

*Please check one only:*

**Minor Subdivision**    **Major Subdivision**    **Minor Land Development**    **Major Land Development**

#### 1. Applicant information:

Name: Michael Maier, Vice President Commerce Pursuit Capital, LP	Address: 1300 Virginia Drive, Fort Washington PA 19034
Phone: 215-620-5610	Fax:
E-Mail: mmaier@westrum.com	

#### 2. Name of Subdivision or Development:

3838 Ridge Pike
-----------------

#### 3. Main Contact Person<sup>1</sup>:

Name: Michael Maier, Vice President	Address: 1300 Virginia Drive, Fort Washington PA 19034
Phone: 215-620-5610	Fax:
E-Mail: mmaier@westrum.com	

<sup>1</sup>Contact person should be permitted to make decisions pertaining to processing of application

#### 4. Agent or Attorney (if any):

Name: Carrie Nase Poust	Address: 2800 Kelly Road Suite 200 Warrington, PA 18976
Phone: 215-918-3646	Fax:
E-Mail: cnase-poust@foxrothschild.com	



5. Registered Engineer or Surveyor:

Name <b>keith lieberman</b>	Address:
Phone: <b>215-514-4276</b>	Fax:
E-Mail: <b>kliberman@tandmassociates.com</b>	

1 Contact person should be permitted to make decisions pertaining to processing of application

6. Owner of Record of Land:

Name: <b>S&amp;S Enterprises Realty, LP</b>	Address: <b>3846 Ridge Pike Collegeville, PA 19426 attn: Steven &amp; Patrizia Carcarey</b>
Phone: <b>cvilleitalbakery@ol.com</b>	Fax:

7. Location of the property to be subdivided or developed:

3838 Ridge Pike

8. Tax Parcel Number of the parent parcel: 43-00-11809-001, 43-00-1115-004, 40-00-11812-007 (or portion thereof)

9. Parent Parcel ---Deed Book & Page #: \_\_\_\_\_

10. Total Proposed No. of Lots or Dwelling Units: 193 multi-family units

11. Total area to be developed or subdivided:

Gross: <u>4.15 acres</u>	Net: <u>tbd</u>
Acres to be disturbed: <u>4.15 acres</u>	(area calculated to the legal right-of-way – net areas
Sq ft of building floor area: <u>62,079 exterior footprint</u>	are to be used for density and land area requirements)
(area calculated to center of street)	
Project located within a stream or flood plain (if any): Yes _____ No <input checked="" type="checkbox"/>	
PADEP Permits required? Yes <input checked="" type="checkbox"/> No _____	

12. Density (dwelling units per acre): 46.4

13. Zoning classification of subject land: Ridge Pike West

14. Water Supply: Public system? yes. Who is the supplier \_\_\_\_\_ well? \_\_\_\_\_

15. Sewage System: Public system? yes. On-lot system? \_\_\_\_\_ EDU's required: tbd

16. Please attach to this application all encumbrances and deeds involving the property.

17. Lineal Feet of New Street to be dedicated to the township: tbd

18. Are waivers or modifications requested at this time from the Subdivision and Land Development Ordinance?  
\_\_\_\_\_ if yes, please attach a letter to this application stating all waivers or modifications being requested.

19. Please attach copies of all zoning variances or special exceptions that apply to the property or use involved with this application.

By signing this application, authorization is granted to any municipal representative of Lower Providence Township to access the above property as stated within this application at any time, without an administrative warrant, to inspect and verify the location of any proposed use and/or structure contained within this application. Furthermore, I agree as the applicant(s) representing the property owner(s) for the submission of this subdivision or land development plan being duly sworn according to law states that the above Lower Providence Township Zoning, Subdivision and Land Development Ordinance and Escrow Policy were read and the facts set forth in said application and supportive documents are true and correct to the best of my knowledge, information and belief.

DATE: 3/27/2023 SIGNATURE OF APPLICANT(S) Michael J Maier

PRINT NAME OF APPLICANT(S) Commerce Pursuit Capital, L.P.

DATE: 3/30/23 SIGNATURE OF PROPERTY OWNER(S) 

**The following is for Township Use Only:**

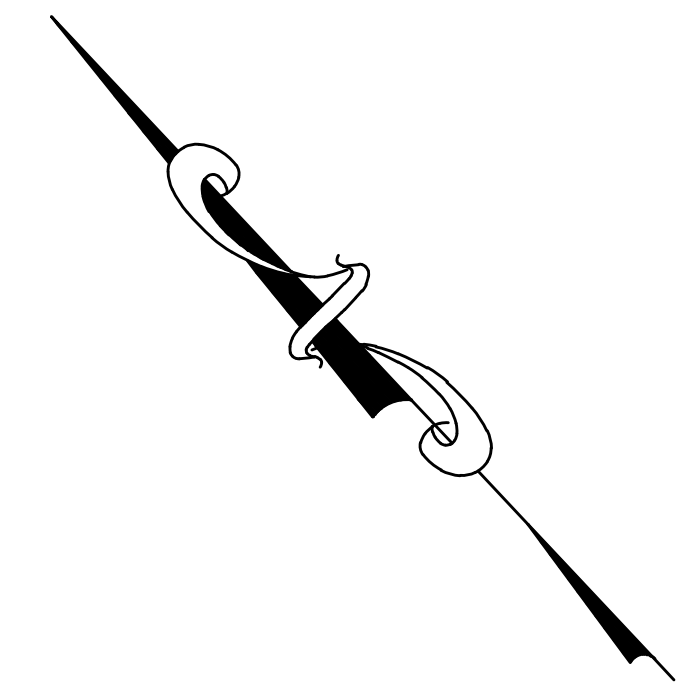
Lower Providence Township Application Fee:	\$	Ck#	Per Lot Fee	\$	Ck#
Montgomery County Fee:	\$	Ck#	Escrow	\$	Ck#

<input type="checkbox"/>	Lower Providence Township Engineer	<input type="checkbox"/>	Montgomery County Planning Commission
<input type="checkbox"/>	Lower Providence Township Police Dep.	<input type="checkbox"/>	Landscaping Consultant
<input type="checkbox"/>	Lower Providence Township Parks & Rec.	<input type="checkbox"/>	Traffic Consultant
<input type="checkbox"/>	Lower Providence Township Sewer Authority	<input type="checkbox"/>	Lighting Consultant
<input type="checkbox"/>	Lower Providence Township Building Code Official	<input type="checkbox"/>	
<input type="checkbox"/>	Lower Providence Township Public Works	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

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

Cursory Review: \_\_\_\_\_

Michael Mrozinski  
Director of Community Development



**ZONING DATA**

EXISTING ZONING DISTRICT:  
RIDGE PIKE WEST "RPW"

PROPOSED USES: MULTIFAMILY APARTMENTS\*

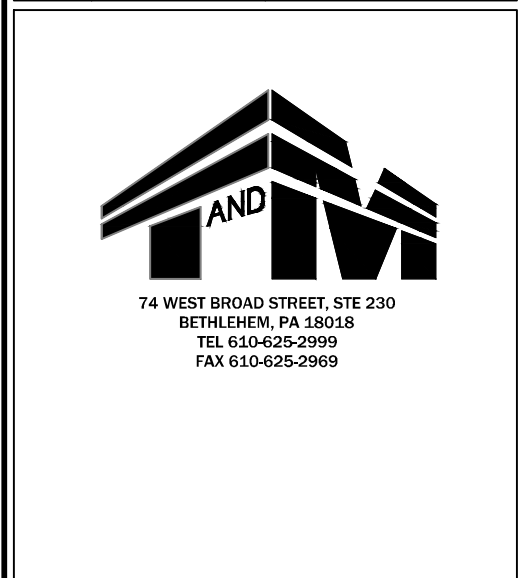
ZONING REQUIREMENTS TABLE:			
	CODE SECTION	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	143-78	50 FT	590± FT
MINIMUM LOT SIZE	143-78	20,000 SF	181,156± SF
MINIMUM FRONT YARD SETBACK	143-78	0 FT	75± FT
MAXIMUM FRONT YARD SETBACK	143-78	25 FT	75± FT**
MINIMUM SIDE YARD SETBACK	143-78	20 FT	63± FT
MINIMUM REAR YARD	143-78	30 FT	78± FT
MINIMUM DISTANCE BETWEEN BUILDINGS	143-78	30 FT	N/A
MAXIMUM BUILDING HEIGHT	143-78	3 STORIES OR 45 FT. WHICHEVER IS LESS	4 STORIES**
MAXIMUM BUILDING COVERAGE	143-78	50%	±34.27%
MAXIMUM IMPERVIOUS COVERAGE	143-78	60%	±67.45%
PARKING SETBACK FROM BUILDING	143-78	8 FT	10 FT
PARKING SETBACK FROM PROPERTY LINE	143-78	12 FT	0 FT
MAXIMUM DRIVEWAY WIDTH	143-78	30 FT	24 FT
MAXIMUM NUMBER OF DRIVEWAYS	143-78	ONE (1)	TWO (2)**
MINIMUM DRIVEWAY SEPARATION	143-78	200 FT	221± FT
MINIMUM DRIVEWAY SEPARATION FROM INTERSECTION	143-78	200 FT	>200 FT
UNIT PER ACRE DENSITY	N/A	N/A	46.4 UNITS/ACRE
MINIMUM PARKING SPACES (NUMBER OF PARKING SPACES PER APARTMENT UNIT)	143-71	1 PER STUDIO UNIT, 2 PER UNITS FOR ANY OTHER (NOT INCLUDING GARAGE) (386 PARKING SPACES)	151 PARKING SPACES 154 1ST FLOOR PARKING SPACES 285 TOTAL PARKING SPACES (1.48 PARKING SPACES PER APARTMENT UNIT)**
MINIMUM NUMBER OF ADA PARKING SPACES	123-37	101 TO 150 TOTAL PARKING SPACES: 5	5 ADA PARKING SPACES

\*THE PROPOSED USE IS NOT PERMITTED BY RIGHT, CONDITIONAL APPROVAL, OR SPECIAL EXCEPTION.  
 \*\* ZONING RELIEF WILL BE REQUIRED AS SHOWN

NO.	DATE	BY	CHKD
2	03/29/2023	CMS	KAL
1	03/17/2023	CMS	KAL

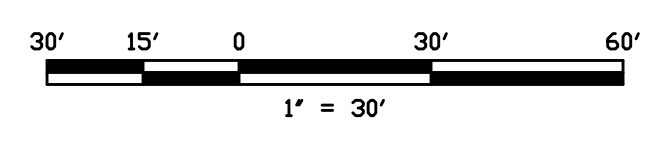
WESTRUM DEVELOPMENT COMPANY  
**LUXOR AT LOWER PROVIDENCE**  
 3834-3838 RIDGE PIKE  
 LOWER PROVIDENCE TOWNSHIP, MONTGOMERY PA

**SKETCH PLAN - SITE LAYOUT**



OFFICES LOCATED IN:  
 DELAWARE, INDIANA, KENTUCKY,  
 MASSACHUSETTS, MICHIGAN, NEW JERSEY,  
 OHIO AND PENNSYLVANIA

DESIGNED BY AMA	DRAWING <b>CP1.2</b>
CHECKED BY KAL	SHEET
DRAWN BY AMA	<b>1</b>
DATE 03/03/2023	
SCALE AS NOTED	
PROJ. NO. WDEV0001	



-----Original Message-----

From: Jeanine Sheldon <[jeaninesheldon2@gmail.com](mailto:jeaninesheldon2@gmail.com)>

Sent: Wednesday, March 22, 2023 10:08 AM

To: E.J. Mentry <[EMentry@lowerprovidence.org](mailto:EMentry@lowerprovidence.org)>

Subject: Re: Lower Providence Vacancy Board Volunteer Position

Hi EJ,

I believe Cara may have mentioned that I recently sold my home and am moving out of state. Unfortunately that will mean I will no longer be a LP resident effective 5/12. I am sorry that will mean I will not be able to fulfill the Vacancy Board responsibilities past that point.

I wanted to formally notify you of this so that you can look to replace me.

Thank you,

Jeanine Sheldon

Sent from my iPhone

## Denise Walsh

---

**From:** Denise Walsh  
**Sent:** Monday, April 24, 2023 1:00 PM  
**To:** E.J. Mentry  
**Subject:** FW: Vacancy board position  
**Attachments:** Cohen, Erica\_CV\_2023.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Erica and Mike Cohen <ericaandmikecohen@gmail.com>  
**Sent:** Monday, April 24, 2023 12:58 PM  
**To:** Denise Walsh <dwalsh@lowerprovidence.org>  
**Subject:** Vacancy board position

Good Afternoon,

I have recently been made aware that there is an upcoming vacancy on the township's vacancy board. Having lived in 2 homes over 19 year in Lower Providence, I would appreciate being considered for this position. My family and I feel extremely fortunate to live in Lower Providence and happily look for opportunities to volunteer in service to the community whenever possible.

I am available for a conversation at your convenience to pursue this further. Attached, please find my professional resume for reference.

Warm Regards,  
Erica Cohen

## ERICA COHEN

504 Elizabeth Drive, Eagleville, PA 19403—215.896.1911

---

### PROFILE

A strategic healthcare IT, business operations, and professional services executive with a proven record of managing transformative business initiatives, implementing productivity improvements, and building successful teams. Client-focused, driven to develop opportunities and relationships to surpass revenue goals. Repeated success with optimizing people, processes and technology to increase quality and efficiency. Drives talent development and knowledge management to maximize employee contribution and retention.

---

### PROFESSIONAL EXPERIENCE

Greenphire, Inc  
**Chief Experience Officer**  
January 2022-Present

- Serves as a member of the Greenphire executive team, providing input into company strategy, shaping priorities and supporting the achievement of results.

**Senior VP, Operations**  
June 2018-January 2022

- Responsible for defining Operations department strategy, objectives, performance metrics and targets.
- Oversees all client project implementation and support operations to ensure agreed milestones and performance standards are consistently achieved.
- Ensures the effective and professional relationship oversight / governance for identified key sponsor relationships
- Ensures appropriate operational resource levels to meet client requirements and achieve company objectives
- Ensures clear lines of accountability, responsibility and authority within the operational team, while actively managing cross functional dependencies
- Fosters a culture of urgency, operational excellence and continuous improvement
- Ensures procedure manuals, processes, job aids and training are in place to support quality and consistency.
- Contributes to operational specification development for key company projects, ensuring alignment of banking, sponsor and site functions. Facilitating trouble shooting and issue resolution as required.
- Prioritization of projects, based on input from CEO, customers feedback, sales opportunities, consumer strategy teams; financial analysis of revenue and costs; and assessment of impact on client satisfaction.
- Perform other duties, assignments, and/or special projects as time or circumstances necessitate.

LEXISNEXIS RISK SOLUTIONS  
(A RELX Company)  
**Vice President, Healthcare  
Product Delivery & Consulting**  
July 2015 – March 2018

- Leading professional services team (150+ resources across 7 global locations) with the strategy of client satisfaction, inclusive of supporting sales cycle activity, through technical implementation and ongoing client operations support.
- Led enterprise-wide \$150M Portfolio Management Office inclusive of internal and external projects
- 10M in Increased revenue through the creation of tiered consulting services offerings based on total contract value and solution complexity

- Onsite project team deployment leading software implementations and data governance solutions for Payer around Provider directory accuracy and network adequacy compliance regulations.
- Implementation of matrixed shared services support model, inclusive of US and Global resources.
- Spearheaded the implementation of a process roadmap strategy, using a metrics-driven approach to improve team productivity, automation, client reporting, and tracking client satisfaction.
- Established workflow for content development and management for support of 3<sup>rd</sup> party compliance audits, RFP responses, and contracts.

LEXISNEXIS RISK SOLUTIONS  
(A RELX Company)  
**Vice President, Healthcare  
Operations**  
Dec 2014-Jul 2015

- Participated in post-acquisition Integration of resources, products, technology and culture of 5 companies.
- Built data acquisition strategy inclusive of data partnerships, data integration, contracting, and end-state product delivery
- Successfully migrated 150 clients through product and data integration.
- Facilitated vendor tool selection and implementation of Project Portfolio Management and reporting.
- Build out of 24/7, multi-lingual customer operations and support team
- Onsite customer project team deployment for Life Science government compliance reporting and aggregate spend solutions
- Roll-out of data governance program for Pharmacy POS compliance programs determining provider prescriptive authority
- Led the strategy and implementation of HIPPA compliant data management and storage practices

Health Market Science  
**VP, Operations**  
2013-2014

- Participant in due diligence process for corporate acquisition by LexisNexis Risk Solutions, Health Care
- Executed strategic roadmap leading to over 20% growth leading to \$50M in revenue
- Created an offshore and rural sourcing strategy including the integration of development, quality, support and data teams in India and Vietnam
- Built out of IT Strategy for 24/7 support processes and 99.999% uptime, real-time monitoring, dual-site redundancy, back-ups, and disaster recovery, and multi-Site continuity planning
- Secured \$80K in State and Federal grants to train incumbent employees on new skills and technology

#### **PUBLICATIONS AND PUBLIC PRESENTATIONS**

- Trial Flexibility: Preventing Rare disease patients Exclusion from R&D, European Pharmaceutical Manufacturer, 2023
- Balancing Personal and Professional Goals, Women's Connected, LexisNexis Risk Solutions, 2018
- Diary of Leader, Women's Connected, LexisNexis Risk Solutions, 2017
- Chester County Economic Development Council 2014; and Philly Agile 2013

#### **Education**

Degrees:

- MA, English Literature, Rosemont College, Rosemont, PA
- BA, History, Rosemont College, Rosemont PA

Other Training and Certs:

- Certified Professional in HealthCare Information Management and Systems, (CPHIMS)
- Certified Scrum Master Certification (CSM), Penn State Great Valley
- Strategic Leadership Experience, DDI Learning
- Project Management Certificate, Boston University



**From:** Mike Comroe <[pennstateblue@verizon.net](mailto:pennstateblue@verizon.net)>

**Sent:** Sunday, April 9, 2023 7:44 AM

**To:** Denise Walsh <[dwalsh@lowerprovidence.org](mailto:dwalsh@lowerprovidence.org)>

**Subject:** Application for Vacancy Board

Mr> Mentry:

I wish to submit my name for consideration for appointment to the Township Vacancy Board. I have served on this board twice previously and have also completed twenty five years of loyal service on the Lower Providence Planning Commission, having retired two years ago. I have a very strong background in serving on various township boards and commissions since moving here in 1965. My resume(s) still should be available in your old records retention system. I thank both you, and our BOS for their consideration in this position.

Sincerely,

Mike Comroe

610-666-7402

**From:** Helen Dunn <[hdunn1012@gmail.com](mailto:hdunn1012@gmail.com)>  
**Sent:** Wednesday, April 19, 2023 12:23 PM  
**To:** Denise Walsh <[dwalsh@lowerprovidence.org](mailto:dwalsh@lowerprovidence.org)>  
**Subject:** Vacancy Board

Hello -

I was recently made aware that you are seeking applicants for the Lower Providence Township Vacancy Board.

I've lived in Lower Providence since 2003 but have become more active in the community in recent years. Since the pandemic made my professional work more flexible I have been making an effort to become a more active participant in the community and more in tune with the workings of local government. I think this spot on the Vacancy Board is a place where I could be of service to the Township.

Please see the attached letter of interest.

Regards -

Helen Dunn

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April 19, 2023

Dear Mr. Mentry:

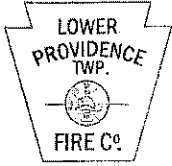
My name is Helen Dunn and I would like to be considered for the open position on the Lower Providence Township Vacancy Board.

I have been a resident of the Township for 20 years and over time I have realized how important it is for residents who care about the Township's future to take an active role instead of idly watching others make decisions that impact our daily lives. I want Lower Providence to be a vibrant and welcoming community for all who live here. I believe that the Board of Supervisors shares that vision and will continue to make policy that works in the best interest of Lower Providence citizens.

I have spent the bulk of my career working at a non-profit organization devoted to producing unbiased, evidence-based reports. Our work has instilled in me a deep sense of balance that will be beneficial if called upon to be a deciding vote for a vacant Supervisor position.

Sincerely,

Helen Dunn



# LOWER PROVIDENCE FIRE COMPANY

3199 Ridge Pike · Eagleville, PA 19408 · [www.lpfire.com](http://www.lpfire.com)

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



April 27, 2023

Ms. Cara Coless  
Chairperson  
Lower Providence Township Board of Supervisors  
100 Park Lane Drive  
Eagleville, PA 19403

Re: Waiver of permit fees and operational hours.

Dear Chairperson Coless,

On behalf of the Lower Providence Township Volunteer Fire Company, I am requesting the Board's consideration in waiving the special event permit fees regarding the operation of our annual fireman's fair fundraiser. I am also requesting your consideration in extending our operating hours for Friday and Saturdays nights from 10pm to 11 pm.

Thank you for your consideration and continued support.

Respectfully,

Jackie Rittenhouse  
Lower Providence Township Volunteer  
Fire Company Fair Chairman

**LOWER PROVIDENCE TOWNSHIP  
INTER-OFFICE CORRESPONDENCE**

TO: Board of Supervisors  
CC: E.J. Mentry, Township Manager  
FROM: Joseph R. Chillano, Public Works Director  
DATE: 4/28/2023  
RE: Authorization to proceed with Cured In Place Pipelining

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E.J.,

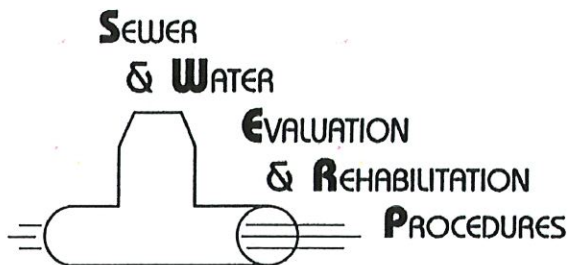
I am seeking authorization from the BOS to begin our much-anticipated pipe lining projects. The three locations are listed below:

1. Easement located next to 528 Elizabeth Drive- Line an existing 36" CMP, +/- 200 LF.
2. Sunnyside Avenue near address 833- Line an existing 24" CMP, +/- 85 LF
3. 13 Teakwood Terrace- Line an existing 30" CMP, +/- 185 LF

I have obtained pricing from two Costars approved contractors with Swerp Inc. being the lowest @ \$120,300. Swerp has worked on numerous successful projects for us in the past, attached is their pricing.

Respectfully submitted,

Joseph R. Chillano



**Price Quotation**

Mr. Joe Chillano  
 Lower Providence Township  
 100 Parklane Drive  
 Eagleville, PA 19403

Revised  
 March 27, 2023

**Re: Cured in Place Pipelining - Elizabeth Dr., Sunnyside Ave. & Teakwood Lane, Eagleville, PA**

<u>Item</u>	<u>Quan.</u>	<u>Unit</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total</u>
1 (Rev)	1	LS	528 Elizabeth Drive: Install +/-200' of 36" CIPP Liner in CMP Storm Pipe (Revised Pricing)	54,400.00	<b>\$54,400.00</b>
2	1	LS	Sunnyside Ave (Near Address 833): Install +/- 85' of 24" CIPP Liner in CMP Storm Pipe	19,200.00	<b>\$19,200.00</b>
3	1	LF	13 Teakwood Ter.: Install +/- 185' of 30" CIPP Liner in CMP Storm Pipe	40,900.00	<b>\$40,900.00</b>
4	1	EA	Daily Rate for Pipe Cleaning and Televising	5,800.00	<b>\$5,800.00</b>
				<b>Total</b>	<b>\$120,300.00</b>

**Project Notes:**

Pricing for Items 1-3 is based on installation of 24" and 36" diameter cured in place pipeliners in accordance with ASTM F-1216 Standards for fully deteriorated pipeline conditions (12mm wall thickness for 24" pipe and 15mm thickness for 36" Pipe.) Pipeliners will be installed by the air inversion process and will be steam cured per manufacturer's recommended procedures. Liners will be constructed of Polyester felt layers with plastic membrane and are saturated with thermosetting polyester resin (M-Tube Pipeliner Submittal Attached.)

Inlet Tops must be removed and replaced by Lower Providence Township as Required. The extent of this work is to be determined during the TV and Cleaning Phase of the Project. It is estimated that the inlet tops on Elizabeth Drive and Teakwood Terrace will need to be removed to allow installation of 30" Pipeliners.

All cleaning and TV work provided by SWERP and/or SWERP's Subcontractors will be invoiced on a daily rate basis under Item 4 shown above (SWERP anticipates using a subcontractor for cleaning of lines.)

**Pricing Reflects All Applicable Prevailing Wage Rates.**

SWERP is a participating vendor under the PA Costars Program (Vendor No. 354144, Contract 016-132.)

**Exclusions:**

Bonds, permits, prevailing / union wages, removal and replacement of inlet tops / all excavation and all flaggers for traffic control are excluded from our pricing and is to be provided by Lower Providence Township.

Access to a on-site, high volume water sources (fire hydrant, etc.) is required for this project and is to be provided By Others

Bonds, permits, prevailing/union wages, bypass pumping with greater than a 3 inch pump, excavation and/or pipe obstruction removal are excluded from the above pricing.

Restoration of deteriorated flow channels, if required to install liners, is excluded from our pricing.

Quotation Prepared By:

  
 Alfred De Vincent, Estimator

*All price quotations are valid for 90 days.*

SWERP INCORPORATED · 1237 HAYES BOULEVARD · BRISTOL, PA 19007  
 (215) 785-2242 · (800) 507-9377 · FAX (215) 785-2277 · SWERPINC@AOL.COM

TRENCHLESS REHABILITATION SPECIALISTS