

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS BUSINESS MEETING  
November 16, 2023**

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**Call to Order:** Chair Coless called the hybrid live/virtual meeting to order at 7:07 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 and Supervisor Neights. Supervisors Sorgini and MacFarland were absent.
- b. Also in attendance were: E.J. Mentry, Township Manager; Michael Clarke, Township Solicitor; Paul Donnelly, Assistant Township Manager; Mike Jackson, Chief of Police; Mike Mrozinski, Community Development Director; Joe Chillano, Public Works Director; Rich Lafiata, Finance Director, and Mina Lui, Student Representative.

**Chair's Comments**

- Chair Coless announced that an Executive Session was held prior to the meeting on November 16, 2023, to discuss personnel and legal matters, and contract negotiations. Additionally, an Executive Session was held at the conclusion of the October 23<sup>rd</sup> Budget Workshop to discuss personnel matters.
- Chair Coless read a proclamation in support of Small Business Saturday.

**1) Presentations**

- A. Student representative Mina Liu provided a report on Methacton School District news including: a meeting regarding AI and its integration into education, optional parent-teacher conferences, and upcoming performances of "A Midsummer Night's Dream" by the Methacton Theater Company. She listed high school athletics accomplishments: Brock Yoder and Moly Thomas delivered noteworthy performances at the PIAA cross country championships and the field hockey team was the 2023 PAC champions.
- B. Proposed Budget Presentation & Authorization to Advertise the 2024 Budget with a Millage Increase Option
  - a. Mr. Mentry stated that three budget workshops were held; they were advertised and open to the public. He said the Board would be voting tonight to advertise the 2024 budget for a 20-day public comment period with final adoption of the budget anticipated at the December 20<sup>th</sup> meeting.
  - b. Mr. Mentry noted that at the start of the process the budget anticipated a General Fund deficit of \$1,170,539. He said staff worked to remove non-essential capital expenses and moved one-time purchases to American Rescue Plan Act (ARPA) funding, reducing the General Fund deficit to \$805,446 after the first budget workshop. Mr. Mentry also noted that Liquid Fuels Debt Service would be moved to Debt Service, effectively increasing the road program's funding by \$178,277.
  - c. He listed the following ARPA funding highlights: Library early literacy computers; Act 209 study; three flood gates; stormwater fee study, and zoning ordinance rewrite. He

- discussed staffing, noting that there had been restructuring and some growth, but mainly the new hires filled vacancies that had remained open. The total net increase over the past 2 years has been 2.5 employees.
- d. For the final budget workshop, with additional decreases and updates to 2024 insurance rates, Mr. Mentry said the anticipated General Fund deficit in the proposed budget was reduced to \$785,475.
  - e. Mr. Lafiata provided an overview of the Township's fund balance. He noted that without a millage adjustment, the fund balance would be less than the minimum required under the Township's Fund Balance Policy, which states that the Township should retain a minimum of 25% of the year's operating costs. It was also noted that the Township's major funding sources are earned income taxes and real estate taxes and the Township only has control of the real estate millage.
  - f. Mr. Lafiata outlined the major budget themes and highlights:
    - i. Addition of police officer
    - ii. Maintenance of increased funding for Fire/EMS
    - iii. Stormwater Management/MS4 requirements
    - iv. Reallocation of employees/expenses
    - v. Contractual police salary/benefits and AFSCME salary/benefits
    - vi. Other contractual, non-optional expenses
    - vii. Capital equipment and purchases
    - viii. Increased funding for road projects which advances the multi-year plan to fund the road program
  - g. Mr. Mentry presented three options for a General Fund millage increase:
    - i. Option A - The increase would fund 100 percent of deficit. The average tax increase would be \$81.48 annually.
    - ii. Option B – The increase would fund 100 percent of the deficit and add \$50,000 to the Fund Balance. The average tax increase would be \$86.66 annually.
    - iii. Option C – The increase would fund 100 percent of the deficit and add \$100,000 to the Fund Balance. The average tax increase would be \$91.85 annually.
  - h. **MOTION:** Vice Chair Darby made a motion to authorize the advertisement of the 2024 Budget with Option B. Supervisor Neights seconded the motion.
    - i. There was no public comment.
    - j. The motion *passed 3-0*.

## 2) Consent Agenda

- A. **MOTION:** Vice Chair Darby made a motion to approve the consent agenda, including moving the meeting minutes of October 19, 2023, and the Board's Budget Workshops of October 23 and October 30, 2023 into the record, approving payment of bills in the amount of \$1,030,369.42 and approving escrow release No. 7 for Whitetail Ridge Estates Escrow Release in the amount of \$56,230.50. A Tax Assessment Appeal Stipulation for 2833 and 2837 Ridge Pike also was approved. Supervisor Neights seconded the motion.
  - a. There was no public comment.
  - b. The motion *passed 3-0*.

## 3) Old Business

- A. Consideration of Resolution 2023-38, Approving Minor Land Development Plan, 1433 Pawlings Road
  - a. Mr. Mentry noted that Bill Dion, counsel for the applicant, Delaware Valley Properties, was in attendance. Solicitor Clarke noted that in response to a discussion at the

November 16<sup>th</sup> meeting, language had been added to the resolution to prohibit maintenance of vehicles in excess of 10,000 lbs. He confirmed that the prohibition applies to this particular use on the property regardless of owner.

- b. **MOTION:** Vice Chair Darby made a motion to approve Resolution 2023-38, Minor Land Development Plan, 1433 Pawlings Road. Supervisor Neights seconded the motion.
- c. There was no public comment.
- d. The motion *passed* 3-0.

#### 4) **New Business**

##### A. Request for Waiver of Fence Standards, 2774 Egypt Road

- a. Mr. Mrozinski said the property owner, Joseph Grablewski , is requesting the waiver to permit the installation of a solid-style fence along the side of his corner property which extends into the frontage along a shared property line. The new vinyl fence is replacing the existing solid wood fencing which is in poor condition. Mr. Grablewski is aware of sight distance concerns and will not extend solid fencing into the line of sight for motorists.
  - i. Supervisor Neights recommended that the applicant ensure the fence company installs posts between 3 and 3.5 feet into the ground – below the frost line.
- b. **MOTION:** Supervisor Neights, seconded by Vice Chair Darby, made a motion to grant the request for waiver of fence standards.
- c. There was no public comment.
- d. The motion *passed* 3-0.

##### B. Ratification of AFSCME Contract

- a. Mr. Mentry said the American Federation of State, County and Municipal Employees (AFSCME) union is a national union which, in Lower Providence Township, represents primarily the Public Works Department. AFSCME has a collective bargaining agreement with the Township which expires at the end of 2023. He said as a result of very collaborative and good faith negotiations a new, five-year agreement is ready for ratification.
- b. **MOTION:** Chair Coless made a motion to ratify the AFSCME contract. Supervisor Neights seconded the motion.
- c. There was no public comment.
- d. The motion *passed* 3-0.

##### C. Consideration of 2024 Equipment Rental Contract

- a. Mr. Mentry said this is an annual contract and that proposals had been solicited. He explained that the contract is not a guarantee of work and there is a maximum contract amount. It is used in emergencies or if additional equipment is needed. Only one proposal had been received and that was from James R. Kenney, the current contract holder.
- b. Mr. Chillano noted that the 2024 rates from Mr. Kenney are remaining the same as in 2023. He said a notice had been placed on the Township website and local contractors had been solicited.
- c. **MOTION:** Supervisor Neights made a motion to approve the 2023 Equipment Rental Contract with James R. Kenney Excavating and Paving, Inc., seconded by Vice Chair Darby.
- d. There was no public comment.
- e. The motion *passed* 3-0.

D. Consideration of Local Share Account Grant Resolutions

- a. Mr. Mentry said Mr. Donnelly and the Township's grant consultant had prepared four separate grant applications represented by the following resolutions:
  - Resolution 2023-39: Public Works heavy equipment (two vehicles)
  - Resolution 2023-40: Police Vehicles (three vehicles)
  - Resolution 2023-41: Cured-in-Place Pipelining Project
  - Resolution 2023-42: Clearfield Avenue Sidewalk Project (Ridge Pike to Belmont Ave.)
- b. **MOTION:** Chair Coless made a motion to approve the Local Share Account Grant Resolutions 2023-39 to 2023-42. Vice Chair Darby seconded the motion.
- c. There was no public comment.
- d. The motion *passed* 3-0.

E. Consideration of Pension Distribution Approval/Michael Slattery

- a. Mr. Mentry said that both pension distributions on the agenda had been reviewed, calculated and approved by the Township's pension actuary.
- b. **MOTION:** Vice Chair Darby made a motion to approve the Pension Distribution for Michael Slattery. Supervisor Neights seconded the motion.
- c. There was no public comment.
- d. The motion *passed* 3-0.

F. Consideration of Pension Distribution Approval/John Consolo

- a. **MOTION:** Vice Chair Darby made a motion to approve the Pension Distribution for John Consolo. Supervisor Neights seconded the motion.
- b. There was no public comment.
- c. The motion *passed* 3-0.

G. Authorization to Advertise the Appointment at the Board's Reorganization Meeting of BBD as the Township Auditor for the Year 2023

- a. Mr. Mentry confirmed that this would be the last year of a two-year contract extension with BBD.
- b. **MOTION:** Vice Chair Darby made a motion to approve the authorization to advertise the appointment at the Board's Reorganization Meeting of BBD as Township Auditor for the Year 2023. Supervisor Neights seconded the motion.
- c. There was no public comment.
- d. The motion *passed* 3-0.

H. Budget Adjustment for Public Works Purchase

- a. Mr. Lafiata explained that the waste oil heater in the Public Works garage had deteriorated to the point that it is unsafe. Cost of a replacement heater was not included in the 2023 budget.
- b. Mr. Chillano explained that Public Works facilities are currently heated with a combination of a waste oil heater, heating oil burner, and solar panels. The heating oil burner has a crack in the fire box and the Township seeks to replace that heater with another waste oil heater. These waste oil heaters allow the township to get rid of their waste oil and it works well for the department.
- c. **MOTION:** Vice Chair Darby made a motion for the budget adjustment of \$15,000 in the Capital Fund for Public Works purchase. Supervisor Neights seconded the motion.







November 28, 2023

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

Reference: Courts at Brynwood – Phase I  
Escrow Release No. 17 – Final Release

Dear Mike:

At this time, based on field observations of work completed to date, we find that sufficient work has been completed to release the amount of \$35,989.21. By releasing this amount, the total account balance for the project will be reduced to a zero amount.

A. Original Value of Financial Security	\$ 2,693,889.98
B. Total Past Completion	\$ 2,657,900.77
C. Total Completed this Release	\$ 35,989.21
D. Balance to Finish	\$ -

Please contact our office with any questions.

Sincerely,

Timothy P. Woodrow, P.E.  
Township Engineer

TPW/del



Lower Providence Township  
Montgomery County, Pennsylvania  
November 28, 2023

**Courts at Brynwood – Phase 1  
Escrow Release #17 – Final Release**

Woodrow & Associates, Inc. – Township Engineer

A. Original Value of Financial Security	\$ 2,693,889.98
B. Total Past Completion	\$ 2,657,900.77
C. Total Completed this Release	\$ 35,989.21
D. Balance to Finish	\$ -

We certify that the above is the estimate of the value of materials furnished and work performed to date by for construction at The Courts at Brynwood in the sum of;

THIRTY-FIVE THOUSAND,  
NINE HUNDRED EIGHTY-NINE DOLLARS,  
AND 21 CENTS

\$35,989.21

RECOMMENDED: \_\_\_\_\_ DATE: 11-29-23

APPROVED: Michael Mrozinski DATE: 11-30-23

Michael Mrozinski,  
Director of Community Development

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	QTY THIS REL.	REL. TO DATE	\$ THIS RELEASE	\$ PAST REL. TO DATE	\$ REL. TO DATE	BALANCE	
<b>A Survey</b>											
1 Construction Layout	1.00	LS	\$ 50,000.00	\$ 50,000.00	0.00	1.00	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00	\$ -
2 As Built Development	1.00	LS	\$ 7,500.00	\$ 7,500.00	0.00	1.00	\$ -	\$ -	\$ 7,500.00	\$ 7,500.00	\$ -
3 Pins & Monuments - For Subdivision	9.00	EA	\$ 150.00	\$ 1,350.00	9.00	9.00	\$ 1,350.00	\$ -	\$ -	\$ 1,350.00	\$ -
<b>Subtotal - Survey</b>				\$ 58,850.00			\$ 1,350.00	\$ -	\$ 57,500.00	\$ 58,850.00	\$ -
<b>B Erosion Control</b>											
1 18" Silt Fence	265.00	LF	\$ 2.25	\$ 596.25	0.00	265.00	\$ -	\$ -	\$ 596.25	\$ 596.25	\$ -
2 12" Filter Sock	409.00	LF	\$ 4.50	\$ 1,840.50	0.00	409.00	\$ -	\$ -	\$ 1,840.50	\$ 1,840.50	\$ -
3 18" Filter Sock	682.00	LF	\$ 7.50	\$ 5,115.00	0.00	682.00	\$ -	\$ -	\$ 5,115.00	\$ 5,115.00	\$ -
4 24" Filter Sock	1,702.00	LF	\$ 9.50	\$ 16,169.00	0.00	1,702.00	\$ -	\$ -	\$ 16,169.00	\$ 16,169.00	\$ -
5 32" Filter Sock	1,012.00	LF	\$ 16.00	\$ 16,192.00	0.00	1,012.00	\$ -	\$ -	\$ 16,192.00	\$ 16,192.00	\$ -
6 Construction Entrance	4,835.00	SF	\$ 1.50	\$ 7,252.50	0.00	4,835.00	\$ -	\$ -	\$ 7,252.50	\$ 7,252.50	\$ -
7 Rock Filter	1.00	EA	\$ 200.00	\$ 200.00	0.00	1.00	\$ -	\$ -	\$ 200.00	\$ 200.00	\$ -
8 Concrete Washout	1.00	EA	\$ 850.00	\$ 850.00	0.00	1.00	\$ -	\$ -	\$ 850.00	\$ 850.00	\$ -
9 Inlet Filters	14.00	EA	\$ 150.00	\$ 2,100.00	0.00	14.00	\$ -	\$ -	\$ 2,100.00	\$ 2,100.00	\$ -
10 Filter Sock Sump	4.00	EA	\$ 850.00	\$ 3,400.00	0.00	4.00	\$ -	\$ -	\$ 3,400.00	\$ 3,400.00	\$ -
11 Seed Basin Baffle Fence	165.00	LF	\$ 35.00	\$ 5,775.00	0.00	165.00	\$ -	\$ -	\$ 5,775.00	\$ 5,775.00	\$ -
12 Temporary Riser & Trash Rack	1.00	EA	\$ 3,500.00	\$ 3,500.00	0.00	1.00	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00	\$ -
13 Erosion Control Matting SC-250-Spillway	1,348.00	SY	\$ 4.50	\$ 6,066.00	0.00	1,348.00	\$ -	\$ -	\$ 6,066.00	\$ 6,066.00	\$ -
<b>Subtotal - Erosion Control</b>				\$ 69,056.25			\$ -	\$ -	\$ 69,056.25	\$ 69,056.25	\$ -
<b>C Clearing &amp; Demolition</b>											
1 Tree Clearing	2.00	AC	\$ 8,500.00	\$ 17,000.00	0.00	2.00	\$ -	\$ -	\$ 17,000.00	\$ 17,000.00	\$ -
2 Remove Paving	4,886.00	SY	\$ 1.50	\$ 7,329.00	0.00	0.00	\$ -	\$ -	\$ 7,329.00	\$ 7,329.00	\$ -
<b>Subtotal - Clearing &amp; Demolition</b>				\$ 24,329.00			\$ -	\$ -	\$ 24,329.00	\$ 24,329.00	\$ -
<b>D Earthwork</b>											
1 Basin 1 - Strip Topsoil	1,759.00	CY	\$ 2.75	\$ 4,837.25	0.00	1,759.00	\$ -	\$ -	\$ 4,837.25	\$ 4,837.25	\$ -
2 Basin 1 - Cut Total	8,993.00	CY	\$ 2.50	\$ 22,482.50	0.00	8,993.00	\$ -	\$ -	\$ 22,482.50	\$ 22,482.50	\$ -
3 Basin 1 - Fill Required	759.00	CY	\$ 2.00	\$ 1,518.00	0.00	759.00	\$ -	\$ -	\$ 1,518.00	\$ 1,518.00	\$ -
4 Basin 1- Return Topsoil	1,059.00	CY	\$ 4.50	\$ 4,765.50	0.00	1,059.00	\$ -	\$ -	\$ 4,765.50	\$ 4,765.50	\$ -
5 Basin 2 - Strip Topsoil	3,289.00	CY	\$ 2.75	\$ 9,044.75	0.00	3,289.00	\$ -	\$ -	\$ 9,044.75	\$ 9,044.75	\$ -
6 Basin 2 - Cut Total	11,421.00	CY	\$ 2.50	\$ 28,552.50	0.00	11,421.00	\$ -	\$ -	\$ 28,552.50	\$ 28,552.50	\$ -
7 Basin 2 - Fill Required	7,022.00	CY	\$ 2.00	\$ 14,044.00	0.00	7,022.00	\$ -	\$ -	\$ 14,044.00	\$ 14,044.00	\$ -
8 Basin 2 - Return Topsoil	1,975.00	CY	\$ 4.50	\$ 8,887.50	0.00	1,975.00	\$ -	\$ -	\$ 8,887.50	\$ 8,887.50	\$ -
9 Roadways - Strip Topsoil	6,523.00	CY	\$ 2.75	\$ 17,938.25	0.00	6,523.00	\$ -	\$ -	\$ 17,938.25	\$ 17,938.25	\$ -
10 Roadways - Cut Total	6,283.00	CY	\$ 2.50	\$ 15,707.50	0.00	6,283.00	\$ -	\$ -	\$ 15,707.50	\$ 15,707.50	\$ -
11 Roadways - Fill Required	10,590.00	CY	\$ 2.00	\$ 21,180.00	0.00	10,590.00	\$ -	\$ -	\$ 21,180.00	\$ 21,180.00	\$ -
12 Roadways - Return Topsoil	1,309.00	CY	\$ 4.50	\$ 5,890.50	0.00	1,309.00	\$ -	\$ -	\$ 5,890.50	\$ 5,890.50	\$ -
<b>Subtotal - Earthwork</b>				\$ 154,848.25			\$ -	\$ -	\$ 154,848.25	\$ 154,848.25	\$ -
<b>E Sanitary Sewer</b>											
1 8" PVC Main	2,744.00	LF	\$ 35.00	\$ 96,040.00	0.00	2,744.00	\$ -	\$ -	\$ 96,040.00	\$ 96,040.00	\$ -
2 DIP Main	63.00	LF	\$ 45.00	\$ 2,835.00	0.00	63.00	\$ -	\$ -	\$ 2,835.00	\$ 2,835.00	\$ -
3 PVC Lateral - 10' past back of sidewalk	2,622.00	LF	\$ 32.00	\$ 83,904.00	0.00	2,622.00	\$ -	\$ -	\$ 83,904.00	\$ 83,904.00	\$ -
4 Dia Manhole	13.00	EA	\$ 2,850.00	\$ 37,050.00	0.00	13.00	\$ -	\$ -	\$ 37,050.00	\$ 37,050.00	\$ -
5 Drop Manhole	8.00	EA	\$ 3,500.00	\$ 28,000.00	0.00	8.00	\$ -	\$ -	\$ 28,000.00	\$ 28,000.00	\$ -
6 Lateral Connection	88.00	EA	\$ 250.00	\$ 22,000.00	0.00	88.00	\$ -	\$ -	\$ 22,000.00	\$ 22,000.00	\$ -
7 Traffic Control	1.00	LS	\$ 1,500.00	\$ 1,500.00	0.00	1.00	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	\$ -
8 Patch Paving	24.00	SY	\$ 65.00	\$ 1,560.00	0.00	24.00	\$ -	\$ -	\$ 1,560.00	\$ 1,560.00	\$ -
9 Cleanout	65.00	EA	\$ 350.00	\$ 22,750.00	0.00	65.00	\$ -	\$ -	\$ 22,750.00	\$ 22,750.00	\$ -

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	QTY THIS REL.	REL. TO DATE	\$ THIS RELEASE	\$ PAST REL. TO DATE	\$ REL. TO DATE	BALANCE
<b>Subtotal - Sanitary Sewer</b>				\$ 295,639.00			\$ -	\$ -	\$ 295,639.00	\$ -
<b>F Storm Sewer</b>										
1 18" HPDE	2,477.00	LF	\$ 33.50	\$ 82,979.50	0.00	2,477.00	\$ -	\$ -	\$ 82,979.50	\$ -
2 24" HDPE	740.00	LF	\$ 39.25	\$ 29,045.00	0.00	740.00	\$ -	\$ -	\$ 29,045.00	\$ -
3 30" HDPE	381.00	LF	\$ 55.50	\$ 21,145.50	0.00	381.00	\$ -	\$ -	\$ 21,145.50	\$ -
4 18" RCP O-Ring	51.00	LF	\$ 55.00	\$ 2,805.00	0.00	51.00	\$ -	\$ -	\$ 2,805.00	\$ -
5 36" RCP O-Ring	51.00	LF	\$ 75.00	\$ 3,825.00	0.00	51.00	\$ -	\$ -	\$ 3,825.00	\$ -
6 4 Ft. Type C Inlet	21.00	EA	\$ 2,350.00	\$ 49,350.00	0.00	21.00	\$ -	\$ -	\$ 49,350.00	\$ -
7 4 Ft. Type M Inlet	17.00	EA	\$ 2,350.00	\$ 39,950.00	0.00	17.00	\$ -	\$ -	\$ 39,950.00	\$ -
8 Double Type C Inlet	1.00	EA	\$ 3,200.00	\$ 3,200.00	0.00	1.00	\$ -	\$ -	\$ 3,200.00	\$ -
9 Double Type M Inlet	5.00	EA	\$ 3,200.00	\$ 16,000.00	0.00	5.00	\$ -	\$ -	\$ 16,000.00	\$ -
10 Storm Manhole	6.00	EA	\$ 2,500.00	\$ 15,000.00	0.00	6.00	\$ -	\$ -	\$ 15,000.00	\$ -
11 18" DW Endwall	4.00	EA	\$ 1,650.00	\$ 6,600.00	0.00	4.00	\$ -	\$ -	\$ 6,600.00	\$ -
12 36" DW Endwall	1.00	EA	\$ 2,500.00	\$ 2,500.00	0.00	1.00	\$ -	\$ -	\$ 2,500.00	\$ -
13 30" DW Endwall	2.00	EA	\$ 1,750.00	\$ 3,500.00	0.00	2.00	\$ -	\$ -	\$ 3,500.00	\$ -
14 Outlet Structure	2.00	EA	\$ 3,500.00	\$ 7,000.00	0.00	2.00	\$ -	\$ -	\$ 7,000.00	\$ -
15 Anti-Seep Collars	4.00	EA	\$ 650.00	\$ 2,600.00	0.00	4.00	\$ -	\$ -	\$ 2,600.00	\$ -
16 Rip-Rap at Endwalls	38.00	TN	\$ 45.00	\$ 1,710.00	0.00	38.00	\$ -	\$ -	\$ 1,710.00	\$ -
17 Stilling Basin	2.00	EA	\$ 1,850.00	\$ 3,700.00	0.00	2.00	\$ -	\$ -	\$ 3,700.00	\$ -
<b>Subtotal - Storm Sewer</b>				\$ 290,910.00			\$ -	\$ -	\$ 290,910.00	\$ -
<b>G BMP Construction</b>										
1 Basin #1 - Planting Soil / Stone	6,880.00	SF	\$ 7.00	\$ 48,160.00	0.00	13,760.00	\$ -	\$ -	\$ 48,160.00	\$ -
2 Raingarden #4 Planting Soil / Stone	5,434.00	SF	\$ 7.00	\$ 38,038.00	0.00	5,434.00	\$ -	\$ -	\$ 38,038.00	\$ -
3 Amended Soils	158,641.00	SF	\$ 0.25	\$ 39,660.25	0.00	158,641.00	\$ -	\$ -	\$ 39,660.25	\$ -
4 Open Space: Ernst Mix 154	76,750.00	SF	\$ 0.15	\$ 11,512.50	0.00	76,750.00	\$ -	\$ -	\$ 11,512.50	\$ -
5 RG-Ornamental Trees	3.00	EA	\$ 375.00	\$ 1,125.00	0.00	3.00	\$ -	\$ -	\$ 1,125.00	\$ -
6 RG-Evergreen Shrubs	12.00	EA	\$ 275.00	\$ 3,300.00	0.00	12.00	\$ -	\$ -	\$ 3,300.00	\$ -
7 RG-Deciduous Shrubs	69.00	EA	\$ 65.00	\$ 4,485.00	0.00	69.00	\$ -	\$ -	\$ 4,485.00	\$ -
<b>Subtotal - BMP Construction</b>				\$ 146,280.75			\$ -	\$ -	\$ 146,280.75	\$ -
<b>H Site Concrete</b>										
1 Curbing										
a Belgian Block Curb	6,059.00	LF	\$ 15.00	\$ 90,885.00	0.00	6,059.00	\$ -	\$ -	\$ 90,885.00	\$ -
b Mountable Curb	259.00	LF	\$ 25.00	\$ 6,475.00	0.00	259.00	\$ -	\$ -	\$ 6,475.00	\$ -
2 Sidewalk										
a Walks - 4" Th on 4" 2a Stone	11,242.00	SF	\$ 4.50	\$ 50,589.00	0.00	12,280.00	\$ -	\$ -	\$ 50,589.00	\$ -
b ADA Ramps	18.00	EA	\$ 1,200.00	\$ 21,600.00	0.00	18.00	\$ -	\$ -	\$ 21,600.00	\$ -
3 Drive Aprons										
a Apron 6" th on 4" 2b Stone	14,034.00	SF	\$ 5.85	\$ 82,098.90	0.00	14,034.00	\$ -	\$ -	\$ 82,098.90	\$ -
<b>Subtotal - Site Concrete</b>				\$ 251,647.90			\$ -	\$ -	\$ 251,647.90	\$ -
<b>I Paving</b>										
1 Interior Paving										
a Int Road - Fine Grade	10,371.00	SY	\$ 1.00	\$ 10,371.00	0.00	10,371.00	\$ -	\$ -	\$ 10,371.00	\$ -
b Int Road - 3" Modified Stone Base	10,371.00	SY	\$ 6.00	\$ 62,226.00	0.00	10,371.00	\$ -	\$ -	\$ 62,226.00	\$ -
c Int Road - 5" Bituminous Conc. Base Course	10,371.00	SY	\$ 18.00	\$ 186,678.00	0.00	10,371.00	\$ -	\$ -	\$ 186,678.00	\$ -
2 Interior Wearing Course					0.00					
a Int Road - clean and Tack	10,371.00	SY	\$ 0.85	\$ 8,815.35	0.00	10,371.00	\$ -	\$ -	\$ 8,815.35	\$ -
b Int Road - 1.5" Wearing	10,371.00	SY	\$ 7.45	\$ 77,263.95	0.00	10,371.00	\$ -	\$ -	\$ 77,263.95	\$ -
3 Walking Paths					0.00					

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	QTY THIS REL.	REL. TO DATE	\$ THIS RELEASE	\$ PAST REL. TO DATE	\$ REL. TO DATE	BALANCE
a Walk Path- Excavation and Grading	1,291.00	SY	\$ 6.00	\$ 7,746.00	0.00	1,455.00	\$ -	\$ -	\$ 7,746.00	\$ -
b Walk Path-6" 2A Stone Base	1,291.00	SY	\$ 10.00	\$ 12,910.00	0.00	1,455.00	\$ -	\$ -	\$ 12,910.00	\$ -
c Walk Path-2" Superpave Wearing Course	1,291.00	SY	\$ 12.00	\$ 15,492.00	0.00	1,455.00	\$ -	\$ -	\$ 15,492.00	\$ -
d Offsite Path-Excavation and Grading	144.00	SY	\$ 8.00	\$ 1,152.00	0.00	144.00	\$ -	\$ -	\$ 1,152.00	\$ -
e Offsite Plath-6" 2A Stone Base	144.00	SY	\$ 12.00	\$ 1,728.00	0.00	144.00	\$ -	\$ -	\$ 1,728.00	\$ -
f Offsite Path-2" Superpave Wearing Course	144.00	SY	\$ 15.00	\$ 2,160.00	0.00	144.00	\$ -	\$ -	\$ 2,160.00	\$ -
<b>4 Interior Striping &amp; Signs</b>										
a Traffic Signs	53.00	EA	\$ 250.00	\$ 13,250.00	0.00	53.00	\$ -	\$ -	\$ 13,250.00	\$ -
b Striping	1.00	LS	\$ 5,000.00	\$ 5,000.00	0.00	1.00	\$ -	\$ -	\$ 5,000.00	\$ -
c Textured Crosswalk	2,260.00	SF	\$ 10.00	\$ 22,600.00	0.00	2,260.00	\$ -	\$ -	\$ 22,600.00	\$ -
<b>Subtotal - Paving</b>				\$ 427,392.30			\$ -	\$ -	\$ 427,392.30	\$ -
<b>I HOP Work</b>										
<b>1 HOP Excavation</b>										
a Germantown - Sawcut Neat Joint	1,343.00	LF	\$ 4.50	\$ 6,043.50	0.00	1,343.00	\$ -	\$ -	\$ 6,043.50	\$ -
b Germantown - Remove Existing Paving	1,190.00	SY	\$ 5.00	\$ 5,950.00	0.00	1,190.00	\$ -	\$ -	\$ 5,950.00	\$ -
c Germantown- Remove Existing Flare Endsection	1.00	EA	\$ 200.00	\$ 200.00	0.00	1.00	\$ -	\$ -	\$ 200.00	\$ -
d Germantown - Rough Excavation for Paving	1,567.00	SY	\$ 8.50	\$ 13,319.50	0.00	1,567.00	\$ -	\$ -	\$ 13,319.50	\$ -
e Germantown - Grass Seeding & Repair	14,983.00	SF	\$ 0.15	\$ 2,247.45	0.00	14,983.00	\$ -	\$ -	\$ 2,247.45	\$ -
f Germantown - traffic Control	1.00	LS	\$ 8,500.00	\$ 8,500.00	0.00	1.00	\$ -	\$ -	\$ 8,500.00	\$ -
<b>2 HOP Concrete Work</b>										
a Germantown - Grade For Curbing	281.00	LF	\$ 4.00	\$ 1,124.00	0.00	281.00	\$ -	\$ -	\$ 1,124.00	\$ -
b Germantown - 7 x 8 x 18 Concrete Curb	281.00	LF	\$ 25.00	\$ 7,025.00	0.00	281.00	\$ -	\$ -	\$ 7,025.00	\$ -
c Germantown - ADA Ramp	2.00	EA	\$ 1,500.00	\$ 3,000.00	0.00	2.00	\$ -	\$ -	\$ 3,000.00	\$ -
d Germantown _ Sidewalk - 4" TH on 4" 2B Stone	669.00	SF	\$ 6.50	\$ 4,348.50	0.00	669.00	\$ -	\$ -	\$ 4,348.50	\$ -
<b>3 8" 2A Subbase</b>										
a Germantown - Fine Grade	2,277.00	SY	\$ 5.00	\$ 11,385.00	0.00	2,277.00	\$ -	\$ -	\$ 11,385.00	\$ -
b Germantown - 8" 2A Subbase	2,277.00	SY	\$ 10.00	\$ 22,770.00	0.00	2,277.00	\$ -	\$ -	\$ 22,770.00	\$ -
c Germantown - 8" Superpave Base Course	2,277.00	SY	\$ 36.00	\$ 81,972.00	0.00	2,277.00	\$ -	\$ -	\$ 81,972.00	\$ -
d Germantown - 2.5" Superpave Binder course	2,277.00	SY	\$ 18.00	\$ 40,986.00	0.00	2,277.00	\$ -	\$ -	\$ 40,986.00	\$ -
e Germantown - Clean and Tack	2,277.00	SY	\$ 0.75	\$ 1,707.75	0.00	2,277.00	\$ -	\$ -	\$ 1,707.75	\$ -
f Germantown - 1.5" Superpave Wearing Course	2,277.00	SY	\$ 9.00	\$ 20,493.00	0.00	2,277.00	\$ -	\$ -	\$ 20,493.00	\$ -
g Germantown - Overlay - Mill Roadway	1,700.00	SY	\$ 6.00	\$ 10,200.00	0.00	1,700.00	\$ -	\$ -	\$ 10,200.00	\$ -
h Germantown - Ovrly - 1.5" Superpave wearing Crs	1,700.00	SY	\$ 9.00	\$ 15,300.00	0.00	1,700.00	\$ -	\$ -	\$ 15,300.00	\$ -
<b>4 Storm Sewer</b>										
a Germantown - Traffic Control	1.00	LS	\$ 2,500.00	\$ 2,500.00	0.00	1.00	\$ -	\$ -	\$ 2,500.00	\$ -
b Germantown - 18" RCP	228.00	LF	\$ 50.00	\$ 11,400.00	0.00	228.00	\$ -	\$ -	\$ 11,400.00	\$ -
c Germantown - 18" SLCPP	11.00	LF	\$ 50.00	\$ 550.00	0.00	11.00	\$ -	\$ -	\$ 550.00	\$ -
d Germantown - 4ft. Typ M Inlet	3.00	EA	\$ 3,000.00	\$ 9,000.00	0.00	3.00	\$ -	\$ -	\$ 9,000.00	\$ -
e Germantown - 18" Flared End Section	2.00	EA	\$ 2,300.00	\$ 4,600.00	0.00	2.00	\$ -	\$ -	\$ 4,600.00	\$ -
f Germantown - Tie into Existing	1.00	EA	\$ 850.00	\$ 850.00	0.00	1.00	\$ -	\$ -	\$ 850.00	\$ -
<b>5 HOP Striping &amp; Signs</b>										
a Germantown - Signs	3.00	EA	\$ 250.00	\$ 750.00	0.00	3.00	\$ -	\$ -	\$ 750.00	\$ -
b Germantown - Striping - Travel Lanes	3,783.00	LF	\$ 2.00	\$ 7,566.00	0.00	3,783.00	\$ -	\$ -	\$ 7,566.00	\$ -
c Germantown - Striping - Stop Bar	1.00	EA	\$ 300.00	\$ 300.00	0.00	1.00	\$ -	\$ -	\$ 300.00	\$ -
d Germantown - Striping - Gore Area	4,995.00	SF	\$ 2.00	\$ 9,990.00	0.00	4,995.00	\$ -	\$ -	\$ 9,990.00	\$ -
<b>Subtotal - HOP Work</b>				\$ 304,077.70			\$ -	\$ -	\$ 304,077.70	\$ -
<b>J Utilities</b>										
1 Street Lights	14.00	EA	\$ 4,750.00	\$ 66,500.00	0.00	14.00	\$ -	\$ -	\$ 66,500.00	\$ -
<b>Subtotal - Utilities</b>				\$ 66,500.00			\$ -	\$ -	\$ 66,500.00	\$ -

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	QTY THIS REL.	REL. TO DATE	\$ THIS RELEASE	\$ PAST REL. TO DATE	\$ REL. TO DATE	BALANCE
<b>K Landscaping</b>										
1 Shade Trees	212.00	EA	\$ 375.00	\$ 79,500.00	3.00	212.00	\$ 1,125.00	\$ -	\$ 78,375.00	\$ -
2 Ornamental Trees	54.00	EA	\$ 350.00	\$ 18,900.00	0.00	54.00	\$ -	\$ -	\$ 18,900.00	\$ -
3 Evergreen Trees	398.00	EA	\$ 250.00	\$ 99,500.00	14.00	398.00	\$ 3,500.00	\$ -	\$ 96,000.00	\$ -
4 Evergreen Shrubs	149.00	EA	\$ 65.00	\$ 9,685.00	0.00	149.00	\$ -	\$ -	\$ 9,685.00	\$ -
5 Deciduous Shrubs	304.00	EA	\$ 65.00	\$ 19,760.00	0.00	304.00	\$ -	\$ -	\$ 19,760.00	\$ -
6 Ground Cover Junipers	30.00	EA	\$ 65.00	\$ 1,950.00	0.00	30.00	\$ -	\$ -	\$ 1,950.00	\$ -
<b>Subtotal - Landscaping</b>				\$ 229,295.00			\$ 4,625.00	\$ -	\$ 224,670.00	\$ -
<b>L Misc. Site Improvements</b>										
1 Central Green - Pavilion	1.00	EA	\$ 25,000.00	\$ 25,000.00	0.00	1.00	\$ -	\$ -	\$ 25,000.00	\$ -
2 Central Green - Tot Lot Area	1.00	LS	\$ 25,000.00	\$ 25,000.00	0.00	0.00	\$ -	\$ -	\$ 25,000.00	\$ -
3 Central Green - Landscape and Amenities	1.00	LS	\$ 30,000.00	\$ 30,000.00	0.00	0.50	\$ -	\$ -	\$ 30,000.00	\$ -
4 Mailbox Area	1.00	LS	\$ 2,500.00	\$ 2,500.00	0.00	1.00	\$ -	\$ -	\$ 2,500.00	\$ -
<b>Subtotal - Misc. Site Improvements</b>				\$ 82,500.00			\$ -	\$ -	\$ 82,500.00	\$ -
<b>NET CONSTRUCTION COSTS</b>				\$ 2,401,326.15			\$ 5,975.00	\$ -	\$ 2,395,351.15	\$ -
<b>Construction Supervision</b>				\$ 52,431.21			\$ 1,596.21	\$ -	\$ 50,835.00	\$ -
<b>10% Contingency</b>				\$ 240,132.62			\$ 28,418.00	\$ -	\$ 211,714.62	\$ -
<b>SUB TOTAL</b>				\$ 2,693,889.98			\$ 35,989.21	\$ -	\$ 2,657,900.77	\$ -

Audubon Land Development Corp.  
2620 Egypt Road  
Norristown, PA 19403  
Phone: (610) 631-1900  
Fax: (610) 650-8788

November 1, 2023

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

Re: Annual Update  
Shannondell Phasing Plan

Dear E. J.,

As you are aware, Audubon Land Development Corp. received preliminary approval for Shannondell, a five-phase land development program, on December 2, 1999. We received final approval for Phase One on November 22, 2000, Phase Two on September 2, 2004, Phase Five on December 4, 2003, Phase 5.2 on August 21, 2014, and Phase Three on September 1, 2022.

In accordance with the Municipalities Planning Code Article V, Section 508 (4) (v), I am hereby providing our annual update to the Township regarding our anticipated schedule for the submission of final plans or construction for the subsequent phases, as follows:

- Phase Four on or before December 31, 2036

If you have any questions, please feel free to contact me at (610) 324-1900.

Very truly yours,



John T. Neilson  
President  
Audubon Land Development Corp.



**LOWER PROVIDENCE TOWNSHIP**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION No. 2023-37**

**WHEREAS**, Grecor Properties, LLC (hereinafter referred to as “Applicant”) has submitted a request for conditional use approval related to the property located at 2825 Ridge Pike, Lower Providence Township, further identified as Tax Map Parcel Number 43-00-11905-00-4 (the “Property”); and

**WHEREAS**, the Property is located in the RPBD – Ridge Pike Business District; and

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

**WHEREAS**, Applicant has submitted a request for conditional use approval for the Property building to have an added permitted use as an auto service center to the current use of the property as a building supply center wherefore creating two uses on the same property, and pursuant to §143-260.A of the Ordinance, which allows the establishment of auto service centers in the RPBD but requires that “a combination of one or more permitted and/or conditional uses” be affirmed by conditional use approval by the Board of Supervisors;

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

**WHEREAS**, the Board of Supervisors of Lower Providence Township (hereinafter referred to as the “Board”) is prepared to GRANT approval of Applicant’s request for conditional use approval, for the reasons set forth herein; and

**WHEREAS**, the Board is prepared to authorize the Board Chair and the Township Manager to execute the written decision of the Township, pursuant to Section 913.2(b)(1) of the Pennsylvania Municipalities Planning Code which is set forth as Exhibit “A” hereto.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, by the Board of Supervisors of Lower Providence Township this            day of            , 2023, that said request for conditional use approval is GRANTED, for the reasons set forth in the Findings of Fact and Conclusions of law, attached hereto as Exhibit “A and incorporated herein.



# Exhibit

“A”

DRAFT

## FINDINGS OF FACT

1. Applicant is Grecor Properties, LLC (“Applicant”), equitable owner of certain real property located at 2825 Ridge Pike, Lower Providence Township, Montgomery County, further identified as Montgomery County Tax Parcel Number 43-00-11905-00-4 (“Property”).
2. The Property is approximately 40,000 square feet, and is within the RPBD –Ridge Pike Business Zoning District (“RPBD”).
3. Permitted uses in the RPBD are set forth at §143-259 of the Lower Providence Code of Ordinances (“Code”).
4. Pursuant to §143-259.K, an auto service center, including body work, painting and emissions testing centers, is a permitted use within the RPBD.
5. Pursuant to §143-259.S, a building supply center is a permitted use within the RPBD.
6. Under §143-260.A., a combination of one or more permitted and/or conditional uses are permitted, when approved by the Township Board of Supervisors as a conditional use.
7. The Property is currently used as a building supply center.
8. Applicant is seeking conditional use approval for the Property to be used as an the auto repair shop in addition to the current use of the property as a building supply center wherefore creating two uses on the same property pursuant to §143-260.A of the Code.
9. Conditional uses are subject to the standards set forth at §143-80 of the Code. In addition, §143-260.A requires compliance with §143-113.A through D.
10. On or about July 28, 2023, the Township received an application for Conditional Use approval requesting the following relief:
  - A. §143-260.A –to permit the Property to be used as an the auto repair shop in addition to the current use of the property as a building supply center wherefore creating two uses on the same property in the RPBD.
11. A public hearing was scheduled for September 21, 2023 but was continued and heard on October 19, 2023. Notice of the hearing was advertised consistent with the Municipalities Planning Code. The Property was posted with notice of the hearing consistent with the Municipalities Planning Code and notice of hearing was mailed to neighboring property owners as required by the Code.

12. The following exhibits were admitted at the October 19, 2023 hearing:

- T-1 Application
- T-2 Proof of Publication
- T-3 Proof of Posting
- T-4 Neighbor Notification
- A-1 Photograph
- A-2 Photograph
- A-3 Photograph
- A-4 Photograph
- A-5 Sketch
- A-6 Photograph

13. No individuals requested party status at the hearing.

14. Joseph Clement, Attorney for the Applicant, summarized the testimony of Sam Salam, representative of SNS Auto, as follows:

- A. The Property is currently owned by Grecor Properties LLC, who purchased the property in 2020. The Property has been used as a building supply center with a small fabrication shop located inside. The business is known as Euro Marble and Granite. N.T., at 6.
- B. The Property building is a tiered building with a 9,000 square foot footprint that comprises of a showroom, fabrication shop, and intended location of the auto repair shop. N.T., at 6.
- C. Applicant is not proposing any changes to the portion of the building that is the showroom. N.T., at 7.
- D. Applicant intends to utilize twenty-one hundred (2,100) square feet for the auto repair shop in the middle portion of the tiered building, with the showroom to the right of the proposed the auto repair shop and the fabrication shop to the left of the proposed the auto repair shop. N.T., at 8.
- E. The auto repair shop proposes to consist of two vehicle lifts. N.T., at 8-9.
- F. The auto repair shop will have two mechanics at the most, however only one mechanic will be working at any one time. N.T., at 11.
- G. The auto shop will be servicing Euro Marble and Granite vehicles but will be available to the public, servicing an average of two to four vehicles per day from the public. N.T., at 11.

- H. Hours of operation will be 8:00 AM to 5:30 PM Monday through Friday, 8:00 AM to 12:30 PM Saturday, and closed on Sunday. N.T., at 11.
  - I. Due to the limited size and scope of the repair shop, excess traffic will not be generated. N.T. at 11.
  - J. The use of the auto repair shop is limited to inspections and emissions tests, oil changes, tire changes, and routine vehicle repair and servicing. No major bodywork painting will be conducted at the Property. N.T., at 11.
  - K. No storage of cars or materials will occur on the exterior of the building. N.T. at 12.
  - L. All auto repair work will be conducted inside the interior of the building. N.T., at 12.
  - M. The Applicant is not proposing any renovations or changes to the exterior or interior of the building. N.T., at 12.
15. No public comments were made at the hearing.
16. The Board of Supervisors found the testimony and statements on behalf of the Applicant to be credible and persuasive.

## CONCLUSIONS OF LAW

1. Applicant seeks the following conditional use approval:
  - A. §143-260.A –to permit Property building to be used as an the auto repair shop in addition to the current use of the property as a building supply center wherefore creating two uses on the same property in the RPBD.
2. Legal Authority

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

Pennsylvania law is well settled with respect to the burden of proof that the Board of Supervisors must apply when addressing conditional use applications. Northampton Area School District v. E. Allen Township Bd. Of Supervisors, 824 A.2d 372 (Pa. Cmwlth. 2003). The initial burdens of production and persuasion are placed upon the applicant to demonstrate that he or she meets all of the specific objective requirements for the conditional use as set forth in the zoning

ordinance. In re Land Use Appeal of Gresko, 2009 Pa. Dist. & Cnty. Dec. LEXIS 419 (citing Appeal of George Baker, Jr., 19 Pa. Commw. 163, 339 A.2d 131 (Pa. Cmwlt. 1975)). The Commonwealth Court has explained that “[a]n applicant who satisfies this prima facie burden is entitled to approval...” Williams Holding Group, LLC v. Bd. of Supervisors of W. Hanover Twp., 101 A.3d 1202 (Pa.Cmwlt. 2014). However, failure to sustain this burden of proof constitutes substantial evidence to reject or deny an application for conditional use approval. In re AMA/American Marketing Ass'n, Inc., 2016 WL 3258103 (Pa.Cmwlt. 2016).

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

An applicant for special exception or conditional use must demonstrate that his proposed use meets the applicable requirements of the zoning ordinance when the application is submitted. “An applicant is entitled to a conditional use as a matter of right, unless the governing body determines that the use does not satisfy the specific, objective criteria in the zoning ordinance for that conditional use. The applicant bears the initial burden of showing that the proposed conditional use satisfies the objective standards set forth in the zoning ordinance, and a proposed use that does so is presumptively deemed to be consistent with the health, safety and welfare of the community. Once the applicant satisfies these specific standards, the burden shifts to the objectors to prove that the impact of the proposed use is such that it would violate the other general requirements for land use that are set forth in the zoning ordinance, i.e., that the proposed use would be injurious to the public health, safety and welfare.” EQT Production Company v. Borough of Jefferson Hills, 652 Pa. 508 (2019).

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

### 3. Objective Ordinance Criteria

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

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

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

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

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

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

Criteria related to multiple uses on one lot are set forth at §143-113. In order to satisfy its burden in the application, Applicant must demonstrate compliance with the following requirements of this section:

“A. All uses, whether in a single building or in several buildings, shall be designed according to a unified architectural scheme, including treatment of building facades, lighting, signage, landscaping and circulation.

B. A maximum of two curb cuts for vehicular access shall be permitted for the entire development, unless traffic safety considerations require an alternate arrangement, based on the evaluation and recommendation of the Township Engineer.

C. Parking for each use shall meet the requirements of Article XII, Off-Street Parking Standards. The shared parking concept may be utilized where appropriate.

D. Signs shall be erected and installed in conformance with Article XIX of this chapter.”

#### 4. Applicant’s Request for Relief

A. *§143-260.A – Auto service center as an additional use to current use whereby creating two uses on single property*

Applicant’s request for conditional use approval seeks to add a use of an auto repair shop to an existing use of a building supply center, whereby creating two uses on a single property. Permitted uses in the RPBD are set forth at §143-259 of the Code. Pursuant to §143-259.K., an auto service center, including body work, painting and emissions testing centers, are permitted uses within the RPBD. Pursuant to §143-259.S, a building supply center is a permitted use within the RPBD. As discussed above, a combination of one or more permitted and/or conditional uses are permitted, when approved by the Township Board of Supervisors as a conditional use. §143-260.A.

The Code, therefore, permits the uses of an auto service center and a building supply center within the RPBD upon satisfaction of the objective criteria of the Ordinance. The Board of Supervisors found the Applicant’s testimony credible regarding using the existing lifts in the auto repair shop, being open to the public, operating during reasonable hours, not generating excess traffic, completion of work within the interior of the Property, and performance of no



renovations or changes on the exterior of the property, whereby not creating any undue burden on the existing building, existing use, and neighborhood. The proposed use complies with the design standards of the Zoning Ordinance.

Because the Applicant proposes two permitted uses, the proposed use complies with the legislative intent of the Zoning Ordinance. The proposed additional use, as a permitted use, is compatible with the surrounding land uses and neighborhood. All essential public services are available and adequate. The Application reflected a unified architectural scheme in terms of building facades, lighting, signage, landscaping and circulation. There were no proposed changes to traffic circulation or curb cuts that already exist on the Property. Parking is adequate at the Property, and Applicant confirmed that any signage would comply with all Code requirements. As a result, the Board found the Applicant's proposed use is entitled to conditional use approval.

The Board of Supervisors therefore found that the objective criteria of the Ordinance were satisfied.

#### 5. Conditions of Approval

The Board of Supervisors therefore voted to grant the conditional use application in its entirety, subject to the following conditions:

- A. No more than five (5) public vehicles are permitted to be parked on the exterior of the building perimeter.
- B. All conditions and representations contained in the Exhibits and testimony are specific conditions of approval of the Application.
- C. The Applicant and/or its tenant will comply with all hours of operation requirements set forth in the Code and as indicated in the testimony at the conditional use hearing to ensure as minimal an impact as possible on the surrounding neighborhood.
- D. The site shall be kept clean and free from debris.
- E. No storage of cars or materials will occur on the exterior of the building.
- F. All auto repair work will be conducted inside the interior of the building.
- G. Applicant shall comply with all inspections and Codes requirements, including any signage requirements.

#### 6. Conclusion

As noted above, the initial burdens of production and persuasion are placed upon the applicant to demonstrate that he or she meets all of the specific objective requirements for the conditional use as set forth in the zoning ordinance. In re Land Use Appeal of Gresko, 2009 Pa. Dist. & Cnty. Dec. LEXIS 419 (citing Appeal of George Baker, Jr., 19 Pa. Commw. 163, 339 A.2d 131 (Pa. Cmwlth. 1975)). With respect to Applicant's request for relief, the Board of Supervisors found that Applicant sustained its burden of proof.

- A. No more than five (5) public vehicles are permitted to be parked on the exterior of the building perimeter.

- B. All conditions and representations contained in the Exhibits and testimony are specific conditions of approval of the Application.
- C. The Applicant and/or its tenant will comply with all hours of operation requirements set forth in the Code and as indicated in the testimony at the conditional use hearing to ensure as minimal an impact as possible on the surrounding neighborhood.
- D. The site shall be kept clean and free from debris.
- E. No storage of cars or materials will occur on the exterior of the building.
- F. All auto repair work will be conducted inside the interior of the building.
- G. Applicant shall comply with all inspections and Codes requirements, including any signage requirements.

DRAFT



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

[gannettfleming.com](http://gannettfleming.com)

November 17, 2023

Joao & Bradley Construction Co, Inc  
4211 Tracy Lane  
Bethlehem, PA 18020

Attention: Julio Isidoro

**RE: NOTICE OF AWARD  
Lower Providence Township Sewer Authority  
2023 Sanitary Sewer Replacement**

Dear Julio:

On behalf of the Lower Providence Township Sewer Authority, you are hereby notified that your bid in the amount of \$3,089,866.50. for the above referenced project has been accepted by the Authority. You may therefore consider this letter your Notice of Award for this Contract.

In accordance with Section 00 21 13, Article 21 of the Contract Documents, you are required to execute the Contract for this work within ten (10) days after notification of this award. Please sign the enclosed Agreement, Section 00 52 00, and return to our office for further processing.

We will provide you with a conformed set of documents for your records once the Agreements are executed by the Authority. If you have any questions or require additional information, please contact me or Patti Kaufman of my office.

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read "Edward L. Woyden", written over a horizontal line.

Edward L. Woyden

Enclosures

cc: A. Rubendall  
E. Frey, Esq.

Gannett Fleming, Inc.

Park Pointe at Lower Providence • 1010 Adams Avenue • Audubon, PA 19403-2402  
t: 610.650.8101 • f: 610.650.8190  
[www.gannettfleming.com](http://www.gannettfleming.com)

**Joao & Bradley  
Construction Co., Inc.**

	Description	Type	Quantity	Unit Price	Total
Rogers Rd Project Area					\$982,689.00
1	8" PVC Sewer Main	Base LF	2,060.00	\$126.00	\$259,560.00
2	8" DIP Sewer Main	Base LF	9	\$155.00	\$1,395.00
3	6" PVC Sewer Lateral	Base LF	1,300.00	\$15.00	\$19,500.00
4	4" PVC Building Sewer	Base LF	200	\$11.50	\$2,300.00
5	4" Cast Iron Trap and Cleanout Assemblies	Base EA	5	\$3,000.00	\$15,000.00
6	Pavement Removal, sawcut edges	Base SY	1,110.00	\$3.50	\$3,885.00
7	4" pipe 0 to 8 ft. deep	Base LF	200	\$77.50	\$15,500.00
8	6" pipe 0 to 8 ft. deep	Base LF	100	\$86.00	\$8,600.00
9	6" pipe 8 to 10 ft. deep	Base LF	300	\$97.00	\$29,100.00
10	6" pipe 10 to 12 ft. deep	Base LF	900	\$119.50	\$107,550.00
11	8" pipe 0 to 8 ft. deep	Base LF	250	\$60.50	\$15,125.00
12	8" pipe 8 to 10 ft. deep	Base LF	780	\$68.00	\$53,040.00
13	8" pipe 10 to 12 ft. deep	Base LF	900	\$88.00	\$79,200.00
14	8" pipe 12 to 14 ft. deep	Base LF	170	\$135.00	\$22,950.00
15	Core drill wet well wall and install segmented mechanical seal on 8" DIP	Base LS	1	\$6,750.00	\$6,750.00



Remove 8" CIP influent line and seal wall pipe 15A with non-shrink grout	Base LS	1	\$2,500.00	\$2,500.00
16 8" dia. PowerSeal Compression Coupling	Base EA	1	\$1,500.00	\$1,500.00
Aggregate Backfill - Sanitary Sewers Complete 17 in Place	Base CY	3,350.00	\$21.10	\$70,685.00
Miscellaneous Aggregate Backfill Complete in 18 Place	Base CY	5	\$50.00	\$250.00
19 4' dia. Precast concrete base	Base EA	9	\$4,500.00	\$40,500.00
20 4' dia. Precast concrete walls	Base VF	67	\$175.00	\$11,725.00
21 6' dia. Precase concrete base	Base EA	1	\$5,800.00	\$5,800.00
22 6' dia. Precast concrete walls	Base VF	12	\$350.00	\$4,200.00
23 Standard Manhole Frame and Cover	Base EA	10	\$1,050.00	\$10,500.00
24 12" HDPE Storm Sewer	Base LF	326	\$15.00	\$4,890.00
25 12" HDPE 11 1/4" Elbow	Base EA	2	\$350.00	\$700.00
26 12" HDPE 0 to 8 ft. deep	Base LF	326	\$50.00	\$16,300.00
Aggregate Backfill - Storm Sewers Complete in 27 Place	Base CY	70	\$21.10	\$1,477.00
28 Storm Sewer Concrete Inlet #1	Base EA	1	\$3,000.00	\$3,000.00
29 Storm Sewer Concrete Inlet #2	Base EA	1	\$4,925.00	\$4,925.00
30 Storm Sewer Concrete Inlet #3	Base EA	1	\$4,925.00	\$4,925.00
31 Storm Sewer Concrete Inlet #4	Base EA	1	\$5,575.00	\$5,575.00
32 Storm Sewer Concrete Inlet #5	Base EA	1	\$5,850.00	\$5,850.00
33 Storm Sewer Concrete Inlet #6	Base EA	1	\$6,500.00	\$6,500.00
34 6" WMA 19mm Township Road	Base SY	1,800.00	\$50.00	\$90,000.00

35 2" WMA 19mm Driveway	Base SY	550	\$31.00	\$17,050.00
36 1.5" WMA 9.5mm Driveway	Base SY	550	\$22.50	\$12,375.00
37 6" WMA 25mm Access Road and Paved Area	Base SY	104	\$74.00	\$7,696.00
38 2" WMA 9.5mm Access Road and Paved Area	Base SY	104	\$34.00	\$3,536.00
39 Curb Replacement	Base LF	100	\$100.00	\$10,000.00
40 Sidewalk Replacement	Base SF	50	\$15.50	\$775.00

Woodlyn Ave Project Area

				\$675,642.00
41 8" PVC Sewer Main	Base LF	1,804.00	\$78.00	\$140,712.00
42 8" DIP Sewer Main	Base LF	264	\$107.00	\$28,248.00
43 6" PVC Sewer Lateral	Base LF	725	\$15.00	\$10,875.00
44 4" PVC Building Sewer	Base LF	200	\$11.50	\$2,300.00
45 4" Cast Iron Trap and Cleanout Assemblies	Base EA	5	\$3,000.00	\$15,000.00
46 Pavement Removal, sawcut edges	Base SY	1,022.00	\$3.50	\$3,577.00
47 4" pipe 0 to 8 ft. deep	Base LF	200	\$77.50	\$15,500.00
48 6" pipe 0 to 8 ft. deep	Base LF	325	\$86.00	\$27,950.00
49 6" pipe 8 to 10 ft. deep	Base LF	300	\$97.00	\$29,100.00
50 6" pipe 10 to 12 ft. deep	Base LF	100	\$119.50	\$11,950.00
51 8" pipe 0 to 8 ft. deep	Base LF	120	\$68.00	\$8,160.00
52 8" pipe 8 to 10 ft. deep	Base LF	180	\$90.00	\$16,200.00
53 8" pipe 10 to 12 ft. deep	Base LF	1,800.00	\$90.50	\$162,900.00
54 8" dia. PowerSeal Compression Coupling	Base EA	1	\$1,500.00	\$1,500.00

Aggregate Backfill - Sanitary Sewers Complete					
55 in Place	Base	CY	3,000.00	\$21.10	\$63,300.00
Miscellaneous Aggregate Backfill Complete in					
56 Place	Base	CY	5	\$50.00	\$250.00
57 4' dia. Precast concrete base	Base	EA	6	\$3,700.00	\$22,200.00
58 4' dia. Precast concrete walls	Base	VF	56	\$175.00	\$9,800.00
59 6' dia. Precase concrete base	Base	EA	1	\$5,800.00	\$5,800.00
60 6' dia. Precast concrete walls	Base	VF	10	\$350.00	\$3,500.00
61 Standard Manhole Frame and Cover	Base	EA	7	\$1,050.00	\$7,350.00
62 6" WMA 19mm Township Road	Base	SY	1,750.00	\$50.00	\$87,500.00
63 2" WMA 19mm Driveway	Base	SY	20	\$31.00	\$620.00
64 1.5" WMA 9.5mm Driveway	Base	SY	20	\$22.50	\$450.00
65 Rolled Asphalt Curb Replacement	Base	LF	20	\$45.00	\$900.00

Oakdale Ave Project Area

					\$864,085.00
66 8" PVC Sewer Main	Base	LF	1,750.00	\$102.00	\$178,500.00
67 6" PVC Sewer Lateral	Base	LF	800	\$15.00	\$12,000.00
68 4" PVC Building Sewer	Base	LF	200	\$11.50	\$2,300.00
69 4" Cast Iron Trap and Cleanout Assemblies	Base	EA	5	\$3,000.00	\$15,000.00
70 Pavement Removal, sawcut edges	Base	SY	1,200.00	\$3.50	\$4,200.00
71 4" pipe 0 to 8 ft. deep	Base	LF	200	\$77.50	\$15,500.00
72 6" pipe 0 to 8 ft. deep	Base	LF	100	\$86.00	\$8,600.00
73 6" pipe 8 to 10 ft. deep	Base	LF	350	\$97.00	\$33,950.00
74 6" pipe 10 to 12 ft. deep	Base	LF	350	\$119.50	\$41,825.00



75 8" pipe 0 to 8 ft. deep	Base LF	350	\$68.00	\$23,800.00
76 8" pipe 8 to 10 ft. deep	Base LF	800	\$91.00	\$72,800.00
77 8" pipe 10 to 12 ft. deep	Base LF	650	\$108.00	\$70,200.00
78 8" dia. PowerSeal Compression Coupling	Base EA	1	\$1,500.00	\$1,500.00
Aggregate Backfill - Sanitary Sewers Complete in Place	Base CY	2,800.00	\$21.10	\$59,080.00
Miscellaneous Aggregate Backfill Complete in Place	Base CY	5	\$50.00	\$250.00
81 4' dia. Precast concrete base	Base EA	7	\$3,700.00	\$25,900.00
82 4' dia. Precast concrete walls	Base VF	66	\$175.00	\$11,550.00
83 Standard Manhole Frame and Cover	Base EA	7	\$1,050.00	\$7,350.00
84 12" HDPE Storm Sewer	Base LF	50	\$20.00	\$1,000.00
85 24" HDPE Storm Sewer	Base LF	400	\$45.00	\$18,000.00
86 36" HDPE Storm Sewer	Base LF	450	\$74.00	\$33,300.00
87 12" HDPE 0 to 8 ft. deep	Base LF	50	\$127.00	\$6,350.00
88 24" HDPE 0 to 8 ft. deep	Base LF	400	\$72.00	\$28,800.00
89 36" HDPE 0 to 8 ft. deep	Base LF	140	\$84.50	\$11,830.00
90 36" HDPE 8 to 10 ft. deep	Base LF	150	\$127.00	\$19,050.00
91 36" HDPE 10 to 12 ft. deep	Base LF	160	\$128.00	\$20,480.00
Aggregate Backfill - Storm Sewers Complete in Place	Base CY	700	\$21.10	\$14,770.00
93 5 ft. dia. Precast concrete base	Base EA	1	\$6,500.00	\$6,500.00
94 Storm Sewer Manhole Frame and Cover	Base EA	1	\$1,050.00	\$1,050.00
95 Storm Sewer Inlet #1	Base EA	1	\$3,750.00	\$3,750.00



96 Storm Sewer Inlet #2	Base EA	1	\$5,700.00	\$5,700.00
97 Storm Sewer Inlet #3	Base EA	1	\$5,725.00	\$5,725.00
98 Storm Sewer Inlet #4	Base EA	1	\$5,850.00	\$5,850.00
99 Storm Sewer Inlet #5	Base EA	1	\$5,800.00	\$5,800.00
100 6" WMA 19mm Township Road	Base SY	1,600.00	\$50.00	\$80,000.00
101 2" WMA 19mm Driveway	Base SY	150	\$31.00	\$4,650.00
102 1.5" WMA 9.5mm Driveway	Base SY	150	\$22.50	\$3,375.00
103 Rolled Asphalt Curb Replacement	Base LF	50	\$45.00	\$2,250.00
104 Sidewalk Replacement	Base SF	100	\$15.50	\$1,550.00

Clearfield Ave Project Area

\$505,450.50

105 8" PVC Sewer Main	Base LF	1,426.00	\$83.00	\$118,358.00
106 6" PVC Sewer Lateral	Base LF	600	\$15.00	\$9,000.00
107 4" PVC Building Sewer	Base LF	50	\$11.50	\$575.00
108 4" Cast Iron Trap and Cleanout Assemblies	Base EA	2	\$3,000.00	\$6,000.00
109 4" pipe 0 to 8 ft. deep	Base LF	50	\$77.50	\$3,875.00
110 6" pipe 0 to 8 ft. deep	Base LF	350	\$86.00	\$30,100.00
111 6" pipe 8 to 10 ft. deep	Base LF	125	\$97.00	\$12,125.00
112 6" pipe 10 to 12 ft. deep	Base LF	125	\$119.50	\$14,937.50
113 8" pipe 0 to 8 ft. deep	Base LF	350	\$68.00	\$23,800.00
114 8" pipe 8 to 10 ft. deep	Base LF	715	\$91.00	\$65,065.00
115 8" pipe 10 to 12 ft. deep	Base LF	400	\$109.00	\$43,600.00
116 8" dia. PowerSeal Compression Coupling	Base EA	1	\$1,500.00	\$1,500.00

Aggregate Backfill - Sanitary Sewers Complete					
117 in Place	Base	CY	2,200.00	\$21.10	\$46,420.00
Miscellaneous Aggregate Backfill Complete in					
118 Place	Base	CY	5	\$50.00	\$250.00
119 4' dia. Precast concrete base	Base	EA	5	\$3,700.00	\$18,500.00
120 4' dia. Precast concrete walls	Base	VF	43	\$175.00	\$7,525.00
121 Standard Manhole Frame and Cover	Base	EA	5	\$1,050.00	\$5,250.00
122 6" WMA 19mm Township Road	Base	SY	1,250.00	\$50.00	\$62,500.00
123 2" WMA 19mm Driveway	Base	SY	20	\$31.00	\$620.00
124 1.5" WMA 9.5mm Driveway	Base	SY	20	\$22.50	\$450.00
125 Curb Replacement	Base	LF	50	\$100.00	\$5,000.00
126 Sidewalk Replacement	Base	SF	100	\$15.50	\$1,550.00
127 Rolled Asphalt Curb Replacement	Base	LF	100	\$45.00	\$4,500.00
26 feet of 24" HDPE Storm Sewer Crossing #1					
128 complete	Base	LS	1	\$5,900.00	\$5,900.00
42 feet of 24" HDPE Storm Sewer Crossing #2					
129 complete	Base	LS	1	\$8,250.00	\$8,250.00
52 feet of 24" HDPE Storm Sewer Crossing #3					
130 complete	Base	LS	1	\$9,800.00	\$9,800.00
All Project Areas					\$62,000.00
131 Erosion and Sedimentation Controls	Base	LS	1	\$6,500.00	\$6,500.00
135 Pre-construction Video	Base	LS	1	\$2,000.00	\$2,000.00
Allowance for Soft Dig to Locate Unmarked					
132 Utilities	Base	LS	1	\$25,000.00	\$25,000.00
133 Mobilization	Base	LS	1	\$28,000.00	\$28,000.00

134 Allowance for Tests

Base LS

1

\$500.00

\$500.00

Total Amount o of Bid

\$3,089,866.50





# 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: LPTSA Sewer Project with Township Storm Sewer Improvements

DATE: July 11, 2023

At the July 20, 2023 Board of Supervisors meeting, the Board is asked to consider approving participating in a joint sanitary/storm sewer project with the Lower Providence Township Sewer Authority (LPTSA). LPTSA is in the process of preparing bid specifications for sanitary sewer replacement on Oakdale Ave, Clearfield Ave, and Rogers Rd in the Trooper section of the Township. During the planning and design phase of this project, it was discovered that there is Township-owned storm sewer under the road in very close proximity to the sanitary sewer that will be replaced. This storm sewer would need to be dug up as part of the LPTSA project. Instead of excavating and putting back in place, staff is recommending that we take this opportunity to partner with the LPTSA to replace the storm sewer with new pipe. The Township storm sewer in this area is among the oldest in the Township and is in very bad shape, resulting in frequent draining issues in this area, especially on Rogers Rd.

The LPTSA engineer (Gannett Fleming) is taking the lead on this project and will include the Township portion of the work in the bid specifications as an alternate bid. I am requesting Board authorization for Gannett Fleming to perform this work on behalf of the Township, in consultation with Tim Woodrow, and to bill us directly for their time. Once the project goes out to bid and the bid is received, I will come back to the Board seeking approval of the Township's portion of the work. I am recommending these costs be paid out of the Stormwater Fund (42) using the existing fund balance. As a reminder, at the end of 2022 the Board approved a fund balance transfer of \$300,000 from the General Fund into the Stormwater Fund. To date, none of these funds have been spent. Attached to this memo is an engagement letter with rate schedule from Gannett Fleming.

There are numerous benefits to partnering with the LPTSA on this project. First, even if we decided not to replace the existing pipe, the Township would still incur costs for moving and putting back the existing pipe. Without an up-front commitment from the Township, the LPTSA would be hampered in their ability to even complete their much-needed sanitary replacement. Replacing the existing storm sewer will help alleviate a known drainage issue and continue our efforts to upgrade stormwater infrastructure in the Township. Lastly, there are economies of scale by doing this work in partnership with the LPTSA under one bid. If the Township were to complete this work on our own as a separate project, the cost would almost certainly be higher than what we're likely to pay by partnering with the LPTSA.

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



November 30, 2023

Lower Providence Township  
100 Parklane Drive  
Eagleville, PA 19403

Attn: EJ Mentry, Township Manager

Reference: Sewer Authority/Township Partnership  
Storm Sewer Replacement

Dear Mr. Mentry:

Please recall our conversation with the Board of Supervisors from earlier this summer. At that time, we discussed the Lower Providence Township Sewer Authority's plan to replace their sanitary sewer system in portions of our community. The two main areas of construction effort will occur on Rogers Road, Oakdale Avenue, and Clearfield Avenue. All of these areas are well known to our public works department, experiencing significant absence of effective storm sewer infrastructure. The storm sewer infrastructure that does exist has degraded, clogged, and is generally ineffective. The result is a significant burden on our adjacent residents during heavy storm events.

As part of the sewer authority's bidding process, we were able to work with the public works department and insert line-item quantities for storm sewer repair installation in these areas. The total cost of the bid results in an expense equaling \$ 266,047.00. Both Joe Chillano and I feel that this is a good opportunity to start reinvesting in our aging infrastructure, benefiting from the work the sewer authority will be doing with regard to pavement restoration and the efficiencies of a single contract. Should the Board feel the expense too high, we do have opportunities to limit the amount of storm sewer replaced according to the terms of the bid specifications.

Rogers Road Cost	\$ 54,142.00
Oakdale Avenue Cost	\$ 187,955.00
Clearfield Avenue Cost	<u>\$ 23,950.00</u>
	<u>\$ 266,047.00</u>

Please feel free to contact me with any questions you may have regarding this evaluation.

Sincerely,

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

TPW/del  
cc: Joe Chillano

November 30, 2023  
 Lower Providence Township  
 Attn: EJ Mentry, Township Manager  
 Reference: Sewer Authority/Township Partnership  
 Storm Sewer Replacement

	Description	Est. Qty.	Unit Price	Total Amount
<b><u>Rogers Road Project Area</u></b>				
1.	12" HDPE Storm Sewer	326 LF @	\$ 15.00	\$ 4,890.00
2.	12" HDPE 11 1/4" Elbow	2 EA @	\$ 350.00	\$ 700.00
3.	12" HDPE 0 to 8' Deep	326 LF @	\$ 50.00	\$ 16,300.00
4.	Aggregate Backfill - Storm Sewers Complete in Place	70 CY @	\$ 21.10	\$ 1,477.00
5.	Storm Sewer Concrete Inlet #1	1 EA @	\$ 3,000.00	\$ 3,000.00
6.	Storm Sewer Concrete Inlet #2	1 EA @	\$ 4,925.00	\$ 4,925.00
7.	Storm Sewer Concrete Inlet #3	1 EA @	\$ 4,925.00	\$ 4,925.00
8.	Storm Sewer Concrete Inlet #4	1 EA @	\$ 5,575.00	\$ 5,575.00
9.	Storm Sewer Concrete Inlet #5	1 EA @	\$ 5,850.00	\$ 5,850.00
10.	Storm Sewer Concrete Inlet #6	1 EA @	\$ 6,500.00	\$ 6,500.00
<b>Subtotal - Rogers Road Project Area</b>				<b>\$ 54,142.00</b>
<b><u>Oakdale Avenue Project Area</u></b>				
1.	12" HDPE Storm Sewer	50 LF @	\$ 20.00	\$ 1,000.00
2.	24" HDPE Storm Sewer	400 LF @	\$ 45.00	\$ 18,000.00
3.	36" HDPE Storm Sewer	450 LF @	\$ 74.00	\$ 33,300.00
4.	12" HDPE 0 to 8' Deep	50 LF @	\$ 127.00	\$ 6,350.00
5.	24" HDPE 0 to 8' Deep	400 LF @	\$ 72.00	\$ 28,800.00
6.	36" HDPE 0 to 8' Deep	140 LF @	\$ 84.50	\$ 11,830.00
7.	36" HDPE 8 to 10' Deep	150 LF @	\$ 127.00	\$ 19,050.00
8.	36" HDPE 10 to 12' Deep	160 LF @	\$ 128.00	\$ 20,480.00
9.	Aggregate Backfill - Storm Sewers Complete in Place	700 CY @	\$ 21.10	\$ 14,770.00
10.	5' Dia. Precast Concrete Base	1 EA @	\$ 6,500.00	\$ 6,500.00
11.	Storm Sewer Manhole Frame and Cover	1 EA @	\$ 1,050.00	\$ 1,050.00
12.	Storm Sewer Concrete Inlet #1	1 EA @	\$ 3,750.00	\$ 3,750.00
13.	Storm Sewer Concrete Inlet #2	1 EA @	\$ 5,700.00	\$ 5,700.00
14.	Storm Sewer Concrete Inlet #3	1 EA @	\$ 5,725.00	\$ 5,725.00
15.	Storm Sewer Concrete Inlet #4	1 EA @	\$ 5,850.00	\$ 5,850.00
16.	Storm Sewer Concrete Inlet #5	1 EA @	\$ 5,800.00	\$ 5,800.00
<b>Subtotal - Woodlyn Avenue Project Area</b>				<b>\$ 187,955.00</b>
<b><u>Clearfield Avenue Project Area</u></b>				
1.	26' of 24" HDPE Storm Sewer Crossing #1 Complete	1 LS @	\$ 5,900.00	\$ 5,900.00
2.	42' of 24" HDPE Storm Sewer Crossing #2 Complete	1 LS @	\$ 8,250.00	\$ 8,250.00
3.	52' of 24" HDPE Storm Sewer Crossing #3 Complete	1 LS @	\$ 9,800.00	\$ 9,800.00
<b>Subtotal - Clearfield Avenue Project Area</b>				<b>\$ 23,950.00</b>
<b>GRAND TOTAL</b>				<b>\$ 266,047.00</b>



November 30, 2023

**Board of Supervisors  
Executive Summary**

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

**Requested Action:** Consider and offer comments. No approval requested at this time. The main current concern is the Board's thoughts about improvements to Audubon Road

**Plan Summary:** For your consideration is a preliminary/final plan proposal from the Encompass Health of Birmingham, AL to construct a new 80 bed rehabilitation hospital in two phases, at 2660 Audubon Road in the LI – Light Industrial zoning district. The hospital will provide care for those recovering from surgeries and other medical treatment, but not substance use disorder. The parcel is currently unimproved.

At their meeting on November 29, the Township Planning Commission deferred from recommendations on the waivers concerning widening of Audubon Road, along with curbing and stormwater improvements. The type of pedestrian connection was also deferred pending conversation with PennDOT and the Board.

**Requested Waivers:**

§123-31.E - a waiver is required from providing a 30-foot cartway along Audubon Road.

§123-32 - a waiver is required from providing curbs and storm sewers along the property frontage.

§123-33 - a partial waiver is required from providing sidewalk along all existing or proposed public or private streets and common parking areas.

§123-33.B.(1) - a waiver is required from providing driveway accesses at least 200 feet apart.

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

- Kimley Horn Waiver Request, September 22, 2023
- Kimley Horn, October 9, 2023
- Woodrow & Associates, October 18, 2023
- Bowman/McMahon Company, October 16, 2023

**Review Comment Summary**

1. Both the Township and PennDOT recommend that Audubon Road be widened to the required 30' cartway.
2. Proximity to the Parkview at Valley Forge neighborhood should be taken into consideration.
3. The applicant has received approval from the Zoning Hearing Board to assist in approving relocation and improvements adjacent to the existing water course on the south westerly side of the property.
4. The Applicant should change project reference from "Norristown" to "Lower Providence" or "Audubon"

*[Faint, illegible text]*

*[Faint, illegible text]*

*[Faint, illegible text]*













**Encompass  
Health**  
Rehabilitation Hospital  
of Norristown

2650 Audubon Road  
Norristown, PA 19403





 **Encompass Health**  
Rehabilitation Hospital of Monticello























November 30, 2023

**BOARD OF SUPERVISORS  
EXECUTIVE SUMMARY**

**Minor Land Development: LD-23-13 – Davis Troxel – 3936 Germantown Pike**

**Requested Action:** Consider waiver request for land development

**Plan Summary:** For your consideration is a plan from Davis Troxel, proposing construction of a new 1500 SF pole barn and expansion building of 224 SF at 3936 Germantown Pike. This property will be directly impacted by the Germantow Ridge connector project.

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

- Woodrow and Associates, November 13, 2023

**Review Comment Summary**

- Some further plan details should be added or revised
- The applicant should consider adding landscape buffering
- The applicant should consider adding some stormwater controls.
- The applicant should consider adding some environmental sustainability enhancements

**Crossroads**  
 www.crossroadsinc.com  
 10000 Crossroads Blvd, Suite 100  
 Louisville, KY 40228  
 (502) 438-1111

**TROXEL BUILDING PERMIT PLAN**  
 DAVIS TROXEL  
 LAND DEVELOPMENT PLAN  
 LOUISIANA PERMITTING BOARD  
 10000 Crossroads Blvd, Suite 100  
 Louisville, KY 40228  
 (502) 438-1111

**ACT 121 NOTIFICATION**  
 THE STATE OF MISSISSIPPI  
 DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 10000 Crossroads Blvd, Suite 100  
 Louisville, KY 40228  
 (502) 438-1111

**SOILS DATA**  
 MISSISSIPPI DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 10000 Crossroads Blvd, Suite 100  
 Louisville, KY 40228  
 (502) 438-1111

**ZONING DATA**  
 MISSISSIPPI DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 10000 Crossroads Blvd, Suite 100  
 Louisville, KY 40228  
 (502) 438-1111

**SURVEY NOTES**  
 MISSISSIPPI DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 10000 Crossroads Blvd, Suite 100  
 Louisville, KY 40228  
 (502) 438-1111

**OWNER INFORMATION**  
 MISSISSIPPI DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 10000 Crossroads Blvd, Suite 100  
 Louisville, KY 40228  
 (502) 438-1111

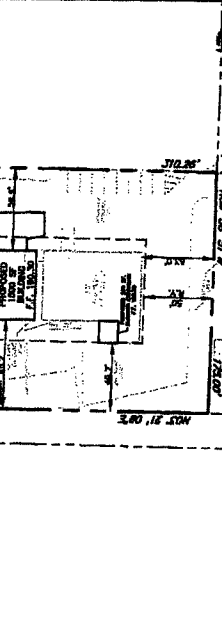
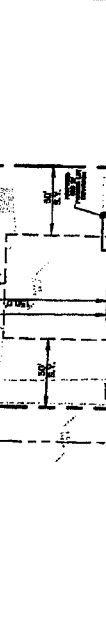
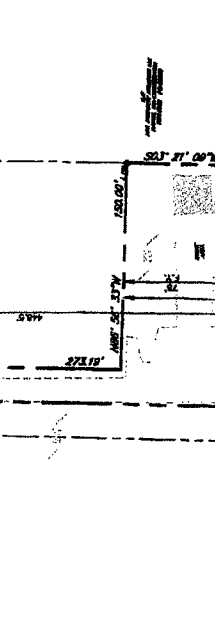
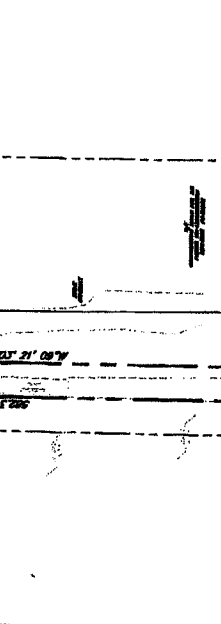
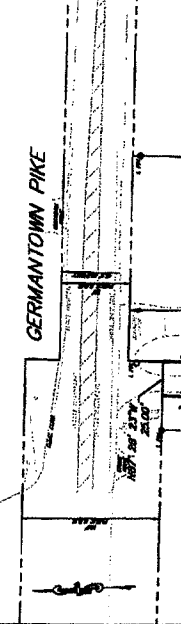
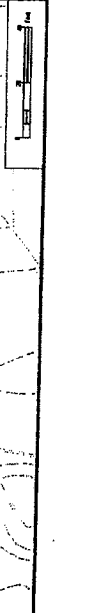
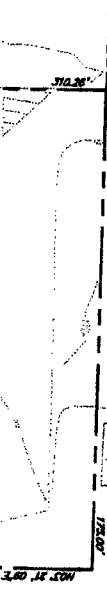
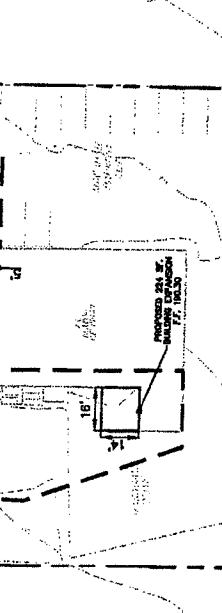
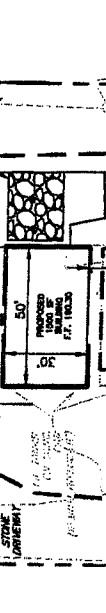
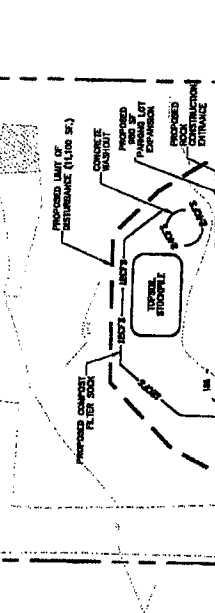
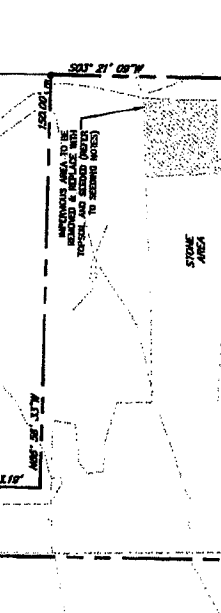
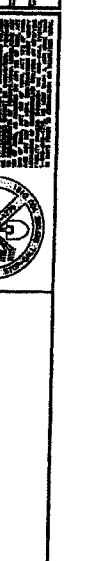
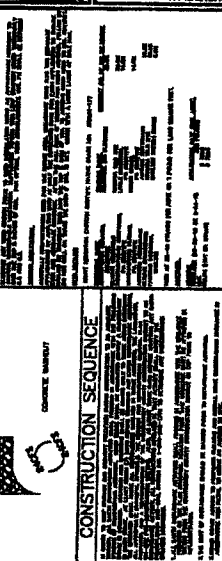
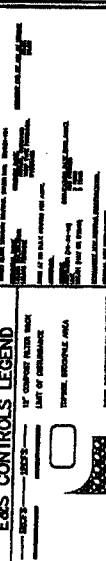
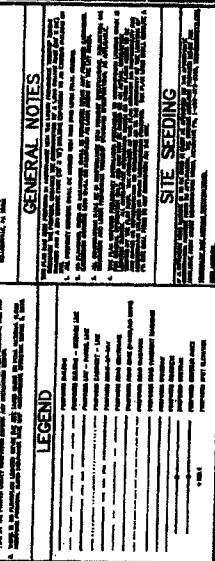
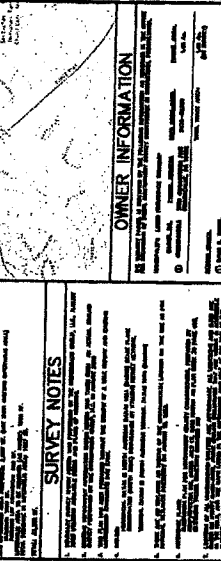
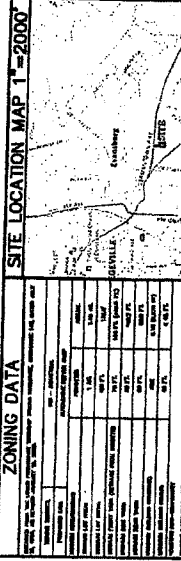
**GENERAL NOTES**  
 MISSISSIPPI DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 10000 Crossroads Blvd, Suite 100  
 Louisville, KY 40228  
 (502) 438-1111

**SITE SEEDING**  
 MISSISSIPPI DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 10000 Crossroads Blvd, Suite 100  
 Louisville, KY 40228  
 (502) 438-1111

**LEGEND**  
 MISSISSIPPI DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 10000 Crossroads Blvd, Suite 100  
 Louisville, KY 40228  
 (502) 438-1111

**E&S CONTROLS LEGEND**  
 MISSISSIPPI DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 10000 Crossroads Blvd, Suite 100  
 Louisville, KY 40228  
 (502) 438-1111

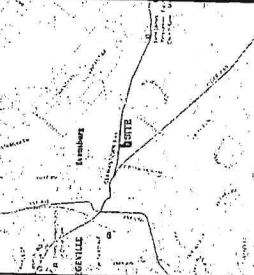
**CONSTRUCTION SEQUENCE**  
 MISSISSIPPI DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 10000 Crossroads Blvd, Suite 100  
 Louisville, KY 40228  
 (502) 438-1111



**LEGEND**

- Proposed Building Footprint
- Proposed Driveway
- Proposed Walkway
- Proposed Fencing
- Proposed Utility Lines
- Proposed Easement
- Proposed Setback
- Proposed Property Line
- Proposed Survey Boundary
- Proposed Survey Point
- Proposed Survey Line
- Proposed Survey Area
- Proposed Survey Station
- Proposed Survey Marker
- Proposed Survey Monument
- Proposed Survey Instrument
- Proposed Survey Method
- Proposed Survey Accuracy
- Proposed Survey Date
- Proposed Survey Location
- Proposed Survey Project
- Proposed Survey Client
- Proposed Survey Engineer
- Proposed Survey Surveyor
- Proposed Survey License
- Proposed Survey State
- Proposed Survey Year
- Proposed Survey Volume
- Proposed Survey Weight
- Proposed Survey Length
- Proposed Survey Width
- Proposed Survey Area
- Proposed Survey Perimeter
- Proposed Survey Circumference
- Proposed Survey Volume
- Proposed Survey Weight
- Proposed Survey Length
- Proposed Survey Width
- Proposed Survey Area
- Proposed Survey Perimeter
- Proposed Survey Circumference

**SITE LOCATION MAP 1"=2000'**



**OWNER INFORMATION**

OWNER: [Name]  
 ADDRESS: [Address]  
 CITY: [City]  
 STATE: [State]  
 ZIP: [ZIP]

**SURVEY NOTES**

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1936 AND THE SURVEYING ACT OF 1964.  
 2. THE SURVEY WAS MADE BY MEASUREMENT OF ANGLES AND DISTANCES.  
 3. THE SURVEY WAS MADE ON THE 15th DAY OF [Month] 2000.  
 4. THE SURVEY WAS MADE BY [Name].

**SOILS DATA**

SOILS DATA: [Soil Type]  
 LOCATION: [Location]  
 DATE: [Date]

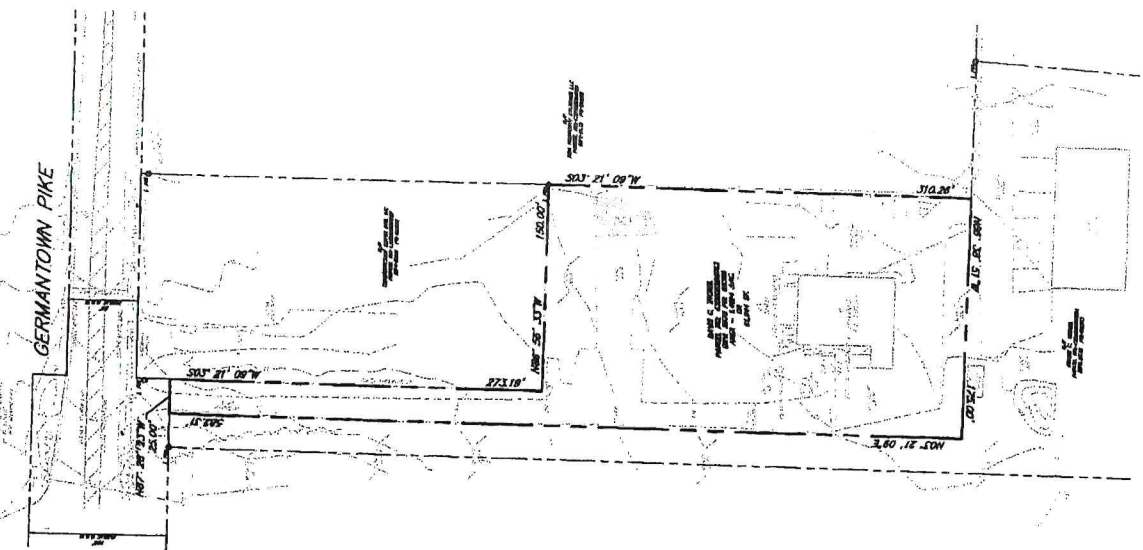
**ACT 121 NOTIFICATION**

ACT 121 NOTIFICATION: [Text]  
 DATE: [Date]



**SURVEYOR'S CERTIFICATE**

SURVEYOR'S CERTIFICATE: [Text]  
 DATE: [Date]

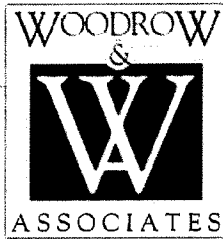


**Crossroads**  
 www.CrossroadsPA.com  
 1000 Crossroads Blvd  
 Suite 100  
 Harrisburg, PA 17105  
 Phone: 717-634-1111  
 Fax: 717-634-1112  
 Email: info@CrossroadsPA.com

**DAVIS TROXEL**  
 EXISTING FEATURES PLAN  
 TROXEL BUILDING PERMIT PLAN  
 LOWER MERIONISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT NUMBER	000112-01
DATE	08/17/00
SCALE	AS SHOWN
PROJECT	TROXEL BUILDING PERMIT PLAN
DATE	08/17/00
PROJECT	TROXEL BUILDING PERMIT PLAN
DATE	08/17/00
PROJECT	TROXEL BUILDING PERMIT PLAN
DATE	08/17/00

C 2



November 13, 2023

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

Reference: 3936 Germantown Pike  
Troxel Building Addition Land Development

Dear Mike:

I am in receipt of a three-page set of drawings prepared by the Crossroads Group, LLC, dated August 17, 2023, having not been revised. The plans describe the proposed construction of a 1,500 square-foot storage building and a minor parking lot expansion in support of the existing business. In addition, a second expansion to the building measuring 224 square feet is proposed to the western side of the existing structure. There is a minor increase in impervious cover measuring 1,087 square feet in size. My further review comments are as follows:

**Zoning Ordinance Review:**

1. Section 143-125 – The plan should contain a note which describes the current use of the property, the proposed use of the new building, and the building addition in order to ensure compliance with this code citation.

**Subdivision and Land Development Ordinance Review:**

2. Section 123-9.C – Minor Land Development Plan – This application would qualify for review under this code citation.
3. Section 123-16.B – The plan submission must be enhanced to provide for the approximate locations of sanitary sewer services, water service and storm sewer lines that are in the vicinity of the proposed lot to be developed. Further, it appears that a driveway access to Cross Keys Road is available to the property. The submission should include any easements or agreements memorializing the existence of this right of access.
4. Section 123-32 – This ordinance citation obligates the land developer to improve street frontages with curbs and storm sewers.
5. Section 123-33 – This ordinance citation obligates the land developer to improve the street frontages with public sidewalk.

November 13, 2023  
Michael Mrozinski, Director of Community Development  
Lower Providence Township  
Reference: 3936 Germantown Pike  
Troxe Building Addition Land Development

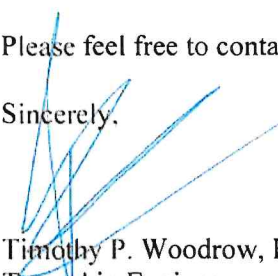
6. Section 123-37.L – Parking lot landscaping is required.
7. Section 123-50 – A landscaping plan is required. The plan must be appropriate to consider how landscaping can enhance the aesthetic of the property to include property line softening buffers and general site landscaping.
8. Section 123-54 – Property boundary survey monumentation is required.
9. Section 123-55 – The site plan must speak to any existing or proposed site lighting and assure that no adverse impacts will occur to adjacent properties.
10. Section 129-6.B – The amount of impervious surface being added to the site would exempt the developer from providing additional stormwater management controls. We would however ask the developer to consider working with us to capture runoff from existing impervious surfaces to provide some filtration an opportunity for groundwater recharge. We would like to thank the developer in advance for any accommodation he can make toward this goal.

**Environmental Sustainability:**

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

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

Sincerely,



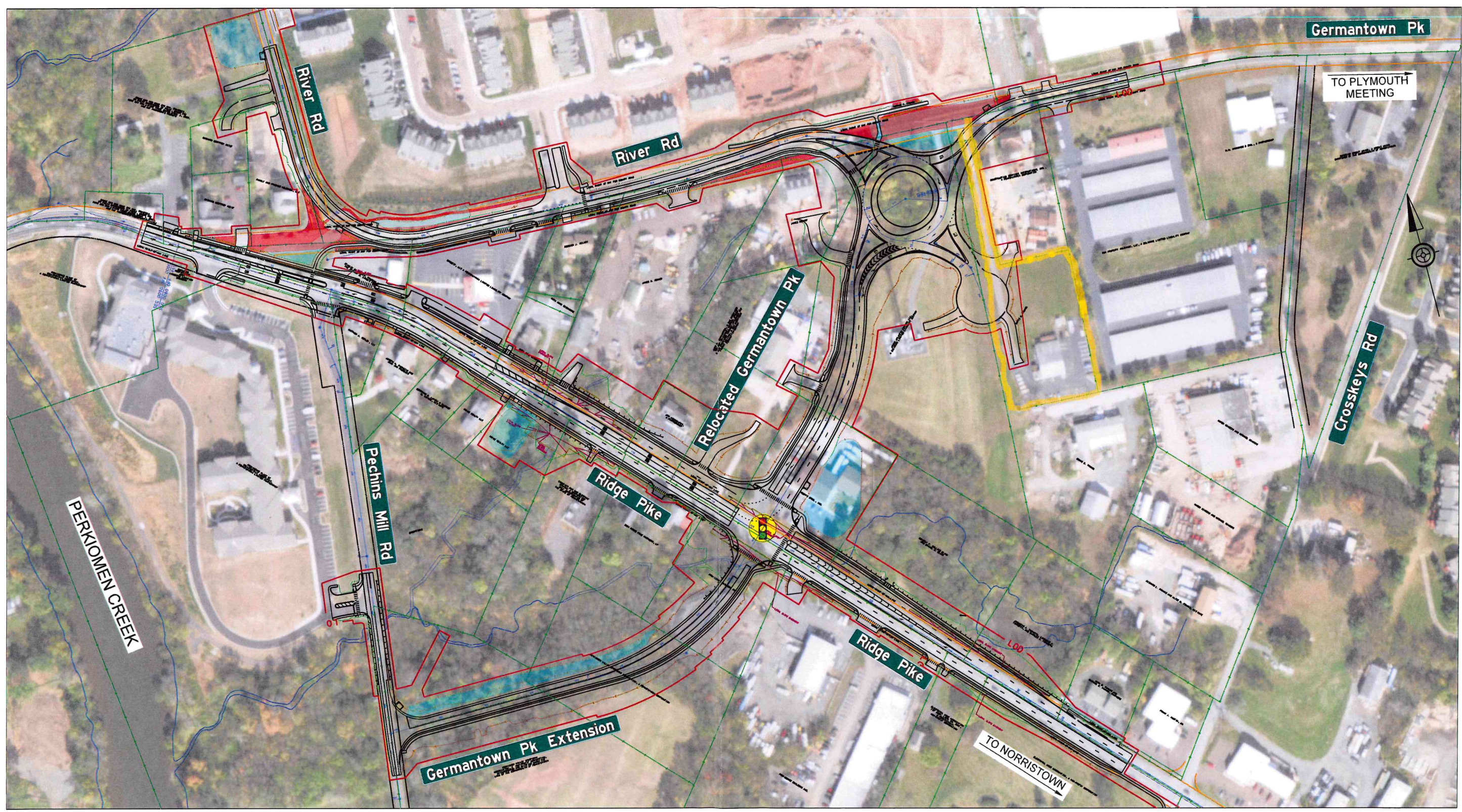
Timothy P. Woodrow, P.E.  
Township Engineer  
Woodrow & Associates, Inc.

TPW/del

cc: EJ Mentry, Township Manager – Lower Providence Township  
Lauren Gallagher, Esq. – Rudolph Clarke, LLC  
Joshua D. Hoagland – The Crossroads Group, LLC  
Davis C. Troxel – Property Owner



OPERATOR: slepera  
 FILE NAME: \\od\_rkk.com\fs\cloud\Projects\2017\171111\_PerKX\ing\CADD\display\2019\_10\_09\_PE\_Phase\PE\_Phase\_1 - Rev\PE\_Phase\_1\_0-99\PE\0902-501\_REVISED (10-04).dwg  
 5/11/2023 PLOTTED: 10:04



LEGEND	
	EXISTING RIGHT-OF-WAY
	EXISTING LEGAL SLOPE EASEMENT
	PROPERTY LINES
	PROPOSED ROADWAY REMOVAL
	PROPOSED ROADWAY RECONSTRUCTION
	EXIST. WATER FEATURE (NOT FIELD VERIFIED)
	CUT/FILL LINES
	LIMIT OF DISTURBANCE
	BMP LOCATIONS

**AERIAL SOURCE**  
 PAMAP PROGRAM 1 FT ORTHORECTIFIED DIGITAL IMAGERY OF PENNSYLVANIA MARCH 26, 2019

**SCALE**  
 0 100 200 FEET

**RIDGE PIKE AND GERMANTOWN PIKE INTERSECTION RE-ALIGNMENT PROJECT**

LOWER PROVIDENCE TOWNSHIP  
 MONTGOMERY COUNTY, PA

MAY 2023

SHEET 1 OF 1





# LOWER PROVIDENCE TOWNSHIP

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

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## MEMORANDUM

TO: Board of Supervisors

FROM: E.J. Mentry, Township Manager

SUBJECT: Police Contract Ratification – Agenda Item 4.d.

DATE: December 1, 2023

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For the upcoming Board of Supervisors meeting on Wednesday, December 6, we have placed Ratification of the Police Contract on the agenda. Currently the new contract is still in redlined draft form and requires some additional edits, language cleanup, and reformatting. Staff is working with our Labor Counsel and the Police Association to finalize it as soon as possible in the hopes it will be ready for BOS approval at the 12/6 meeting. There are no issues or concerns, the process is just time consuming with all the back and forth to finalize the language. If it's not quite ready, it will be pulled from the agenda and moved to the 12/20/23 meeting. In the event we're able to finalize the draft prior to the meeting, I will send to the BOS along with an Executive Summary and we can discuss in Executive Session.

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