

UPPER DUBLIN TOWNSHIP RESOLUTIONS

| <u>No.</u> | <u>Date</u> | <u>Description</u> |
|------------|-------------|--|
| 20-2400 | 10/13/20 | Resolution to Execute Deed of Dedication for 0.008 acres from Township of Upper Dublin, property designated as Parcel 2E at Welsh Road & Jarrettown Road, to the Commonwealth of Pennsylvania, Department of Transportation |
| 20-2401 | 11/10/20 | Resolution for approval of Final Land Development for 350 Commerce Drive with conditions. |
| 20-2402 | 12/08/20 | Resolution to Establish 2021 Budget |
| 20-2403 | 12/08/20 | Resolution approving the Upper Dublin Township Municipal Authority's (UDTMA's) 2020 Annual Report and 2021 Business Improvement Plan; and to approve the UDTMA 2021 Budget |
| 21-2404 | 01/12/21 | Resolution Condemning Conversion Therapy |
| 21-2405 | 01/12/21 | Resolution to Proclaim April 30, 2021 as Arbor Day |
| 21-2406 | 01/12/21 | Resolution for Approval of Minor Subdivision Plan for 465 Ambler Road with conditions |
| 21-2407 | 01/12/21 | Resolution Approving Financing by the Upper Gwynedd Township Industrial Development Authority of a certain project for the benefit of Acts Management Services, Inc. |
| 21-2408 | 01/12/21 | Resolution for PennDOT TE-160 Form for Traffic Signal Revisions at Commerce Drive & Delaware Drive |
| 21-2409 | 01/12/21 | Resolution for Approval of Waiver of Land Development for George's Market Refrigeration Unit |
| 21-2410 | 02/09/21 | Resolution authorizing intergovernmental cooperation with Lower Gwynedd Township, Whitpain Township and Whitemarsh Township, and approving joint defense and joint privilege of litigation and defense efforts in connection with intervention before the Pennsylvania Public Utility Commission |
| 21-2411 | 02/09/21 | Resolution to authorize a MontCo 2040 grant application for Twining Valley Park Phase 2 Graduated Bike Park in the amount of \$200,000.00 |
| 21-2412 | 02/09/21 | Resolution to authorize a MontCo 2040 grant application for Cross County Trail Camp Hill Road Trail Connection in the amount of \$200,000.00 |

- 21-2413 02/09/21 Resolution to Amend the Collective Bargaining Agreement with the Upper Dublin Police Benevolent Association for Random Drug Testing Procedures
- 21-2414 02/09/21 Resolution to Approve Waiver of Land Development for Sunshade Shelter Our Lady of Mercy Church
- 21-2415 02/09/21 Resolution to Approve Waiver of Land Development for Fireside Patio Roof, 1211 S. Bethlehem Pike
- 21-2416 02/09/21 Resolution for Intermunicipal Transfer of Liquor License for Jalpa, Inc.
- 21-2417 02/09/21 Resolution to Approve Municipal Authority Assessment for 2021
- 21-2418 03/09/21 Resolution for Intermunicipal Collaboration to Extend the Intergovernmental Agreement (IGA) for the Development of a Water Quality Improvement Plan for the Wissahickon Creek Watershed
- 21-2419 03/09/21 Resolution to authorize a MontCo 2040 grant application by the Wissahickon Trails for their Four Mills Barn Renovation Project in the amount of \$100,000
- 21-2420 03/09/21 Resolution to Proclaim April 4-10, 2021 as National Library Week
- 21-2421 04/13/21 Resolution to declare intent to follow the Schedules and Procedures for Disposition of Records as set forth in the Municipal Records Manual approved on December 16, 2008 and amended March 28, 2019
- 21-2422 04/13/21 Resolution for Intermunicipal Transfer of Liquor License for Blaze Upper Dublin, LLC
- 21-2423 04/13/21 Resolution to authorize a DCNR grant application for Twining Valley Park Phase 2 in the amount of \$250,000
- 21-2424 04/13/21 Resolution approving a waiver of land development for 420 Delaware Drive- ACTS Retirement, subject to conditions
- 21-2425 04/13/21 Resolution approving a preliminary/final land development plan for 709 Pennsylvania Avenue, WEC International, subject to conditions.
- 21-2426 04/13/21 Resolution to a authorize an Intergovernmental Cooperation Agreement with the County of Montgomery to Authorize the installation, Operation and Surveillance of Election Ballot Drop Boxes
- 21-2427 05/11/21 Resolution in support of local use of radar
- 21-2428 05/11/21 Resolution to proclaim April 18-24, 2021 as Upper Dublin Township Classics Week

- 21-2429 05/11/21 Resolution to Adopt a Policy to Permit Participation in Public Meetings using a Hybrid Option provided a Quorum is Present at the Physical Meeting Site
- 21-2430 05/11/21 Resolution to authorize a DCED grant application for Twining Valley Park Phase 2 in the amount of \$250,000.00
- 21-2431 05/11/21 Resolution to authorize a DCED grant application for Cross County Trail Camp Hill Road Trail Connection in the amount of \$250,000.00
- 21-2432 06/15//21 Resolution acknowledging June 2021 to be Pride Month
- 21-2433 06/15/21 Resolution establishing Permitted and Restricted Turn Recommendation for Application to PennDOT for Virginia Drive and Camp Hill Road Traffic Signal
- 21-2434 06/15/21 Resolution to authorize a Montgomery County Transportation Program grant application for Virginia Drive and Camp Hill Road Signalization in the amount of \$275,000.00
- 21-2435 07/13/21 Resolution to approve the Mascaro contract extension for recyclables
- 21-2436 07/13/21 Resolution to Enter into a Planning Assistance Contract for Montgomery County Planning Commission Planning Services
- 21-2437 08/10/21 Resolution approving a waiver of land development for Manufacturers' Golf & Country Club
- 21-2438 09/14/21 Resolution approving Waiver from Land Development Approval for 500 Virginia Drive UD# 21-6 with conditions
- 21-2439 10/12/21 Resolution to authorize an Application to 2021 PECO Green Region Open Space Program for the Twining Valley Park Native Plant Garden Accessible Pathway & Signage
- 21-2440 10/12/21 Resolution approving Land Development for 113 Jackson Avenue UD #20-7 with conditions
- 21-2441 10/12/21 Resolution approving the American Rescue Plan Library Grant
- 21-2442 12/14/21 Resolution to Establish 2022 Budget
- 21-2443 12/14/21 Resolution approving Preliminary/Final Land Development 1055 Virginia Drive.
- 21-2444 12/14/21 Resolution approving the Upper Dublin Township Municipal Authority's (UDTMA's) 2021 Annual Report and 2022 Business Improvement Plan; and to approve the UDTMA 2022 Budget

- 21-2445 12/14/21 Resolution Establishing the Upper Dublin Tree Planting and Care Fund

- 21-2446 12/14/21 Resolution Establishing and Advancing the Township's Renewable Energy Goals

- 22-2447 01/06/22 Resolution on Engineering and Professional Staff Review and Inspections Fees

- 22-2448 01/06/22 Resolution to revise the Township's Act 537 Plan to provide for the construction of a pumping station and force main to redirect flows from the Upper Dublin Wastewater Treatment Plant to the Ambler Wastewater Treatment Plant, modifications of that plant and demolition of the Upper Dublin Wastewater Treatment Plant.

- 22-2449 02/08/22 Resolution to Proclaim April 29, 2022 as Arbor Day

- 22-2450 02/08/22 Resolution for the American Rescue Plan Library Grant

- 22-2451 02/08/22 Resolution to authorize a Montco 2040 Grant Application Requesting Funds in the amount of \$200,000 for Zip Ramp Right of Way Acquisition

- 22-2452 02/08/22 A Resolution Approving the Upper Dublin Township Municipal Authority's Proposed Method of Assessments for 2022 for Business Improvements and Charges for Administrative Services

- 22-2453 02/08/22 Resolution for request for Waiver from Land Development Approval for Toll Brothers.

- 22-2454 03/08/22 Resolution to Approve Land Development at 1125 Virginia Drive

- 22-2455 03/08/22 Resolution to Proclaim April 3-9, 2022 as National Library Week

- 22-2456 03/08/22 Resolution for a Waiver of Land Development Request for Wissahickon Trails

- 22-2457 03/08/22 Resolution to allow remote participation by members of Township Boards and Commissions.

- 22-2458 04/12/22 Resolution for Intermunicipal Transfer of Liquor License for Redstone American Grill, Inc.

- 22-2459 04/12/22 Resolution for Preliminary Land Development 1250 Virginia Drive.

- 22-2460 6/14/22 Resolution for Final Land Development 1250 Virginia Drive with conditions.

- 22-2461 6/14/22 Resolution for the Deed of Dedication for Washington Manor.
- 22-2462 6/14/22 Resolution acknowledging June 2022 to be Pride Month.
- 22-2463 6/14/22 Resolution to Grant Signatory Authority to Township Secretary for Welsh Road Green Light Go Grant 2016GLG055
- 22-2464 7/12/22 Resolution to accept deed of dedication for street right of way.
- 22-2465 7/12/22 Resolution for request for waiver from land development approval for Upper Dublin School District.
- 22-2466 8/9/22 Resolution to accept a deed for dedication for additional right of way.
- 22-2467 8/9/22 Resolution to proclaim September 1, 2022 as UD Strong Day.
- 22-2468 9/13/22 Resolution to approve Minor Land Development at 511 Dreshertown Road, Manufacturers Golf and Country Club.
- 22-2469 9/13/22 Resolution approving the HRC to encourage posting of a Non-Discrimination Notice.
- 22-2470 9/13/22 Resolution for Sewage Planning Revision for J@Dresher, 1125 Virginia Drive.
- 22-2471 10/11/22 Resolution for waiver of Land Development Request by Condor Fort Washington Real Estate LLLP for the property known as 325 Pennsylvania Avenue.
- 22-2472 10/11/22 Resolution authorizing a PA DCNR C2P2 grant application for a Sunny Willow Swim Trail & Conservation Easement in the amount of \$375,000.
- 22-2473 10/11/22 Resolution authorizing a PA DCNR C2P2 grant application for 5 Pickleball Courts at Twining Valley Park in the amount of \$105,000.
- 22-2474 10/11/22 Resolution approving Execution of PCSM Plan Declaration for Twining Valley Park.
- 22-2475 10/11/22 Resolution approving the Planning Module for 1250 Virginia Drive Dublin Metro Development.
- 22-2476 11/9/22 Resolution to accept a Trail Easement from Brookwood Philadelphia I LLC & Brookwood Philadelphia II LLC, over the property located at 220-230 Commerce Drive.

- 22-2477 11/9/22 Resolution to accept to accept a Traffic Signal Easement from WFP Pennland Co. L.P., over the property located at 585 Camp Hill Road.
- 22-2478 11/9/22 Resolution approving a Waiver of Land Development Request by Ambler Borough for Waste Water Treatment Plant.
- 22-2479 11/9/22 Resolution to accept a Drainage Easement from PAMCPA Real Estate LLLP for 525 Virginia Drive.
- 22-2480 12/13/22 Resolution Establishing the Budget for Fiscal Year 2023.
- 22-2481 12/13/22 PennDOT TE-160 Resolution for traffic signal modifications at Pennsylvania Avenue & Commerce Drive.
- 22-2482 12/13/22 Resolution approving the Upper Dublin Township Municipal Authority's (UDTMA's) 2022 Annual Report and 2023 Business Improvement Plan; and to approve the UDTMA 2023 Budget.
- 22-2483 12/13/22 Resolution to Amend Township Seal.
- 22-2484 12/13/22 Resolution to approve Act 57 of 2022 for failure to pay Real Estate Taxes on time.
- 22-2485 12/13/22 Resolution to approve Minor Subdivision Application for 1305 & 1306 Hawthorne Lane/Mele Brothers Realty, UD #22-09.
- 22-2486 12/13/22 Resolution for Recycle Grant Agreement.
- 23-2487 1/10/23 Resolution on Engineering and Professional Staff Review and Inspections Fees.
- 23-2488 1/10/23 Resolution to Proclaim April 28, 2023 as Arbor Day.
- 23-2489 1/10/23 Resolution authorizing filing Redevelopment Assistance Capital Program Application.
- 23-2490 1/10/23 Resolution to approve Final Land Development at 1501 N. Limekiln Pike, Church of Latter-Day Saints, UD #22-06.
- 23-2491 1/10/23 Resolution to Designate Signatory Authorization for PennDOT Grant 2018ARLE018A to Extend Deadline for Susquehanna & Fitzwatertown Road Project.
- 23-2492 2/14/23 Resolution to Approve Municipal Authority Assessment for 2023.

- 23-2493 2/14/23 Resolution authorization to modify the Susquehanna Road and Fitzwatertown Road Intersection per the PennDOT grant to add the Susquehanna Road left turn land and upgrade the signal equipment.
- 23-2494 2/14/23 Resolution to authorize a Montco 2040 Grant Application requesting funds in the amount of \$105,000 for the Construction of Pickleball Courts at Twining Valley Park.
- 23-2495 3/14/23 Resolution to update Signatory Authorization for FFTA for the Limekiln Sidewalk Project.
- 23-2496 3/14/23 Resolution to approve township-wide maintenance agreements as part of the TE-160 process to revise or add traffic signals.
- 23-2497 3/14/23 Resolution to approve the Verizon Cable Franchise Agreement for a five (5) year term.
- 23-2498 3/14/23 Resolution to authorize a PA DCNR C2P2 grant application for tree planting at Twining Valley Park & Susquehanna Woods.
- 23-2499 3/14/23 Resolution to authorize a PA DCNR C2P2 grant application for a Sunny Willow Swim Club Trail, Utility & Conservation Easement.

RESOLUTION

NO. 20-2400

**A Resolution Authorizing The Dedication Of Parcel 2E (346 Sq.Ft)
To The Commonwealth Of Pennsylvania For A Public Street**

WHEREAS, Upper Dublin Township (hereinafter “Township”) holds, occupies and maintains a right-of-way known as Jarrettown Road (T-331), a Township street, a portion of which abuts the westerly side of Welsh Road (SR 0063), having acquired the same by Deed of Dedication dated February 20, 1991 and recorded in Deed Book 4973, Page 842 and is described in Exhibit “A” attached hereto (hereinafter “Parcel 2E”); and

WHEREAS, BT Dreshertown, L.P. (hereinafter “Owner”) is in title to property located on the East side of Dreshertown Road at its intersection with Welsh Road, Montgomery County, Pennsylvania 19025, which parcel of real estate is referred to as County Tax Parcel No. 54-00-05242-00-5 (hereinafter the “Property”); and

WHEREAS, Owner has received final Land Development Approval from the Township for the development of the Property pursuant to a Final Land Development Plan for “The Promenade” prepared by Gilmore & Associates, Inc., dated February 10, 2017, last revised January 10, 2018., consisting of sheets 1 through 60, recorded in the Office of the Montgomery County Recorder of Deeds (hereinafter the “Final Plans”); and

WHEREAS, in furtherance of the Final Plans, Owner desires to widen and otherwise improve Welsh Road at or near the intersection of Jarrettown Road (hereinafter the “Project”) within a Township owned right-of-way as set forth hereinabove, and in furtherance of the Final Plans and has requested the Township to dedicate a portion thereof described as set forth in the

Deed of Dedication attached as Exhibit "A" to the Commonwealth of Pennsylvania in order to secure a Highway Occupancy Permit authorizing the Project; and

WHEREAS, the Township finds it to be in the public interest that the Project be completed and that the additional right of way be so dedicated.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Upper Dublin Township, Montgomery County, Pennsylvania, that IRA S. TACKEL, President of the Board of Commissioners, be and he is hereby authorized to sign the attached Deed of Dedication for a widened portion of Welsh Road (S.R. 0063) granted to the Commonwealth of Pennsylvania, and that PAUL A. LEONARD, Secretary of the Board of Commissioners, be and he is hereby authorized and directed to attest and seal the same.

Date : October 13, 2020.

ATTEST :

Board of Commissioners of
Upper Dublin Township



Paul A. Leonard
Title : Township Manager/Secretary

By:



Ira S. Tackel
Title : President

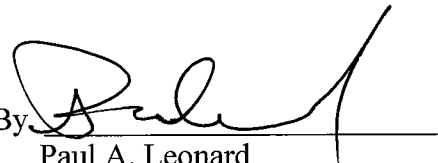
(SEAL)

CERTIFICATION

I, Paul A. Leonard, Secretary of the Board of Commissioners of Upper Dublin Township, Montgomery County, Pennsylvania, do hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted at a regular meeting of the Board of Commissioners held on Tuesday, October 13, 2020.

(SEAL)

By:



Paul A. Leonard
Title : Secretary

Date:

Exhibit “A”

Prepared By: McMahon Associates, Inc.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034

Return To: McMahon Associates, Inc.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
Attn: Brian DiBiase

Site Location: (Part of) Tax Parcel No. 54-00-00000-00-0
Welsh Road (Parcel 2E)

M-950 D2 (6-11)



| | |
|------------------------|---|
| COUNTY | Montgomery |
| SR – SEGMENT-OFFSET | S.R 0063, Offset 1550 to Offset 1564 |
| MUNICIPALITY | Upper Dublin Township |
| APPLICATION/PERMIT NO. | ePS No. 141612 |
| APPLICANT/PERMITTEE | BT Dreshertown, LP |

DEED OF EASEMENT
(No Monetary Consideration)

THIS INDENTURE, made this 13th day of October, 2020, by Township of Upper Dublin owner(s) of property affected by the proposed construction or improvement of the above mentioned State Route under the referenced highway occupancy application/permit, its heirs, executors, administrators, successors, and/or assigns, hereinafter, whether singular or plural, called the GRANTOR, and the Commonwealth of Pennsylvania, Department of Transportation, hereinafter called the COMMONWEALTH,

WITNESSETH:

WHEREAS the COMMONWEALTH has received an application from the GRANTOR for issuance of a highway occupancy permit for access to the above referenced highway; and

WHEREAS the parties hereto have agreed that, as a condition to issuance of the referenced permit, the GRANTOR will convey to the COMMONWEALTH a highway easement unlimited in vertical dimension and other estate(s) as designated, if any, from the property or portion thereof required by the COMMONWEALTH,

NOW, THEREFORE, in consideration of the benefits to the property of the GRANTOR, the GRANTOR does hereby grant and convey to the COMMONWEALTH a easement for highway purposes and such other estate(s), if any, as designated on the plot plan attached hereto and made a part hereof and set forth below.

BEING all or a portion of the same property conveyed or devised to the GRANTOR by Deed of Dedication, dated February 20, 1991 and recorded in Deed Book 4973, Page 842, together with the improvements, hereditaments and appurtenances thereto. This conveyance contains 346 s.f (0.008 Ac.). And the GRANTOR warrants GENERALLY the property hereby conveyed.

Reserving, however, to the GRANTOR the right to deep mine minerals and remove gas and oil within the areas hereunder acquired from a minimum depth to be determined by the COMMONWEALTH, from mine shafts or by means of wells located off the right-of-way.

The GRANTOR does further indemnify the COMMONWEALTH, its employees or representatives against any claim, demand or judgment of any type made by any lessee or easement holder of the aforesaid property who is not an Applicant/Permitee under the referenced application/permit and who may be adversely affected by the construction of the improvements to the demised premises or in the State highway right of way pursuant to the referenced application/permit.

Certificate of Residence

I hereby certify the Grantee's precise residence to be:

7000 Geerdes Boulevard
King of Prussia, PA 19406

Witness my hand this _____ day of _____, _____

Agent for the Commonwealth of Pennsylvania
Department of Transportation

[remainder of page intentionally left blank]

The GRANTOR has executed or caused to be executed these presents, intending to be legally bound thereby.

INDIVIDUALS

ENTITIES*

GRANTOR:

Upper Dublin Township

(Name of Entity)

BY:

Ira S Tackel
Ira S Tackel, President, Board of Commissioners

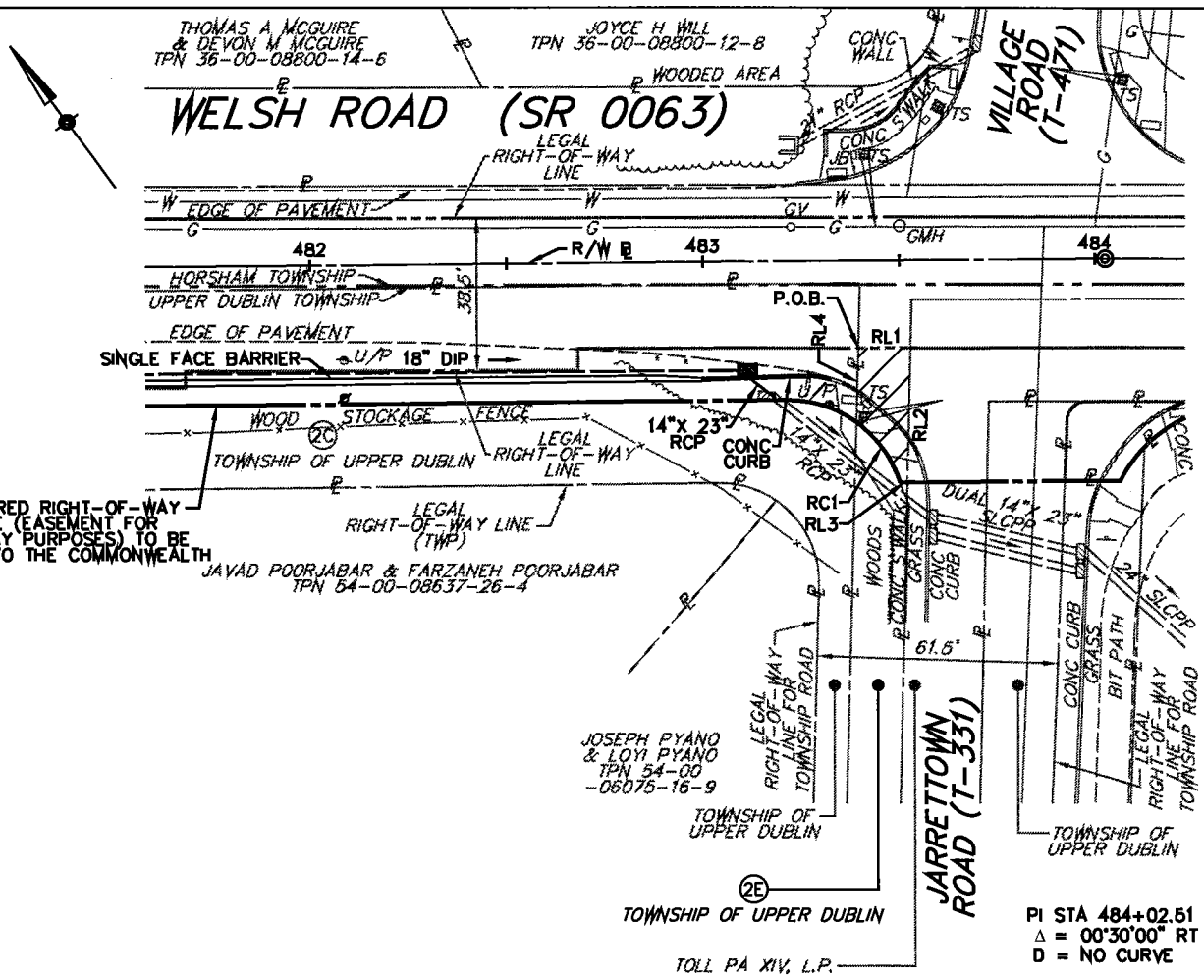
BY: _____

* Use this block for a corporation, partnership, LLC, government entity, school district, church, trust, club, association, POA, attorney-in-fact, executor, administrator or any other entity. See R/W Manual Section 3.06.

INDIVIDUAL

ENTITY

| | |
|---|--|
| <p>STATE OF PENNSYLVANIA COUNTY OF _____</p> <p>On this _____ day of _____, 20____, before me, _____, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) whose name(s) _____ subscribed to the within instrument, and acknowledged that _____ executed the instrument for the purposes contained in it.</p> <p>In witness whereof, I hereto set my hand and official seal.</p> <p>_____ [Signature] _____ [Title]</p> <p>[Seal]</p> | <p>STATE OF PENNSYLVANIA COUNTY OF <u>Montgomery</u></p> <p>On this <u>9th</u> day of <u>APRIL</u>, 20<u>21</u>, before me, <u>Cheryl Milnazik</u>, the undersigned officer, personally appeared <u>Ira S. Tackel</u>, who acknowledged <u>him self</u> to be the <u>President Board of Commissioners</u> [title] of <u>Township of Upper Dublin</u> [name of entity], and that as such <u>President Board of Commissioners</u> [title], being authorized to do so, executed the foregoing instrument for the purposes contained in it by signing on behalf of the entity as <u>President Board of Commissioners</u> [title].</p> <p>In witness whereof, I hereto set my hand and official seal.</p> <p><u>Cheryl Milnazik</u> [Signature] <u>notary</u> [Title]</p> <p>[Seal]</p> <div data-bbox="873 1591 1295 1724" style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Commonwealth of Pennsylvania - Notary Seal Cheryl Milnazik, Notary Public Montgomery County My commission expires July 7, 2023 Commission number 1263488</p> </div> <p>Member, Pennsylvania Association of Notaries</p> |
|---|--|



REQUIRED RIGHT-OF-WAY (EASEMENT) LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| RL1 | S53°31'08"E | 13.30' |
| RL2 | S38°00'01"W | 33.90' |
| RL3 | N54°03'58"W | 1.88' |
| RL4 | N38°13'44"E | 18.71' |

REQUIRED RIGHT-OF-WAY (EASEMENT) CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD BRG | CHORD |
|-------|--------|--------|-------------|--------|
| RC1 | 30.00' | 19.14' | N00°22'40"E | 18.82' |

TOTAL AREA OF REQUIRED RIGHT-OF-WAY (EASEMENT) = 346 SF, 0.008 AC

 REQUIRED RIGHT-OF-WAY AREA (EASEMENT FOR HIGHWAY PURPOSES)

**PLAN OF REQUIRED RIGHT-OF-WAY (EASEMENT FOR HIGHWAY PURPOSES)
FOR LANDS OF THE TOWNSHIP OF UPPER DUBLIN
SITUATE IN UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PA.**

425 COMMERCE DRIVE
SUITE 200
FT WASHINGTON, PA. 19034
TELE: (215)-283-9444
FAX: (215)-283-9447



10/14/20
JOB #815367.21
SCALE: 1" = 30'
SHEET: 1 of 1



McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9447

PRINCIPALS

Joseph J. DeSantis, P.E., PTOE
John S. DePalma
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE
Christopher J. Williams, P.E.

ASSOCIATES

John J. Mitchell, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.
Jason T. Adams, P.E., PTOE
Christopher K. Bauer, P.E., PTOE

FOUNDER

Joseph W. McMahon, P.E.

October 14, 2020

**DESCRIPTION OF REQUIRED RIGHT-OF-WAY (EASEMENT FOR HIGHWAY PURPOSES)
FOR LANDS OF THE TOWNSHIP OF UPPER DUBLIN**

All that certain required piece of land situate in the Township of Upper Dublin, County of Montgomery, Commonwealth of Pennsylvania. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Fort Washington, PA, entitled "PLAN OF REQUIRED RIGHT-OF-WAY (EASEMENT FOR HIGHWAY PURPOSES) FOR LANDS OF THE TOWNSHIP OF UPPER DUBLIN" dated October 14, 2020, as follows to wit;

Beginning at a point of intersection of the southwesterly Legal Right-of-Way line of Welsh Road (SR 0063) (33' feet wide) with the northwesterly line of lands of grantor, thence extending the following courses and distances:

- 1) Along the southwesterly Legal Right-of-Way line of lands of grantors, South 53 degrees 31 minutes 08 seconds East, 13.30 feet to a point in the southeasterly lands of grantor.
- 2) Along the southeasterly lands of grantor, South 38 degrees 00 minutes 01 seconds West, 33.90 feet to a point on the southwesterly Required Right-of-Way line of Welsh Road.
- 3) Along the southwesterly Required Right-of-Way line of Welsh Road, North 54 degrees 03 minutes 58 seconds West, 1.88 feet to a point of non-tangent curvature.
- 4) Along the Required Right-of-Way line of Welsh Road, on a line curving to the left, having an arc length of 19.14 feet, a radius of 30.00 feet, a chord length of 18.82 feet, and a chord bearing of North 00 degrees 22 minutes 40 seconds East to a point in the northwesterly lands of grantor.
- 5) Along the northwesterly lands of grantor, North 38 degrees 13 minutes 44 seconds East, 18.71 feet to the point and place of beginning.

Containing 346 square feet, or 0.008 Acres.

I:\eng\815367\dwg\Phase 2 - Promenade (Welsh Rd and Signal)\Exhibits\Legal Descriptions\Parcel 2E Unknown Owner Legal Description.docx

**UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 20-2401
LAND DEVELOPMENT APPLICATION U.D. NO. 19-09 FOR FINAL LAND
DEVELOPMENT APPROVAL FOR UNION ELECTRIC, 350 COMMERCE DRIVE**

WHEREAS, Union Electric Inc. (“Developer”) is the owner of a property located at 350 Commerce Drive, comprising approximately 1.25 acres of land (the “Property”); and,

WHEREAS, the Property is located in the GFW-Greater Fort Washington Zoning District, and expansion of the existing use is permitted by Conditional Use, and the applicant has applied for Conditional Use approval from the Township; and,

WHEREAS, the Property will be developed pursuant to Land Development Plans prepared by Robert E. Blue Consulting Engineers, P.C., dated January 30, 2020, last revised on August 24, 2020, consisting of sheets 1 through 11 (the “Plans”), which is incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Developer desires to obtain final land development approval of the Plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Developer obtained preliminary land development approval from Upper Dublin Township as outlined in Resolution 20-2394, which contained specifications, conditions, requirements, and obligations of the Developer in order to achieve plan approval.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants final approval of the land development as shown on the Plans subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, the comments and details on the Plans, the terms and conditions of this Resolution, and the terms and conditions of a Land Development Agreement between the Developer and the Township, in a form to be approved by the Township Solicitor and entered into prior to recording of the final plans.
3. The development shall be constructed in accordance with Resolution 20-2394, a copy of which is attached and incorporated herein, outlining conditions, specifications, and obligations on the developer to create a Code-compliant development.
4. The Developer will provide security in a form acceptable to the Township Solicitor and in an amount to be agreed upon by the Township Engineer for the infrastructure improvements and landscaping shown on the Plans, including the estimated construction cost of the pedestrian trail should the trail not be constructed at the same time as the primary building addition.

5. The Township hereby approves the following waivers from the Subdivision and Land Development Regulations:
 - a. 212-34.B.4, which requires a sealed Registered Landscape Architect plan.
 - b. 212-32.F.4.C, which restricts the maximum number of parking spaces in a row to 12 spaces;
 - c. 212-35.1, which requires a Traffic Impact Study be prepared,
 - d. 212-43.C.2, which requires off-site topography within 100 feet of the property boundary
6. The Developer shall comply with all conditions set forth in the review letter of the Township Engineer, Tom Fountain, dated July 15, 2020, attached as Exhibit 'A', except as modified herein.
7. Developer shall provide to the Township Engineer for his approval the legal descriptions for the easements and rights of way, prior to the Plans being recorded.
8. Developer shall provide a covenant restricting outdoor storage to the satisfaction of the Township Solicitor.
9. Developer shall provide a trail easement along the frontage of the property, including metes and bounds description, satisfactory to the Township Traffic Engineer and the Township Solicitor. of same.
10. All utilities serving the structures proposed to be built on the Property shall be placed underground.
11. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans and the Land Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.
12. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Land Development Agreement, and as required by the Upper Dublin Township Code, must be accomplished within ninety (90) days from the date of this Resolution unless a written extension is granted by Upper Dublin Township. Until such time as the applicable fees and contributions have been paid, the escrow is fully funded, the security provided and the Land Development Agreement executed, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

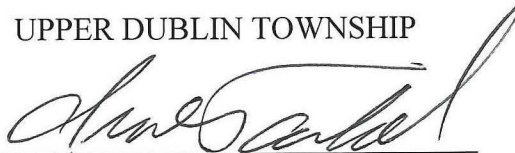
Union Electric
350 Commerce Drive

November 10, 2020

Resolution 20-2401
Final Land Development Approval

Approved by the Board of Commissioners of Upper Dublin Township this 10th day of November, 2020.

UPPER DUBLIN TOWNSHIP

By: 
IRA S. TACKEL, President

ATTEST:

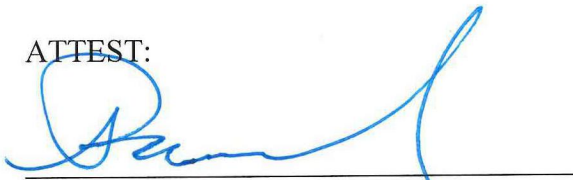

PAUL A. LEONARD, Township Manager/Secretary

Exhibit "A"

July 15, 2020

Union Electric Inc. – Allison D. Smith
350 Commerce Drive
Fort Washington, PA 19034

**RE: APPLICATION FOR LAND DEVELOPMENT APPROVAL
350 COMMERCE DRIVE
UD #XX-XX**

To whom it may concern:

Upper Dublin Township has received and reviewed an application for land development approval for the tract at 350 Commerce Drive. We offer the following comments and requests regarding this plan:

Background

The applicant has an existing business located at this address, improved with a building, parking, and outdoor storage. This proposal includes a one-story building expansion and additional parking spaces, along with a stormwater management area. Applicant has already received zoning variances related to dimensional relief. Our comments are as follows:

1. Applicant requests a waiver from building setback to parking areas, but it's not clear a waiver is required, since the parking spaces are opposite the building wall.
2. 212.xx: Property may require sidewalk and driveway apron repairs to bring sections of the frontage up to minimum engineering standards.
3. 212.xx: The plan proposes parking spaces 17' deep, which is permitted, but the parking bumpers would prevent the vehicle overhang required by the standards. The parking bumpers should be removed.
4. Section 212.xx: Applicant should provide confirmation that additional sewage and water facilities are permitted by the utility authorities.

5. Applicant requests a waiver to allow pipe diameter of 6” from the stormwater system to the street inlets. Within the R-O-W, minimum pipe size of 18” is required.
6. Township must receive appropriate deeds for dedication of R-O-W along Commerce Drive. Also, an easement over the stormwater management system is required for maintenance and access purposes.
7. The plans include some general details, but the final plans need to include Township-approved details for the following:
 - a. Sidewalk and concrete apron (CC200, CC202)
 - b. Inlets, inlet tops, pipe, pipe collars
 - c. Downspout connections
 - d. Roadway restoration
8. The applicant must incorporate requirements and recommendations of the various outside Township consultants, including:
 - a. Township Lighting Consultant
 - b. Township Traffic Consultant (street frontage and pedestrian connectivity improvements)
 - c. Township Fire Marshal
 - d. Township Landscape Consultant

RECOMMENDATION: FURTHER REVIEW

The items noted in this letter should be addressed to the Township’s satisfaction. If you have any questions, please do not hesitate to call.

Very truly yours,

Thomas J. Fountain, P.E.
Upper Dublin Township

cc: Paul Leonard, Township Manager
Jim Ennis, Township Zoning Officer
Rick Collier, Landscaping Consultant
Joe Fielder, Township Code Officer
Gil High, Township Solicitor
Tim Schuck, Township Fire Marshal

Resolution 20-2394

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 20- 2394
LAND DEVELOPMENT APPLICATION U.D. NO. 19-09 FOR PRELIMINARY LAND
DEVELOPMENT APPROVAL FOR UNION ELECTRIC, 350 COMMERCE DRIVE

WHEREAS, Union Electric Inc. ("Developer") is the owner of a property located at 350 Commerce Drive, comprising approximately 1.25 acres of land (the "Property"); and,

WHEREAS, the Property is located in the GFW-Greater Fort Washington Zoning District, and expansion of the existing use is permitted by Conditional Use, and the applicant has applied for Conditional Use approval from the Township; and,

WHEREAS, the Property will be developed pursuant to Preliminary Land Development Plans prepared by Robert E. Blue Consulting Engineers, P.C., dated January 30, 2020, last revised on June 15, 2020, consisting of sheets 1 through 10 (the "Plans"), which is incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Developer desires to obtain preliminary land development approval of the Plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants preliminary approval of the land development as shown on the Plans subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, the comments and details on the Plans, the terms and conditions of this Resolution, and the terms and conditions of a Land Development Agreement between the Developer and the Township, in a form to be approved by the Township Solicitor and entered into prior to recording of the final plans.
3. The Developer will provide security in a form acceptable to the Township Solicitor and in an amount to be agreed upon by the Township Engineer for the infrastructure improvements and landscaping shown on the Plans.
4. The Township hereby approves the following waivers from the Subdivision and Land Development Regulations:
 - a. 212-34.B.4, which requires a sealed Registered Landscape Architect plan.
 - b. 212-32.F.4.C, which restricts the maximum number of parking spaces in a row to 12 spaces;
 - c. 212-35.1, which requires a Traffic Impact Study be prepared,
 - d. 212-43.C.2, which requires off-site topography within 100 feet of the property boundary
5. The Developer shall comply with all conditions set forth in the review letter of the Township Engineer, Tom Fountain, dated July 15, 2020, attached as Exhibit 'A', except as modified herein.

6. The Developer shall comply with all conditions set forth in the review letter of the Township Landscape Consultant, Land Concepts, dated August 18, 2020, except as modified herein, attached as Exhibit 'B', except as modified herein.
7. The Developer shall comply with all conditions set forth in the review letter of the Township Traffic Consultant, Boles, Smyth Associates, dated July 17, 2020, and an e-mail from Jack Smyth to Jim Ennis dated August 11, 2020, attached as Exhibit 'C', except as modified herein.
8. The Developer shall comply with all conditions set forth in the review letter of the Township Zoning Officer, Jim Ennis, dated July 16, 2020, attached as Exhibit 'D', except as modified herein.
9. The Developer shall comply with all conditions set forth in the review letter of the Township Lighting Consultant, Stan Stubbe, by letter dated August 10, 2020, attached as Exhibit 'E', except as modified herein.
10. The Developer shall comply with all conditions set forth in the review letter of the Montgomery County Planning Commission, by letter dated July 16, 2020, attached as Exhibit 'F', except that the walkway to the building is not required.
11. Developer shall provide to the Township Engineer for his approval the legal descriptions for the easements and rights of way, prior to the Plans being recorded.
12. Developer shall provide a covenant restricting outdoor storage to the satisfaction of the Township Solicitor.
13. Developer shall provide a trail easement satisfactory to the Township Traffic Consultant along the frontage of the property, including metes and bounds description of same.
14. Developer will maintain compliance with the comments pertaining to the design standards of Upper Dublin Township's Subdivision and Land Development Code, as provided within a July 22, 2020 letter from Adam Jacob of Krieger and Associates to A. Victor Meitner, Jr, attached as Exhibit 'G'.
15. Developer shall provide financial security and corresponding agreement regarding estimated construction cost of the pedestrian trail should the trail not be constructed at the same time as the primary building addition.
16. All utilities serving the structures proposed to be built on the Property shall be placed underground.
17. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans and the Land Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

18. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Land Development Agreement, and as required by the Upper Dublin Township Code, must be accomplished within ninety (90) days from the date of this Resolution unless a written extension is granted by Upper Dublin Township. Until such time as the applicable fees and contributions have been paid, the escrow is fully funded, the security provided and the Land Development Agreement executed, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

Approved by the Board of Commissioners of Upper Dublin Township this 8th day of September, 2020.

UPPER DUBLIN TOWNSHIP

By: 

IRA S. TACKEL, President

ATTEST:


PAUL A. LEONARD, Township Manager/Secretary

Exhibit "A"

July 15, 2020

Union Electric Inc. – Allison D. Smith
350 Commerce Drive
Fort Washington, PA 19034

**RE: APPLICATION FOR LAND DEVELOPMENT APPROVAL
350 COMMERCE DRIVE
UD #XX-XX**

To whom it may concern:

Upper Dublin Township has received and reviewed an application for land development approval for the tract at 350 Commerce Drive. We offer the following comments and requests regarding this plan:

Background

The applicant has an existing business located at this address, improved with a building, parking, and outdoor storage. This proposal includes a one-story building expansion and additional parking spaces, along with a stormwater management area. Applicant has already received zoning variances related to dimensional relief. Our comments are as follows:

1. Applicant requests a waiver from building setback to parking areas, but it's not clear a waiver is required, since the parking spaces are opposite the building wall.
2. 212.xx: Property may require sidewalk and driveway apron repairs to bring sections of the frontage up to minimum engineering standards.
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4. Section 212.xx: Applicant should provide confirmation that additional sewage and water facilities are permitted by the utility authorities.

5. Applicant requests a waiver to allow pipe diameter of 6” from the stormwater system to the street inlets. Within the R-O-W, minimum pipe size of 18” is required.
6. Township must receive appropriate deeds for dedication of R-O-W along Commerce Drive. Also, an easement over the stormwater management system is required for maintenance and access purposes.
7. The plans include some general details, but the final plans need to include Township-approved details for the following:
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 - b. Township Traffic Consultant (street frontage and pedestrian connectivity improvements)
 - c. Township Fire Marshal
 - d. Township Landscape Consultant

RECOMMENDATION: FURTHER REVIEW

The items noted in this letter should be addressed to the Township’s satisfaction. If you have any questions, please do not hesitate to call.

Very truly yours,

Thomas J. Fountain, P.E.
Upper Dublin Township

cc: Paul Leonard, Township Manager
Jim Ennis, Township Zoning Officer
Rick Collier, Landscaping Consultant
Joe Fielder, Township Code Officer
Gil High, Township Solicitor
Tim Schuck, Township Fire Marshal

K:\public works\memos\350 commerce-ld review 1.doc

Exhibit "B"

MEMO TO: Jim Ennis, AICP
Tom Fountain, P.E.
Upper Dublin Township

FROM: Richard Collier, Jr., FAICP, ASLA
David S. Cavanaugh, RLA, ASLA
LandConcepts

DATE: August 18, 2020

Re: Union Electric Contracting
350 Commerce Drive
Preliminary Land Development
Preliminary Landscape Plan Review
UD #19-09
Review #2

Per your request, we have reviewed for Code compliance the Landscape Plan submitted to Upper Dublin Township for a proposed land development consisting of a warehouse addition of 4,037 square feet (s.f.) with driveway access from the rear and new 10 space parking lot. As the site is in the Greater Fort Washington District, landscape plans should reflect the Design Standards where possible per Section 8, Article IV. The plans reviewed include 11 sheets. Revised Sheet 5 was provided for review as prepared by Robert E. Blue Consulting Engineers. This review is based on revised plans, dated 07-31-20, Revision 2.

A. Section B. – General Landscape Information

B. (4) It is required that Plans be sealed by a Landscape Architect registered in the Commonwealth of Pennsylvania. A signature block and seal must be provided in the final plans. Waiver requested. The waiver request is not supported, and it is recommended that a landscape architect revise the plan.

B. Section E. – Information required on the Landscape Plan

E. (1) Landscape Plan will show the following existing and proposed information:

(a) A location map is required on the Landscape Plan and needs to show zoning districts and the land uses for the site and adjacent. This can be added by text to the Landscape Plan (Sheet 5). Provided.

(j) The Landscape Schedule needs to be completed to add spread, caliper for trees and shrub sizes and corrections to meet the Code requirements of the Recommended Plant List (Section I). Several of the Code requirements are not correct in the Landscape Table. Deciduous trees spread is 8', evergreen trees spread is 4', deciduous shrubs height is 30" and spread 24", evergreen shrubs height is 24" and spread is 18".

- (a) [2] [3] The Softening Buffer must include 2 trees and 6 shrubs per 100 feet of property perimeter and be 25 feet in width and may include a wall or fence.
- (b) [1] [2] Not more than 35% of the plants shall be evergreen. Deciduous and semi-deciduous plants may be used with evergreen species to provide color and a softer, more interesting and natural effect.

F. (2) **Softening Buffer** – Softening buffers are required along side and rear yards where Screen Buffers are not required. As a Screen Buffer is not required per subsection F. (3) below, a Softening Buffer is required in accordance with this section. The buffer shown does not meet the Code.

(a) [2] The number of trees based on the linear feet of road is three and three are shown. Their location permits them to be counted. A site visit indicated that these trees are compromised and in decline. They have been majorly cut due to the wires along the street frontage. The one honey locust has been topped. All show dead branches and peeling bark on several limbs. It is recommended that the three be replaced with suitable Shade Trees and positioned to avoid the wires and to provide shade to the pedestrian resting area and an upgraded streetscape as seen in recent projects in the GFW District. We support replacing the existing Street Trees that are poor and in decline or adding 3 more Street Trees which will become their replacements. MCPC also suggested new street trees.

F. (1) **Street Trees** – Street Trees are required for new and existing streets.

The Plans, Compliance Chart, and Landscape Schedule need to be revised as noted below.

C. Section F. Specific Planting Requirements

- (f) The Plantings Calculation table as provided is incomplete and incorrect for some landscape categories. Other landscape categories as noted herein need to be added. Additionally, per this Code section, symbols or labels are required to specify the landscape requirement being addressed by the plantings. The table should include Parking Area Landscaping and Detention Basin Landscaping.
- (g) Confirm that the disturbed areas (besides swale/rain gardens) will be sodded per Sheet 8 or if seeded clarify the seed mix. See Detention Basins below (Section F. (5)).
- (p) Where trees are to be preserved, Tree Protection Fence (TPF and graphic symbol) is required to be shown on the Landscape Plan. The TPF graphic symbol and detail are included. The symbol needs to be added to this plan as shown on Sheet 7.

(1) Plans show a 300 s.f. pedestrian rest area with benches and pavers. Details and specifications should be submitted for review as these are required by this section for hardscape or landscape features. Please note Design Standards for the GFW District. Details were not provided in plans reviewed by our office.

This category of landscape is missing from the Planting Calculations table and needs to be added to understand the plantings shown. Groupings of shrubs are shown in the swale and basin as opposed to the edges. The schematic shows shrubs on the top of the berm unlike the plan. Shrubs shown in the swale and basin will create a problem for operation and maintenance. Shrubs will likely spread, grow large and mass making routine maintenance harder/frequent and adding debris. For example, Pussy Willow reaches 15' height and 12' spread and requires significant cutting to control. Some of the shrub species will not do well

F. (5) Detention Basin Landscaping - The plan shows stormwater management to be provided by a swale system from the parking lot adjacent to the north side of the warehouse addition to a new rain garden in front of the addition. The same rain garden serves the roof runoff from the warehouse addition.

It appears that 2 Parking Lot trees are shown on the plan but are not included in the Planting Calculation table. These should be added and identified as meeting this requirement. Consideration should be given to the shrubs (Blue Rug Juniper) between the parking spaces and swale for a more suitable shrub for these conditions and drainage.

(c) Raised curbing is required around all planting islands, except those used for stormwater management such as rain gardens where openings are needed. Additionally, curbed planting islands shall be placed at the end of each row of parking spaces which begin or terminate at an internal drive. The latter exists on the south end and the parking lot drains to a swale and to a rain garden. It appears a waiver is needed.

F. (4) Parking Area Landscaping – Per the requirements of Table 1, Parking Area Landscaping is required at the rate of 1 tree per 10 spaces. As the proposed parking lot is 10 spaces, one tree is required. It appears that two trees are provided with one at each end. That arrangement is supported to provide shade on the asphalt surface and vehicles.

(a) [3] The exception is that outside storage areas and trash receptacles shall be screened from view from streets. The dumpsters are visible from Commerce Drive at the end of the internal driveway. Screening can be with fencing, walls or evergreen landscape or a combination. A gated enclosure would satisfy this requirement. Dumpster area gates are included and meet the screening requirement. A detail of materials should be provided.

F. (3) Screen Buffer – Per Section 212, Table 2, this buffer is not required when the abutting land use or zoning type is the same as in the case of this subject property unless determined by the Board of Commissioners. As such, the Softening Buffer noted above should be shown and revised in the Planting Calculations table.

A Softening Buffer has been added. It does not meet the 25' width Code requirement and some of the selected species are not adequate Softening Buffer material. A less regular geometric scheme with suitable groupings based on the adjacent uses and their location should be considered and will likely lead to a more attractive landscape and more functional one.

in wet conditions such as in the rain garden bottom. Shrubs on the berm will be a better solution and would be Code compliant.

The proposed seed in the swale and rain garden bottom was specified at ERNMX 180 in the rain garden cross section (Sheet 6). The rain garden seed mixes on Sheet 5 for the bottom and side slopes should be labeled as Ernst mix by number or the equivalent mixes. The symbol in the basin bottom and rain garden is missing from the legend. The wetland seed mix and the rain garden seed mix needs to be specified on the plan view and detail and match the Landscape Plan.

The maintenance program for the swale and rain garden is inadequate and should be revised to be more specific about maintenance tasks and timing. For example, lawn maintenance or noxious weed/invasive plant control is a task with no specifications.

D. Section G - Preservation and Protection of Existing Trees – N/A (The 3 existing trees along the frontage are retained). See comment above under Street Trees and tree condition with regard to replacement or supplements.

F. Section I – Recommended Plant List

In addition to those trees and shrubs proposed that are on the Recommend Plant List, the following are proposed. This list may change given the comment above in Section F. (5) regarding shrub location/wetness and will be reviewed when revised.

- Clethra alnifolia* (Summersweet)
- Salix discolor* (Pussy Willow)
- Sambucus canadensis* (Elderberry)

Other – The tree symbols on the plan should reflect mature tree size and should differentiate size differences between shade trees, flowering trees, evergreen trees. Further, the same species cannot be a canopy tree and flowering tree as indicated by the tree symbols used. Provided.

Graphic Note – The tree images should reflect the species and maturity. For example, a Swamp White Oak should not be shown smaller than a Redbud.

Exhibit "C"



Boles, Smyth Associates, Inc.
Consulting Civil Engineers Since 1972

July 17, 2020

Upper Dublin Township
801 Loch Aish Avenue
Fort Washington, PA 19034

Attn: Mr. James Ennis, AICP, Community Planner and Zoning Officer

Subject: Preliminary Land Development and Conditional Use - 350 Commerce Drive

Dear Mr. Ennis:

Boles, Smyth Associates, Inc. has performed a review of the Preliminary Land Development and Conditional Use Plans dated June 18, 2020 and received on July 2, 2020. The following comment is provided in review of the plans:

1. An objective of the Greater Fort Washington District is to promote a walkable and bikeable

community. The Township and Municipal Authority have secured grant funding for construction of the 2.5 mile Cross County Trail through the district. To date, two sections of the asphalt multi-use trail have been constructed and opened. Construction along this section of Commerce Drive will begin in August, 2020. The project will include significant roadway drainage installation, roadway reconstruction, a new traffic signal at the existing 90 degree bend where a future ramp from the PA Turnpike interchange will be constructed and construction of the regional Cross County Trail.

Although the new Cross County Trail will be located on the south side of Commerce Drive, as opposed to along 350 Commerce Drive's frontage, there are plans to provide a local trail connection along the north side of Commerce Drive from the new traffic signal at the 90 degree bend to the traffic signal at Delaware Drive. Therefore, Upper Dublin is requesting a 20 foot wide Trail Easement beyond the existing Legal Right-of-Way to the Township from the property owner of 350 Commerce Drive. This is the same area shown as Ultimate Right-of-Way on the plans. Therefore, the request is to add the "Trail Easement" label to the plans along with the following note:

"The property owner offers to dedicate the 20 foot wide area behind the Legal Right-of-Way shown on this plan as a Trail Easement to Upper Dublin Township for the construction, inspection, maintenance, repair, reconstruction and alteration of a multi-use trail. The easement shall not prevent the property owner from making legal use of the area which is not detrimental to its use for trail purposes."

Please feel free to contact me should you have any questions or require additional information.

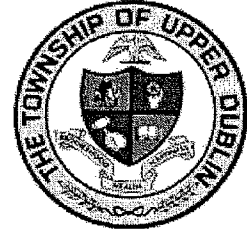
Sincerely,
Paul Leonard
Paul Leonard, Jr., P.E.

cc: Paul Leonard, Upper Dublin Township
Tom Fountain, Upper Dublin Township

2400 Chestnut Street Philadelphia, PA 19103 215-561-2644 www.bolessmyth.com

Exhibit "D"

Upper Dublin Township
Community Planning and Zoning



To: Upper Dublin Township Planning Commission
From: Jim Ennis, Community Planner and Zoning Officer
Date: July 16, 2020
Subject: UD #19-9 and CU #2331: Preliminary Land Development Application and Conditional Use Application for the Proposed Construction at 350 Commerce Drive

Project Description:

The applications involve the proposed construction of a 4,037 square foot warehouse addition to the Property's existing building. The improvements will also include an expansion of the existing parking area for 10 more off-street spaces to the rear of the Property.

Review Comments:

The Applicant should be prepared to address the following comments during the July 21, 2020 Planning Commission meeting:

1. Conditional Use: 350 Commerce Drive is located in the Township's GFW Greater Fort Washington Zoning District. The use for 350 Commerce Drive is best defined as Light Industrial, which is permitted by Conditional Use within the GFW (Zoning Code Section 255-288.B.(8)). The proposed construction of the addition is an expansion of a Light Industrial Use, which requires Conditional Use approval by the Township's Board of Commissioners.
2. Intent of the GFW Greater Fort Washington Zoning District: Zoning Code Section 255-287 contains the intent of the GFW. The applicants need to state how the proposed project meets the overall intent of the GFW, as identified in sections A through Q.
3. Outdoor Storage and Waste Disposal: The applicant must demonstrate compliance with the requirements of Zoning Code Section 255-289.
4. Traffic Control: The property owners need to cover how the proposed improvements will safely permit vehicles to enter and exit the property (first line of Zoning Code Section 255-291.A).
5. Stormwater Management: The applicant must address how the installation of stormwater management measures will comply with the applicable provisions of the Township Code (Zoning Code Section 255-292).
6. February 24, 2020 Zoning Hearing Board Approval: The proposed project received the granting of variances from the Zoning Hearing Board earlier this year. The variances granted involved a slight reduction in the number of required off-street parking spaces (Section 255-294.D) and not having to install the pedestrian and trail improvements during the construction of the proposed addition (Section 255-293.B.(5)). A condition of

the granted variances is to establish a 20 foot easement along the frontage of 350 Commerce Drive for the future installation of a trail. The applicant must cover how this condition is being addressed.

7. Architectural Plans: The applicant needs to provide architectural renderings and elevations detailing the appearance of the proposed addition (Zoning Code Section 255-296.A.(2)).

8. Submittal of Plans: The applicant needs to cover how the submitted plans fully comply with the requirements found within Zoning Code Section 255-296.A. Special consideration needs to be given to Section 255-296.A.(3) – how the operations effect traffic, noise, glare, pollution, fire or safety hazards; 255-296.A.(4) – the handling and disposal of sewage and industrial waste; 255-296.A.(7) – number of shifts to be worked and maximum number of employees on each shift; and 255-296.A.(8) – how the proposed improvements meet the design standards of the GFW.

9. Guide for Recommendations and Approvals: The applicant needs to cover how the proposed improvements will be in compliance with the applicable requirements found in Zoning Code Section 255-296.C.

10. Loading and Unloading: The applicant must cover how loading and unloading at 350 Commerce Drive will comply with Zoning Code Section 255-138.

11. Off-Street Parking Spaces: Better details are needed to determine if the reduction of the required length for parking spaces is meeting the overhang into a landscaped area allowance.

12. Signage: If any new signage is proposed, then it must conform to the applicable requirements of the Zoning Code. New signage requires the issuance of permits.

13. Other Review Comments: The comments from the Township Engineer, Township Traffic and Transportation Engineering Consultant, the Township Landscape Architecture Consultant, and the Montgomery County Planning Commission need to be addressed during the meeting.

The provided comments within this letter do not grant exemption from the issuance of zoning and building permits. Issuance of permits requires the submittal, and subsequent review for compliance, of permit applications. No use may be established or changed; no structure shall be erected, constructed, reconstructed, altered, razed, removed, and no building used or occupied, or changed in use, until required approvals have been secured from Upper Dublin Township.

Please contact me if you have any questions or require additional information.

Cc: Applicant, Applicant's Attorney, and Applicant's Design Professional
Property Record

Exhibit "E"



STUBBE CONSULTING LLC



Phone: 610 972-9803
FAX: 610 326-1402

1438 Shaner Drive
Pottstown, PA 19465

stubbeconsultingllc@gmail.com

August 10, 2020

Mr. James Ennis
801 Loch Aish Avenue
Fort Washington, PA 19034

Subject: 350 Commerce Drive, Warehouse Addition
Site Lighting Review

Dear Mr. Ennis:

In accordance with your request, this office has reviewed the transmitted plan set for the proposed 350 Commerce Drive Warehouse Addition, Sheets 1 - 10, Rev. 1 dated 06/15/20, for relevant exterior lighting information, for compliance with the lighting requirements contained in Township Ordinance Chapter 158-14, [Added 10-8-2002 by Ord. No. 1093], reasonable and customary engineering practices.

Please be advised that no reference to proposed exterior lighting was found in the plan set. If lighting is proposed, it is recommended Applicant be requested to submit a plan depicting proposed lighting locations for free-standing and building-mounted luminaires, a plot of maintained illuminance values, complete catalog numbers of proposed luminaires, a description of the means by which any poles supporting luminaires that are directly behind parking spaces, will be protected from backing vehicles, and a description of the hours of operation of proposed lighting and the device(s) with which the on/off lighting cycle is to be controlled.

If there are questions regarding this review and its recommendations, please advise.

Sincerely,

Stubbe Consulting LLC

C. Stanley Stubbe

Exhibit "F"

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JOHN S. COVER, AICP
INTERIM EXECUTIVE DIRECTOR

July 16, 2020

James Ennis, Community Planner and Zoning Officer
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Re: MCPC #20-0122-001
Plan Name: Union Electric Facility Expansion
(10,601 square feet on 1 lot comprising 1.24 acres)
Situate: 350 Commerce Drive, Cross Street: Delaware Drive
Upper Dublin Township

Dear Mr. Ennis:

We have reviewed the above-referenced conditional use land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 30, 2020. We forward this letter as a report of our review.

BACKGROUND

The applicant, Union Electric, is proposing a 4,037 square foot addition to an existing building and parking lot expansion for 10 off-street parking spaces. The existing Union Electric building has a footprint of 6,564 square feet, and with the proposed building addition the building coverage would be 10,601 square feet. The existing parking lot has 22 parking spaces, and with the parking lot expansion there would be 32 off-street parking spaces provided. A rain garden is proposed for the northeastern side of the site, located to the side and in front of the proposed building addition. No demolition of existing structures or destruction of trees is proposed for the land development.

The site is located within the GFW-Greater Fort Washington Zoning District. Conditional Use approval is required for an expansion of the Light Industrial property within the GFW District. The site is served by public water and sewer.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040 – The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as "Regional Mixed Use Center" future land use category. Regional Mixed Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses.

Upper Dublin Comprehensive Plan – The changes proposed in this submission help to reach the goals outlined in the Upper Dublin Comprehensive Plan goals to revitalize the office park, promote infill development, and enhance protection of environmental resources.

RECOMMENDATION

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

REVIEW COMMENTS

PEDSTRIAN CONNECTIONS

- A. Trail Easement. Variance was granted from the requirement to provide a pedestrian trail (Section 255-293.B.5), with the condition that a trail easement be provided to the township if and when deemed necessary by the township (Sheet No.1).

We recommend the applicant coordinate with the township on the width and location of the pedestrian trail easement, and encourage the applicant and township to consider agreeing on an easement for dedication to the township prior to final plan approval to ensure that the streetscape is planned appropriately. An agreement on the easement could help to ensure that the location of recommended street trees (in the Landscaping comments below) and the proposed pedestrian rest area are taken into account when planning the route.

- B. Walkway to Building. The applicant is proposing a pedestrian rest area along the frontage of the property and sidewalk. With the Cross County Trail traversing the office park, the pedestrian rest area would be a complementary amenity to provide. We recommend creating a connection between the building and the sidewalk that encourages use of the rest area and provides a safe dedicating walking area as an alternative to the vehicular driveway.
1. The proposed pedestrian rest area design would be appropriate for a bus stop waiting area, but there does not appear to be a bus stop along the frontage of the site. We recommend coordinating with SEPTA on any potential bus service or route changes in the GFW District.

STREETSCAPING AND DESIGN STANDARDS

We recommend that the applicant reference Article IV Section 212-35.2 *General Manual of Written & Graphic Design Standards: Appendix A* for the Greater Fort Washington District to ensure that the streetscaping adheres to the office park design standards. Specifically, the seating bench style, lighting fixtures, and paving materials of the pedestrian rest area should be consistent with the standards for the district. We encourage using pervious pavers to improve drainage and reduce runoff.

LANDSCAPING

- A. Street Trees. We recommend the applicant plant two additional trees along the frontage of the property: one behind the pedestrian rest area for shade, and one located between the pedestrian area and driveway. We encourage the applicant to consider the location of the potential future trail easement when planting any additional trees on the property.
- B. Existing Tree. Adjacent to the proposed pedestrian rest area is a large (36") existing tree, which is an asset for the property and the office park generally. When constructing the pedestrian rest area, the 36" existing tree should be protected to avoid disturbing the roots.

RAIN GARDEN

Based on the information provided, the applicant is proposing a rain garden with a wetland seed /rain garden planting mix (Sheet no. 6). We recommend that the planting mix include low-growing grasses that will not obscure the shrubs. Tall grasses can overgrow the shrubs, which can create issues with mowing and maintenance.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Upper Dublin's planning objectives for the Fort Washington Office Park.

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

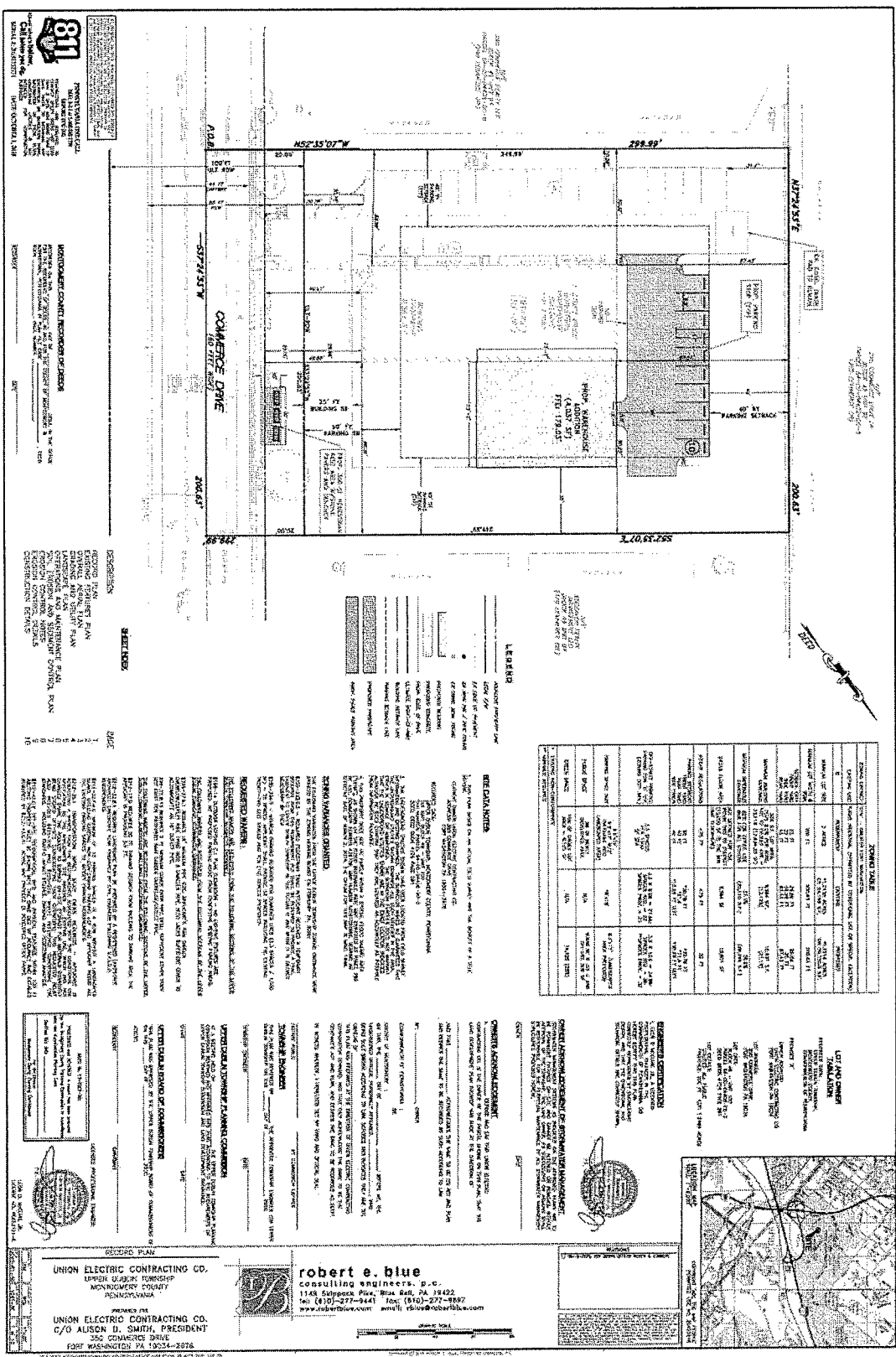
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (20-0122-001) on any plans submitted for final recording.

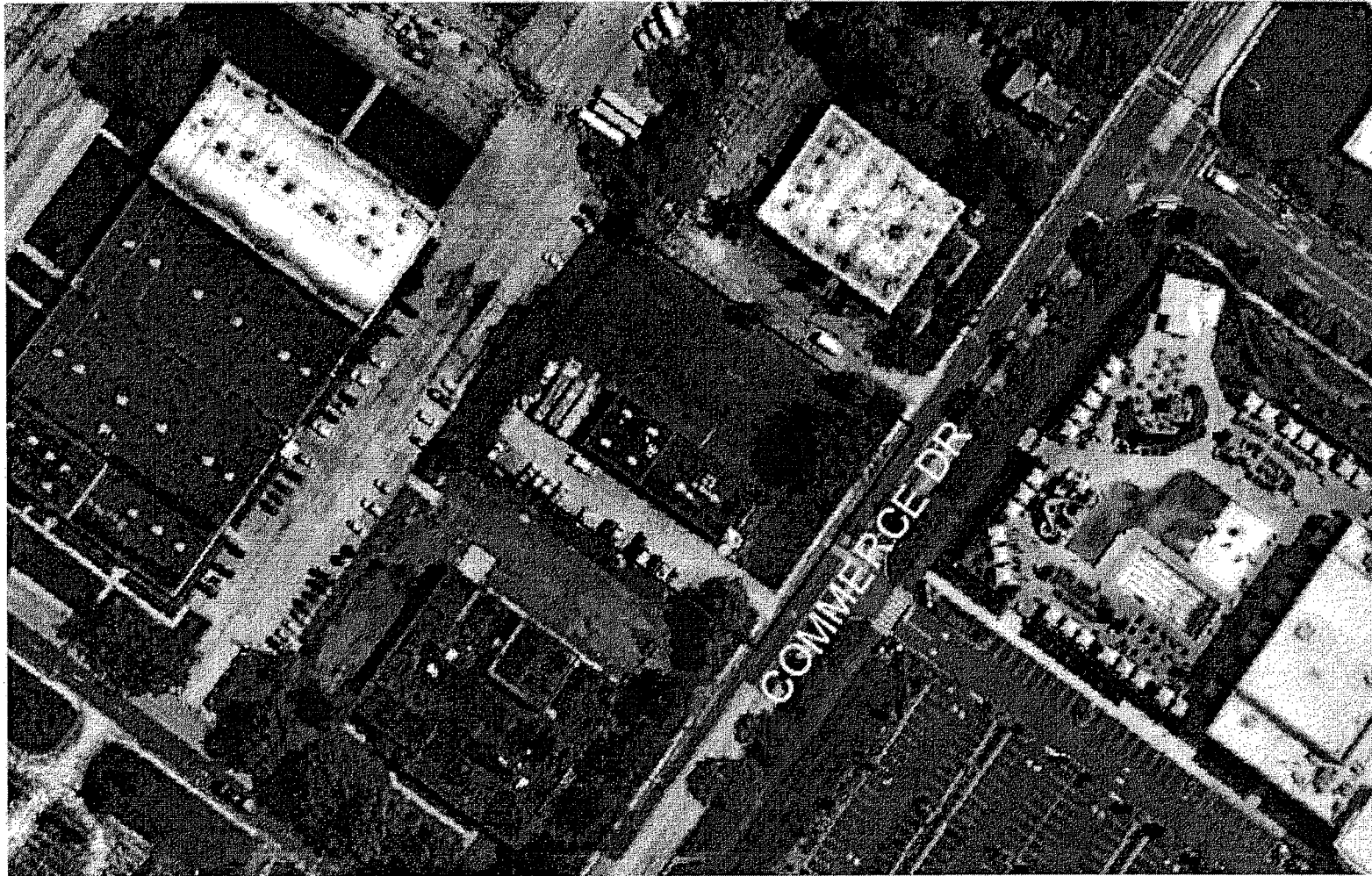
Sincerely,



Claire Warner, Community Planner
cwarner@montcopa.org
610-278-3755

Attachments: Reduced Copy of Applicant's Proposed Site Plan
Aerial Image of Site





Union Electric Facility Expansion
MCPC #200122001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
P.O. Box 311 • Norristown, PA 19384-0311
p: 610.275.3322 • f: 610.275.3367
www.montcopa.org/planning
Aerial photography provided by FirstMap

0 20 40 60 Feet




Exhibit "G"

Krieger

KRIEGER + ASSOCIATES ARCHITECTS INC

14 West Highland Avenue
Philadelphia, PA 19118
215.247.2020
kriegerarchitects.com

July 22, 2020

A. Victor Meitner, Jr.
Attorney at law
564 Skippack Pike
Blue Bell, PA 19422

Dear Mr. Meitner:

Subsection Q., see Adam Jacob, Architect response letter attached that shows compliance with Chapter 212, Subdivision and Land Development Ordinance, Article IV, Section 212-35.2, General Manual of Written and Graphic Design Standards.

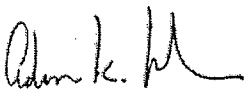
212-35.2.A.(2)(d): Existing building is located with a deep setback and the warehouse addition is not conducive to the build-to-line guidelines as set forth in 212-35.2.A.(2)(a). The lot will be landscaped in accordance with the Streetscape Design Standards outlined in Section 212-35.2.A.(6).

212-35.A.(11)(a): The addition is 32' high, which exceeds the 20' minimum height guidelines set forth in the design standards.

212-35.A.(11)(c) & (d): The warehouse addition has a flat roof with parapet, consistent with both the existing building architecture and the GFW District design standards. The roof lines are naturally varied in height based on the function of both the existing and proposed uses of the building (office and warehouse).

212-35.A.(11)(e) & (f): Rhythm and variation of the façade as set forth in this section of the Design Standards is accomplished by the introduction of sunshading devices, recessed window openings and a natural rhythm of window openings and brick veneer that relate to the existing building design. Undulation in the wall surface and window openings on the ground level of the warehouse were intentionally omitted since the function of the addition as warehouse space requires uniform wall planes for storage/racking.

Sincerely,



Adam Jacob
Associate, Krieger + Associates Architects Inc.

RESOLUTION NO. 20-2402

A RESOLUTION ESTABLISHING THE BUDGET FOR FISCAL YEAR 2021.

WHEREAS, in accordance with the First Class Township Code, the Board of Commissioners have prepared and reviewed an annual budget for the fiscal year 2021 detailing the estimated amounts of money required for the specific purposes of the Upper Dublin Township government for the ensuing fiscal year including estimated receipts, expenditures and appropriations, and,

WHEREAS, the proposed 2021 budget was advertised as required by law and made available for public inspection on November 10, 2020, and,

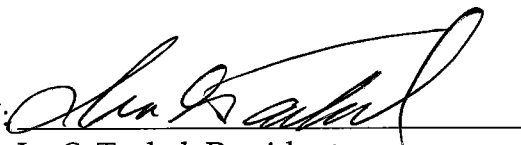
WHEREAS, the proposed 2021 budget was advertised as required by law and was presented and amended at public hearings on November 17, 2020, November 21, 2020, November 24, 2020, and December 1, 2020 and,

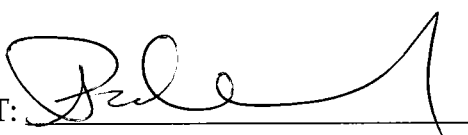
WHEREAS, the proposed budget as amended will take effect on January 1, 2021;

THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby adopts the annual budget, details of which are available upon request, for fiscal year 2021.

ADOPTED this 8th day of December 2020.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 
Ira S. Tackel, President

ATTEST: 
Paul A. Leonard, Secretary

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 20-2403

A RESOLUTION APPROVING THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY'S 2020 ANNUAL REPORT AND 2021 BUSINESS IMPROVEMENT PLAN; AND APPROVING THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021

WHEREAS, the Upper Dublin Township Municipal Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania pursuant to the Municipality Authorities Act of 1945, as amended (the "Act"), having been duly organized by the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township"); and

WHEREAS, pursuant to the Act, the Township has the right to approve any plan of the Authority; and

WHEREAS, the Authority filed Articles of Incorporation with the Commonwealth of Pennsylvania on October 11, 2016, and Amended Articles of Incorporation on August 3, 2018; and

WHEREAS, the Articles of Incorporation contain a statement that Upper Dublin Township has retained the right which exists under the Act to approve any plan of the Authority; and

WHEREAS, the Board of Directors of the Authority have by Resolution approved and adopted the Upper Dublin Township Municipal Authority's 2020 Annual Report and 2021 Business Improvement Plan (the "Plan"), attached hereto as Exhibit A; and

WHEREAS, the Board of Directors of the Authority have also by Resolution approved and adopted a budget for the fiscal year beginning January 1, 2021 and ending December 31, 2021 (the "Budget"), attached hereto as Exhibit B; and

WHEREAS, the Authority has submitted the Plan and the Budget to the Board of Commissioners of Upper Dublin Township for its review and approval; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Upper Dublin Township that the Upper Dublin Township Municipal Authority's 2020 Annual Report and 2021 Business Improvement Plan, attached hereto as Exhibit A, and budget for the fiscal year beginning January 1, 2021 and ending December 31, 2021, attached hereto as Exhibit B, are hereby approved.

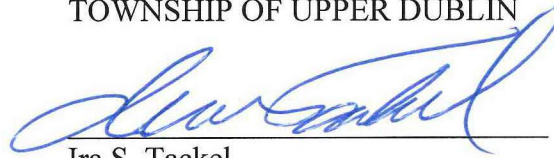
RESOLVED, this 8th day of December, 2020.

ATTEST:

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Paul A. Leonard,
Secretary/Township Manager



Ira S. Tackel,
President

Exhibit "A"
Upper Dublin Township Municipal Authority's
2020 Annual Report and 2021 Business Improvement Plan

MEMORANDUM

To: Upper Dublin Township Municipal Authority Members

From: Paul Leonard, Executive Director

Date: December 4, 2020

Re: Year End 2020 Annual Report

The following provides a summary of 2020 Re-development submittals in the Greater Fort Washington District (GFWD) and the Upper Dublin Township Municipal Authority (UDTMA) Assessment Program, Resolutions, Project Status, and Grant Applications/Awards:

Re-Development within GFWD

Overall in 2020, there were six (6) Land Development presentations for re-development or expansion within the GFWD, in addition to the retro-fitting and site work at 520 Virginia for the new Township Library and Community Center. These projects are at various stages of review and possible approval.

These include:

1. 316 Mid-Rise Apartments on vacant ADP site and adjacent parcels (1125 Virginia Drive)
2. Building Expansion at 175 Commerce Drive, including \$36,400 payment to UDTMA for local match of Fort Washington CCT & Road Diet Phase 3.
3. Building Expansion at 350 Commerce Drive, including Trail Easement/local trail construction along frontage.
4. Presentation by new owners of 500 Virginia Drive to include front entrance improvements.
5. Proposal for 180 Mid-Rise Apartments at 1250 Virginia Drive with demolition of vacant office building.
6. Redevelopment of 1055 Virginia Drive to Climate Controlled Self Storage Facility with demolition of vacant office building.
7. Completion and occupancy under COVID-19 constraints of the Toll Brothers Headquarters at 1100 Virginia Drive with potential full occupancy by 1,300 employees.
8. New owner and occupancy of 425 Delaware Drive Class A Office Building by ACTS Retirement Communities Inc.

Assessment Program

1. Assessments in the amount of \$555,000 for Fiscal Year 2020 were sent to 134 property owners.
2. Assessments were collected from all but one (1) property (liened for non-payment of \$582.26).

Resolutions

1. At the December, 2019 meeting, the 2020 Budget was passed via Resolution-19-0014.
2. Three (3) Resolutions were passed in 2020 by the UDTMA, not including December, 2020.

Projects Status

1. Virginia Drive Cross County Trail – Final Segment (PennDOT Transportation Alternatives Program, MPMS #107179): Construction completed in September, 2020. Progress in 2019 allowed for on-time completion even with COVID-19 shutdown. Total Cost of \$1.383 Million. PennDOT TAP Grant reimbursement was \$1.019 Million (\$364k local match). Final invoices totaled \$141k for Design; \$1.105 Million to Bencardino Contractors; \$102k to Pennoni Associates for inspection; and, \$35k to Boles Smyth for Construction Management.
2. Fort Washington Cross County Trail & Road Diet: Phase 1 advertised in May, 2020.
 - a. Final easements were obtained from 270, 290 and 335 Commerce Drive.
 - b. Inspection team selection was QCI Group for \$181k after UDTMA consideration of eight (8) proposals and interviews with the top three firms.
 - c. Construction was awarded to the responsible low bidder, James D. Morrissey, for \$3.189 Million. Notice to Proceed was provided on July 20, 2020, with completion scheduled for August, 2021. Engineer Estimate for construction was \$3.21 Million.
3. Zip Ramp Project: Construction Plans are currently being reviewed by the PA Turnpike Commission. Appraisals are being obtained for the Required Right of Way from 335 Commerce Drive. Construction is estimated to begin in late Summer, 2021.
4. Delaware Dr. Cross County Trail & Road Diet – Construction Plans are being finalized and NPDES permit will be submitted to Montgomery County Conservation District in early 2021. Trail Easements being prepared for three properties. Construction estimated to begin in Fall, 2021.
5. Fort Washington Cross County Trail & Road Diet: Phase 3 Construction Plans are being finalized and NPDES permit will be submitted to Montgomery County Conservation District in Summer, 2021 along with Joint USACOE/PA DEP permit for Bodenstien Channel streambank and culvert replacement work. Trail Easements are being prepared from two properties. Construction is estimated to begin in Spring, 2022.
6. Dreshertown Road Improvements – Phase 1: Grants executed for design and construction. Preliminary Engineering has begun. Project is advancing through PennDOT process and is beginning Safety Review and Environmental Clearance. In 2019, potential historic and archaeological resources were cleared, which has been commended by PennDOT as unique.
7. Camp Hill Road and Virginia Drive Signal Warrant: Upon authorization from the Township and UDTMA, the Signal Warrant Analysis was prepared and submitted to PennDOT on October 8, 2020, for PennDOT review and concurrence that a signal is warranted.
8. Traffic Impact Analysis: Boles Smyth prepared and presented to the UDTMA and the BOC in February and May 2020, respectively, an analysis of potential traffic impacts in the GFWD, assuming 900 Residential Units are constructed. The GFWD Ordinance was amended by the BOC on August 11, 2020 to allow a maximum of 900 residential units.

Grant Applications - Three (3) applications submitted requesting \$2.875 Million:

1. PA DCED Multimodal Transportation Fund Grant requesting \$1.5 Million submitted in September, 2020 for the FWCCT & Road Diet Phase 3 project to reduce local match.
2. PennDOT Multimodal Transportation Fund Grant requesting \$1.2 Million submitted in November, 2020 for the Fort Washington Cross County Trail Middle Segment and Mobility Hub improvements proposed by GVF TMA to reduce local match.

3. DVRPC Phase VIII Regional Trails Program Grant requesting \$175k submitted in November, 2020 for Final Design of the FWCCT& Road Diet Phase 3 project to reduce local match.

Grant Awards - \$4.142 Million Awarded for Two (2) Projects:

1. \$500,000 Montgomery County Transportation Grant executed January 2020 for Fort Washington Cross County Trail Middle Segment to reduce the local match.
2. \$250,000 DVRPC Phase VII Regional Trails Program Grant executed in January, 2020 for design in the Dreshertown Road Improvements Phase 1 project.
3. \$1.5 Million PA DCED Multimodal Transportation Fund Grant executed in early 2020 for construction in the Dreshertown Road Improvements Phase 1 project.
4. \$1.892 Million CMAQ Grant executed early 2020 for Dreshertown Rd Improvements Phase 1.

Operations

1. Municipal Authority met its assumed obligations for maintenance, operations and required inspections of both the Rapp Run and Pine Run Flood Retarding dams.
2. Municipal Authority secured and was subject to a complete independent Audit for 2019 with no findings or exceptions. A copy of the Concise Financial Statement for 2019 is attached as page four of this report.

UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY
CONCISE FINANCIAL STATEMENT
DECEMBER 31, 2019

CONDENSED STATEMENT OF NET POSITION
DECEMBER 31, 2019
ASSETS

| | |
|--------------------|---------------------|
| Current Assets | \$ 5,387,305 |
| Net Capital Assets | <u>1,931,429</u> |
| Total Assets | <u>\$ 7,318,734</u> |

LIABILITIES AND NET POSITION

| | |
|------------------------------------|---------------------|
| Current Liabilities | \$ 52,422 |
| Long-Term Debt | 5,830,000 |
| Net Investments in Fixed Assets | 300,311 |
| Unrestricted Net Position | <u>1,136,001</u> |
| Total Liabilities and Net Position | <u>\$ 7,318,734</u> |

STATEMENT OF NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2019

| | |
|---|---------------------|
| Balance, January 1, 2019 | \$ 364,406 |
| Add: Excess of Revenues Over Expenditures | <u>1,071,906</u> |
| Balance, December 31, 2019 | <u>\$ 1,436,312</u> |

CONDENSED STATEMENT OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31, 2019

| | |
|---------------------------------------|---------------------|
| Operating Revenues | \$ 554,450 |
| Operating and Administrative Expenses | <u>202,320</u> |
| Operating Income | <u>352,130</u> |
| Non-operating Revenues | |
| Investment Income | 126,663 |
| Interest expense | (165,898) |
| Grants | <u>759,011</u> |
| Total Non-operating Revenues | <u>719,776</u> |
| Increase in Net Position | 1,071,906 |
| Net Position, Beginning of Year | <u>364,406</u> |
| Net Position, End of Year | <u>\$ 1,436,312</u> |

The audit report by an independent certified public accountant is available for inspection at the office of the Authority during regular business hours.

December 4, 2020

Upper Dublin Township Municipal Authority Business Improvement Plan and Report for 2021 to the Board of Commissioners of Upper Dublin Township

Mission

The purpose of the Upper Dublin Township Municipal Authority (UDTMA) is to obtain and finance working capital, acquire, hold, construct, improve, maintain and operate, own or lease, either in the capacity of lessor or lessee, projects within the service area of the UDTMA, of the following kind and character:

- (a) Transportation for all defined modes, marketing, transit service and safety improvement utilizing all resources necessary to construct and maintain roadway improvements, bridges, traffic regulation devices, bicycle/pedestrian trails and amenities including but not limited to landscaping/trees, special signage, and street/area lighting.
- (b) Storm water and flood control planning, management and implementation.
- (c) General economic development and marketing for the Fort Washington Office Center Park recently rezoned as the Greater Fort Washington District.

Attendance

The UDTMA held 12 public meetings in 2020 on the first Friday of every month except no meeting in April due to COVID-19 and then an additional meeting in June. The January meeting was primarily a re-organization meeting with the appointments of Offices, Directors, Engineer, Solicitor and Open Records Officer. Attendance at the meetings by members was high for the year with Mr. Markman missing one meeting, Mr. Diehl missing one meeting, Mr. Danaher missing one meeting and Mr. Griffin missing one meeting. Attendance by the Executive Director, Finance Director, Solicitor's Office and Engineer was nearly 100% with Mr. Leonard missing one meeting.

Financial Matters

In 2018, the UDTMA issued \$6,000,000 of guaranteed revenue notes to fund certain capital improvement construction projects identified as Priority One projects on the attached "Exhibit A." To finance the annual debt service on the notes and the UDTMA's operating expenses, an assessment is levied on all properties within the UDTMA service area based upon the assessed value of each property, as determined by the assessment of record in the county assessment office on the date such assessments are levied. In 2020, the UDTMA obtained \$4.142 Million in grant funds to finance future projects.

Capital Projects

Construction of the Virginia Drive Cross County Trail - Final Segment project began in September 2019. This is the first of several Priority One projects within the UDTMA jurisdiction funded by the \$6,000,000 revenue notes and through grant funding.

Budget

Funding from the annual assessment also supports the UDTMA's operating costs. Both the Directors and the Board of Commissioners approved the UDTMA's 2020 operating budget and will approve the 2021 operating budget. The UDTMA is projected to have a year-end operating fund balance totaling \$178,994 at December 31, 2020. All revenues and expenditures are subject to an independent CPA audit, with a report filed with the Township and the Commonwealth, and available to both the Board of Commissioners and any member of the public.

Transparency

All meetings of the UDTMA were open to the public and live broadcast or live Zoom and are all available on the Township's website of video archives. There were no Right to Know Law Requests related to the UDTMA during 2020. The UDTMA is committed to not only complying with the Right to Know Law and the Sunshine Law, but communicating with property owners, businesses and employees within the UDTMA area via multiple means through 2021.

Municipal Authority Priority List and 2021 Projects

The Board of Commissioners and any interested parties are advised that the UDTMA works and focuses routinely on the attached priority list, currently dated October 30, 2020. This color-coded spreadsheet shows both the priorities, funding sources and current status of project designed to meet the mission statement at the beginning of this report. The UDTMA welcomes public participation in both their meetings and by comments to them in written format.

The Municipal Authority will continue to foster and support economic development and reinvestment in the Office Park. To that end it plans in 2021 to wrap up a branding project in conjunction with a committee of property owners and the Fort Washington Business Alliance.

Exhibit A
Municipal Authority Priority List and 2021 Projects



Greater Fort Washington District Project Priority List
Upper Dublin Township Municipal Authority

10/30/2020

| TOWNSHIP FUNDED CAPITAL IMPROVEMENTS WITHIN THE MUNICIPAL AUTHORITY BOUNDARY | | | | | | | | | |
|--|--|-------------------------------|----------------------------------|-------------------------------|-----------------------------------|--------------------------------|-------------------------|-----------------------|---------------------------------------|
| CONSTRUCTED AND/OR COMMITTED TOWNSHIP PROJECTS | HIGHLIGHTED FIELD INDICATES FINAL PROJECT COST TO BE UPDATED | TOTAL PROJECT COST (Millions) | Grant Funding Awarded (Millions) | Additional PennDOT (Millions) | Developer Contribution (Millions) | Township Obligation (Millions) | Construction Start Date | Construction End Date | Status / Comments |
| | | Description | | | | | | | |
| | | \$14.819 | 11.569 | | | 3.250 | 2013 | 2015 | |
| | | \$6.234 | 3.212 | 1.218 | | 1.804 | 06/2016 | 07/2017 | MUNICIPAL RETRO-REIMBURSEMENT PROGRAM |
| | | \$1.638 | 0.400 | | | 1.238 | 09/2017 | 07/2017 | PA DCED GRANTS |
| | | \$1.491 | 1.000 | | | 0.491 | 09/2017 | 06/2018* | MPMS 104282 - *Punchlist Not Complete |
| | | \$0.062 | | | 0.062 | 0.000 | N/A | N/A | |
| | | \$24.244 | \$16.181 | \$1.218 | \$0.062 | \$6.783 | | | |

| CAPITAL IMPROVEMENTS WITHIN THE MUNICIPAL AUTHORITY BOUNDARY | | | | | | | | | | |
|--|---|---|-------------------------------------|--|------------------------------|-------------------------------|-----------------------------------|--------------------------------------|-------------------------------------|---|
| PRIORITY 1 PROJECTS (0 TO 3 YEARS) | HIGHLIGHTED FIELDS INDICATE CONSTRUCTION COMPLETED OR STARTED | HIGHLIGHTED FIELDS INDICATE GRANT APPLICATION POTENTIAL | OPINION OF PROBABLE COST (Millions) | Committed Project Estimates (Millions) | 2015-2018 Awarded (Millions) | 2019 Grant Awarded (Millions) | Developer Contribution (Millions) | Municipal Auth Obligation (Millions) | Municipal Auth Committed (Millions) | Status / Comments |
| | | | Description | | | | | | | |
| | | | \$1.299 | 1.299 | 0.750 | 0.269 | | 0.280 | 0.280 | PENNDOT TAP PROGRAM - MPMS 107179 |
| | | | \$4.002 | 4.002 | 3.541 | | | 0.462 | 0.462 | DOT MTF, PA DCED, PA DCNR, MONTCO |
| | | | \$2.750 | 2.750 | 2.038 | | 0.4 | 0.312 | 0.312 | DCED MTF |
| | | | \$4.105 | 4.105 | | | 0.3 | 3.805 | 3.805 | |
| | | | \$4.600 | 4.600 | 1.600 | 0.500 | | 2.500 | 2.500 | GRANTS AWARDED - COORD. ONGOING |
| | | | \$0.400 | 0.400 | | 0.250 | | 0.150 | 0.150 | DVRPC Phase VII |
| | | | \$4.250 | 4.250 | | 3.392 | | 0.858 | 0.858 | 2019 CMAQ (\$1.892M) & CFA MTF (\$1.5M) |
| | | | \$0.075 | | | | | 0.075 | | |
| | | | \$1.250 | 1.250 | 1.000 | | | 0.250 | 0.250 | MUNICIPAL RETRO-REIMBURSEMENT PROGRAM |
| | | | \$21.432 | \$21.357 | \$8.179 | \$4.142 | \$0.700 | \$8.412 | \$8.337 | |

| | | | | | | | | | | |
|---|---|---------|---------|---------|---------|---------|----------|---------|--|---|
| PRIORITY 2 PROJECTS (3 TO 6 YEARS) | COMPLETION OF VIRGINIA DRIVE INTERCHANGE PRELIM. ENG. | \$1.600 | | | | | | 1.600 | | |
| | COMPLETION OF VIRGINIA DRIVE INTERCHANGE LAND ACQUISITION | \$1.500 | | | | | | 1.500 | | |
| | CONSTRUCT LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL | \$0.250 | | 0.015 | | | | 0.235 | | PA WalkWorks |
| | CONSTRUCT A LINEAR PARK ALONG CROSS COUNTY TRAIL | \$4.300 | | | | | | 4.300 | | |
| | CONSTRUCT PINETOWN ROAD BOULEVARD WITH LANDSCAPED MEDIAN | \$1.800 | | | | | | 1.800 | | |
| | GATEWAY ENTRANCE ENHANCEMENTS | \$0.250 | | | | | | 0.250 | | |
| | PERFORM WARRANT ANALYSIS FOR PINETOWN & HIGHLAND | \$0.025 | | | | | | 0.025 | | |
| | COMPLETE RAPP RUN CREEK REVITALIZATION | \$0.750 | | | | | | 0.750 | | OPINION OF PROBABLE COSTS REQUIRE FURTHER ANALYSIS AND ARE ONLY FOR DISCUSSION PURPOSES AND NOT FOR ASSESSMENT PURPOSES. GRANT POTENTIAL HAS NOT BEEN ANALYZED. |
| | COMPLETE PINE RUN CREEK REVITALIZATION - STAGE I | \$0.500 | | | | | | 0.500 | | |
| | NEW JERSEY, NEW YORK & MARYLAND ROADWAY RECONSTRUCTIONS | \$2.750 | | | | | | 2.750 | | |
| PRIORITY 2 PROJECTS OPINION OF PROBABLE COST TOTALS | \$13.725 | \$0.000 | \$0.015 | \$0.000 | \$0.000 | \$0.000 | \$13.710 | \$0.000 | | |

| | | | | | | | | | | |
|---|--|---------|---------|---------|---------|---------|----------|-------|--|--|
| PRIORITY 3 PROJECTS (OVER 6 YEARS) | DRESHER TRIANGLE ROADWAY IMPROVEMENTS - STAGE III | \$4.000 | | | | | | 4.000 | | |
| | CONSTRUCT LANDSCAPED MEDIANS ON COMMERCE, DELAWARE & VIRGINIA | \$0.150 | | | | | | 0.150 | | |
| | INSTALL PEDESTRIAN LIGHTING ALONG CROSS COUNTY TRAIL & PINETOWN | \$1.000 | | | | | | 1.000 | | |
| | RE-GRADE HIGHLAND AVENUE APPROACH TO CAMPHILL ROAD | \$0.350 | | | | | | 0.350 | | |
| | CONSTRUCT ADDITIONAL LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL | \$0.250 | | | | | | 0.250 | | |
| | COMPLETE PINE RUN CREEK REVITALIZATION - STAGE II | \$0.750 | | | | | | 0.750 | | |
| | CAMPHILL ROADWAY RECONSTRUCTION & BRIDGE RECONSTRUCTION* | \$3.250 | | | | | | 3.250 | | |
| | INSTALL LANDSCAPING ENHANCEMENTS TO OPEN VISTAS | \$0.750 | | | | | | 0.750 | | |
| PRIORITY 3 PROJECTS OPINION OF PROBABLE COST TOTALS | \$10.500 | \$0.000 | \$0.000 | \$0.000 | \$0.000 | \$0.000 | \$10.500 | | | |

* NOTE - TOTAL COST SHOWN, HOWEVER, DELAWARE DR & CAMPHILL RD RECONSTRUCTION TO WIDEN AND/OR PROVIDE PEDESTRIAN/TRAIL AMENITIES WOULD BE ELIGIBLE FOR ASSESSMENT. REPLACEMENT OF THE STRUCTURES IN-KIND IS THE RESPONSIBILITY OF TOWNSHIP

| NON-CAPITAL IMPROVEMENT PROJECTS | | | |
|----------------------------------|---|-------------|---|
| OPERATIONS AND SERVICES | DESCRIPTION | 2019 BUDGET | COMMENTS |
| | EXECUTIVE DIRECTOR & FINANCE DIRECTOR | 0.022 | THESE ITEMS ARE INTENDED TO BE AT THE DISCRETION OF THE AUTHORITY AND WOULD BE ASSIGNED COSTS AS SO DIRECTED. |
| | MUNICIPAL AUTHORITY SOLICITOR SERVICES | 0.025 | |
| | MUNICIPAL AUTHORITY ENGINEER SERVICES | 0.075 | |
| | MUNICIPAL AUTHORITY ACCOUNTANT SERVICES - AUDIT | 0.006 | |
| | OTHER CONSULTANT SERVICES & APPRAISALS | 0.053 | |
| | ASSUME MAINTENANCE RESPONSIBILITY OF PINE RUN AND RAPP RUN FLOOD RETARDING STRUCTURES | 0.040 | |
| | MISCELLANEOUS ADMIN (SUPPLIES, FEES, RECORDING OF MINUTES, ETC.) | 0.004 | |
| | ANNUAL COST TOTAL | 0.225 | |
| | ENHANCED LEVEL OF SERVICES (ROADS, LIGHTING, TRAILS & TRASH, ETC.) | | |
| | OPERATE SHUTTLE SERVICE TO/FROM SEPTA REGIONAL RAIL STATION | | |
| | DEVELOP LOGO AND POTENTIAL RE-BRANDING CAMPAIGN | | |
| | ESTABLISH FLOWERS, TREES, SHRUBS SPECIES LIST | | |
| | ESTABLISH DESIGN STANDARDS FOR PRIVATE PROPERTY SIGNAGE | | |
| | MARKETING INITIATIVES (SPACE AVAILABILITY, ECONOMIC DEV, ETC.) | | |
| | INSTALL WAYFARER AND/OR TRANSIT SIGNAGE AT SEPTA/SHUTTLE STOPS | | |
| | PERFORM SNOW AND ICE REMOVAL SERVICES ON SIDEWALKS AND TRAILS | | |

Exhibit "B"
Upper Dublin Township Municipal Authority's
Budget for the fiscal year beginning January 1, 2021 and ending December 31, 2021

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 21-2404

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
UPPER DUBLIN TOWNSHIP CONDEMNING THE PRACTICE
OF CONVERSION THERAPY AND DECLARING IT TO BE
INIMICAL TO THE GOOD HEALTH, WELL BEING AND
WELFARE OF ITS CITIZENS**

WHEREAS, the American Psychiatric Association published a position statement in December 1998 opposing any psychiatric treatment, including reparative or conversion therapy, which therapy regime is based upon the assumption that homosexuality per se is a mental disorder or that a patient should change his or her homosexual orientation; and

WHEREAS, the American Psychological Association's Task Force on Appropriate Therapeutic Responses to Sexual Orientation ("APA Task Force") concluded that sexual orientation change efforts can pose critical health risks to lesbian, gay, and bisexual people, including, among other things, confusion, depression, social withdrawal, suicidality, substance abuse, self-hatred, high-risk sexual behavior, and a feeling of being dehumanized; and

WHEREAS, following the report issued by the APA Task Force, the American Psychological Association issued a resolution in 2009 on Appropriate Affirmative Responses to Sexual Orientation Distress and Change Efforts, advising parents, guardians, young people and their families to avoid sexual orientation change efforts that portray homosexuality as a mental illness or developmental disorder and instead encourages psychotherapy, social support, and educational services that provide accurate information on sexual orientation and sexuality, increased family and school support, and reduced rejection of sexual minority youth

WHEREAS, the American Academy of Child and Adolescent Psychiatry published a statement in 2012 in its journal that "given that there is no evidence that efforts to alter sexual orientation are effective, beneficial or necessary, and the possibility that they carry the risk of significant harm, such interventions are contraindicated"; and

WHEREAS, the American Academy of Pediatrics, the American Medical Association Council of Scientific Affairs, the National Association of Social Workers, the American Counseling Association Governing Council the American School Counselor Association, and the American Psychoanalytic Association have each asserted in reports or position statements that sexual orientation change efforts, including reparative therapy or conversion therapy, are not recommended and may be harmful; and

WHEREAS, the Pan American Health Organization issued a statement in 2012 that “these supposed conversion therapies constitute a violation of the ethical principles of health care and violate human rights that are protected by international and regional agreements.

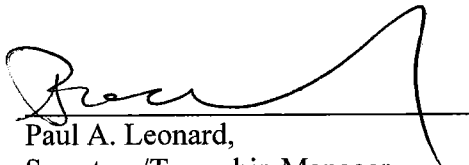
WHEREAS, the Substance Abuse and Mental Health Services Administration of the United States Department of Health and Human Services issued a report in 2015 examining the scientific literature on conversion therapy and concluding that “conversion therapy efforts to change in individual’s sexual orientation, gender identity or gender expression is a practice that is not supported by credible evidence” and that it “may put young people at risk of serious harm”; and

WHEREAS, the Board of Commissioners of Upper Dublin Township finds that being lesbian, gay, bisexual, or transgender is not a disease, disorder, illness, deficiency, or shortcoming, and that research has demonstrated conversion therapy can pose critical health risks to lesbian, gay, bisexual, or transgender persons. Upper Dublin is a township and community that promotes inclusion for all; diversity is welcome, it is valued and is celebrated. The health and safety of our residents and people working in Upper Dublin Township are paramount.

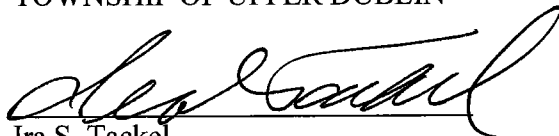
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Upper Dublin Township and it hereby declares that the practice of conversion therapy is inimical to the good health, well being and welfare of the citizens of this Township and it is hereby condemned.

RESOLVED by the Board of Commissioners of Upper Dublin Township meeting “virtually” the 12th day of January, 2021.

ATTEST:


Paul A. Leonard,
Secretary/Township Manager

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


Ira S. Tackel,
President

UPPER DUBLIN TOWNSHIP
BOARD OF COMMISSIONERS

RESOLUTION NO. 21-2405

Resolved by the Board of Commissioners of Upper Dublin Township, Montgomery County, Pennsylvania, That

WHEREAS, In 1872, Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our township increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal,

NOW, THEREFORE, BE IT RESOLVED that the Upper Dublin Township Board of Commissioners does hereby proclaim April 30, 2021 as

ARBOR DAY

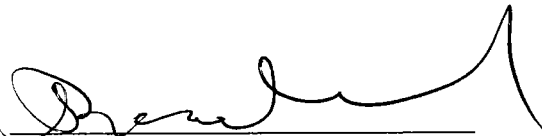
in the Township of Upper Dublin, and urges all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

FURTHER, we urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

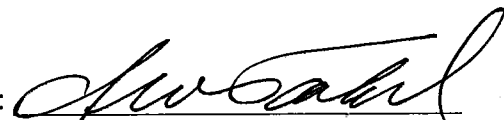
RESOLVED, this 12th day of January, 2021.

ATTEST:

BOARD OF COMMISSIONERS OF
UPPER DUBLIN TOWNSHIP



Paul A. Leonard, Secretary/Township Manager

By: 

Ira S. Tackel, President

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 21- 2406
MINOR SUBDIVISION APPLICATION U.D. NO. 20-04 FOR FINAL SUBDIVISION
APPROVAL FOR 465 AMBLER ROAD, LLC AND DANIEL WATERS

WHEREAS, 465 Ambler Road LLC, and Daniel Waters, (collectively, the "Developer") are the owners of 3 parcels located near 465 Ambler Road, comprising approximately 3.7 acres of land (the "Property"); and,

WHEREAS, the Property is located in the A-Residential Zoning District, and subdivision and creation of building lots subject to certain dimensional and improvement criteria is permitted in that district; and,

WHEREAS, the Property will be subdivided pursuant to Subdivision Plans prepared by ProTract Engineering Inc., dated August 17, 2020, last revised on November 19, 2020, consisting of a two-sheet planset (the "Plans"), which is incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Developer desires to obtain final subdivision approval of the Plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code; and

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants final approval of the subdivision as shown on the Plans subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, the comments and details on the Plans, the terms and conditions of this Resolution, and the terms and conditions of a Land Development Agreement between the Developer and the Township, in a form to be approved by the Township Solicitor and entered into prior to recording of the final plans.
3. The Developer will provide security in a form acceptable to the Township Solicitor and in an amount to be agreed upon by the Township Engineer for the infrastructure improvements and landscaping shown on the Plans.
4. The Township hereby approves the following waivers from the Subdivision and Land Development Regulations:
 - a. 212-15.B: which requires road widening improvements in accordance with Township Improvement standards.
 - b. 212-18.A: which requires sidewalks along all streets.
 - c. 212-19.A: which requires curb along all streets.
 - d. With respect to road widening, sidewalk, and curb along each lot frontage, Developer agrees those requirements are hereby deferred from installation in accordance with Township Engineering and Construction Standards and Improvement Procedures, until such time it is deemed necessary by the Upper Dublin Township Board of Commissioners, without the need for adoption of an ordinance or assessment.
 - e. 212-21.A: which prescribes a maximum lot depth-to-width ratio of 2.5:1,
 - f. 212-21.E: which requires that side lot lines shall be at right angles to R-O-W lines.

5. The Township hereby approves a deferral of installation of improvements from the Subdivision and Land Development Regulations:
 - a. 212-32: Street Tree installation will be deferred to the application of building permits for each lot.
6. The Developer shall comply with all conditions set forth in the review letter of the Township Engineer, Tom Fountain, dated December 12, 2020, attached as Exhibit 'A', except as modified herein.
7. Developer shall provide to the Township Engineer for his approval the legal descriptions for the easements and rights of way, prior to the Plans being recorded.
8. Developer shall provide a covenant and deed restriction acceptable to the Township which restricts further subdivision or land development of any of the lots.
9. All utilities serving the structures proposed to be built on the Property shall be placed underground.
10. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans and any required Land Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.
11. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Land Development Agreement, and as required by the Upper Dublin Township Code, must be accomplished within ninety (90) days from the date of this Resolution unless a written extension is granted by Upper Dublin Township. Until such time as the applicable fees and contributions have been paid, the escrow is fully funded, the security provided and the Land Development Agreement executed, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

Approved by the Board of Commissioners of Upper Dublin Township this 12th day of January, 2021.

UPPER DUBLIN TOWNSHIP

By: 

IRA S. TACKEL, President

ATTEST:

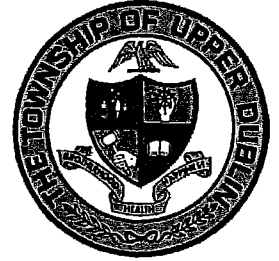


PAUL A. LEONARD, Township Manager/Secretary

Exhibit 'A'

Upper Dublin

801 LOCH ALSH AVENUE
FORT WASHINGTON, PA 19034-1697
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net



IRA S. TACKEL
President

December 12, 2020

ROBERT H. MCGUCKIN
Vice President

5130 Butler, LLC
1300 Bethlehem Pike
Suite 21
Flourtown, PA 19031

LIZ FERRY

GARY V. SCARPELLO

MEREDITH L. FERLEGER

**RE: 465 AMBLER ROAD – REVIEW #2
MINOR SUBDIVISION
UD #20-04**

ALYSON J. FRITZGES

CHERYL KNIGHT

To the applicant:

PAUL A. LEONARD
Township Manager

GILBERT P. HIGH, JR.
Solicitor

Upper Dublin Township has received and reviewed revised Subdivision plans for the above location. Applicant owns or controls 3 parcels of land along Ambler Road, consisting of 3.7± acres in the 'A' Residential Zoning District, and has proposed a re-alignment of the lot lines to create an additional building lot, and partially resolve some non-conforming lot items. Improvements include one existing dwelling to remain, one dwelling to be demolished. No building is proposed at this time. Our comments are as follows:

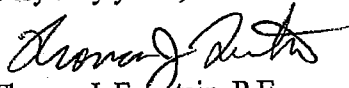
1. The applicant should present evidence that the existing dwellings and other buildings are not protected by Historic Ordinances of any kind.
2. The existing bridge along the driveway, if proposed to remain, will need a structural review prior to use.
3. A sewage planning module needs to be completed and approved by DEP for the new sanitary connection.
4. 212.15, 212.18, 212.19: Road widening, sidewalks, and curb appear to be required in accordance with Township Engineering Standards.
5. Applicant needs to depict a driveway entrance for each parcel on this plan, in accordance with Section 212.16 of SALDO.

6. 212.22: The existing dwellings need to be demolished prior to recording of the plan.
7. Plans should depict street trees and tree replacement calculations in accordance with Section 232 of SALDO.
8. 212.21: The depth to width ratio for lot layout appears to be exceeded for each new lot. A waiver appears to be required.
9. 212.21.E: Side lot lines should be perpendicular to the street line, as much as possible. A waiver appears to be required.
10. The applicant must incorporate requirements and recommendations of the various outside Township consultants, if necessary:
 - a. Township Fire Marshal
 - b. Township Traffic Consultant
 - c. Township Landscape Consultant
 - d. Township Fiscal Impact Consultant

RECOMMENDATION: FURTHER REVIEW

The items noted in this letter should be addressed to the Township's satisfaction. If you have any questions, please do not hesitate to call.

Very truly yours,



Thomas J. Fountain, P.E.
Township Engineer
Upper Dublin Township

cc: Paul Leonard, Township Manager
Jim Ennis, Township Zoning Officer
Joe Fielder, Township Code Officer
Gil High, Township Solicitor

UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 21-2407

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP, APPROVING THE FINANCING BY THE UPPER GWYNEDD TOWNSHIP INDUSTRIAL DEVELOPMENT AUTHORITY OF A CERTAIN PROJECT FOR THE BENEFIT OF ACTS MANAGEMENT SERVICES, INC.; DESIGNATING THE PRESIDENT OF THE BOARD OR, IN HIS ABSENCE, ANY OTHER MEMBER OF THE BOARD AS THE "APPLICABLE ELECTED REPRESENTATIVE" WITHIN THE MEANING OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AUTHORIZING SUCH PRESIDENT OR ANY SUCH MEMBER OF THE BOARD TO TAKE CERTAIN ACTIONS ON BEHALF OF THE BOARD AS SUCH "APPLICABLE ELECTED REPRESENTATIVE"; AND AUTHORIZING OTHER NECESSARY AND APPROPRIATE ACTION.

WHEREAS, the Upper Gwynedd Township Industrial Development Authority (the "Authority") is a body politic and corporate and is existing under and governed by the provisions of Municipality Authorities Act, 53 P.C.S. Ch. 56 (the "Act"); and

WHEREAS, ACTS Management Services, Inc., a Pennsylvania nonprofit corporation (the "Borrower") has requested that the Authority finance a project (the "Project") consisting generally of:

A. the refinancing of all or a portion of a loan issued by Univest Bank and Trust Co. to the Borrower that was used to finance a portion of the acquisition, renovation, refurbishment and equipping of an office building located at 420 Delaware Drive, Ft. Washington, PA and the renovation and refurbishment of the property located at 1936 West Point Pike, West Point, Pennsylvania (the "Debt Obligation"); and

B. the financing of some or all of the costs of issuance and reserve funds (if any); and

WHEREAS, in order to finance the Project, the Borrower has requested that the Authority issue its Retirement Communities Revenue Bonds (ACTS Management Services, Inc.), in one or more series, at the same or different times, on a tax-exempt basis (the "Bonds"), in an aggregate principal amount not exceeding \$15,000,000; and

WHEREAS, pursuant to the Internal Revenue Code of 1986, as amended (the "Code"), the "applicable elected representative" of the governmental unit having jurisdiction over the area in which any facility financed with proceeds of tax-exempt bonds is located must approve the issuance of the debt after a public hearing following reasonable public notice; and

WHEREAS, a portion of the proceeds of the Bonds will be used to refinance the Debt Obligation from projects located in Upper Dublin Township (the "Township") and Upper Gwynedd Township in Pennsylvania (such township, together with the Township, the "Townships"); and

WHEREAS, the Authority, on behalf of itself and the Townships has held a public hearing in accordance with the Code on January 7, 2021, a transcript of which has been provided to the Board;

WHEREAS, pursuant to the Code, the term "applicable elected representative" means, among other things, the elected legislative body of the governmental unit in which the Project is located; and

WHEREAS, the Board of Commissioners of the Township (the "Board") is the "applicable elected representative" of the Township within the meaning of the Code; and

WHEREAS, the Board desires to authorize and direct its President or, in his absence, any other member of its Board, to act on its behalf as such "applicable elected representative."

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP, AS FOLLOWS:

1. The Board hereby approves the Project and empowers, authorizes and directs its President, or in his absence, any of its members, to execute and deliver an "approval of applicable representative" in the form attached hereto; provided, that, such approval shall be delivered only following a public hearing, which has followed reasonable public notice, with respect to the Project (described on such approval). The Board intends that this resolution and the subsequent execution and delivery of the approval of "applicable elected representative" by any member of the Board of this Township shall constitute the "approval by a government unit" required by Section 147(f) of the Code.

2. The approval granted hereby shall not, in any way, pledge or obligate the credit or taxing power of the Township, nor shall the Township be liable for the payment of principal of, or interest on, any obligations issued by the Authority.

ADOPTED this 12th day of January, 2021 by the Board of Commissioners of Upper Dublin Township, in lawful session duly assembled.

(SEAL)

Attest:


Paul A. Leonard, Township Secretary

By:


Ira S. Tackel, President

UPPER DUBLIN TOWNSHIP, PENNSYLVANIA
CHIEF ELECTED OFFICIAL APPROVAL RELATIVE TO AUTHORITY PROJECT

WHEREAS, the Upper Gwynedd Township Industrial Development Authority (the "Authority") proposes to issue up to \$15,000,000 of its revenue bonds in one or more series, at the same or different times, on a tax-exempt basis (the "Bonds") for the purpose of financing a project (collectively referred to herein as the "Project") on behalf of ACTS Management Services, Inc. ("ACTS"), which Project includes (i) the refinancing of all or a portion a loan issued by Univest Bank and Trust Co. to the Borrower that was used to finance a portion of the acquisition, renovation, refurbishment and equipping of an office building located at 420 Delaware Drive, Ft. Washington, PA and the renovation and refurbishment of the property located at 1936 West Point Pike, West Point, Pennsylvania (the "Debt Obligation"); and (ii) financing of some or all of the costs of issuance and reserve funds (if any). ACTS is a Pennsylvania nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986 (the "Code"); and

WHEREAS, the Authority has represented to me that it has (1) conducted on January 7, 2021 a public hearing held in accordance with Section 147(f) of the Code, a transcript of which has been submitted to me; (2) approved the Project on January 7, 2021, at a meeting held in accordance with the provisions of the Pennsylvania Sunshine Law; and (3) determined that the Project conforms to the public purpose, eligibility and financial responsibility requirements of the Municipality Authorities Act, 53 P.C.S. Ch. 56; and

WHEREAS, pursuant to the requirements of Section 147(f) of the Code, notice of the public hearing described above was duly published in a newspaper of general circulation in the Township and may have been provided by posting the same on the website of the Authority at least seven days in advance thereof; a copy of which notice (further describing the Project) is attached hereto as Exhibit A and incorporated herewith, at which time reasonable opportunity to be heard was provided for all local residents with different views on the Project, and the undersigned has been informed by the Authority of the substance of such hearing;

WHEREAS, the Code requires, *inter alia*, that the Chief Elected Official of the governmental unit in which a portion of the Project is located approve the Project; and

WHEREAS, the undersigned, President of Board of Commissioners, has been designated as the Chief Elected Official for Upper Dublin Township, Pennsylvania for purposes of providing approval in accordance with Section 147(f) of the Code;

NOW, THEREFORE, LET IT BE KNOWN BY ALL PERSONS THAT, the undersigned, as President of the Board of Commissioners, in accordance with authority delegated by the Board of Commissioners as aforesaid, does hereby approve, on behalf of the Board of Commissioners of Upper Dublin Township, the undertaking of the Project and the financing thereof, it being understood that the approval set forth herein is given only for the purpose required by Section 147(f) of the Code, and further that such approval shall in no way pledge or otherwise obligate the credit or taxing power of the Township, nor shall the Township be liable for the payment of principal of or interest or premium, if any, on any obligations issued to finance the Project nor shall the Township have any obligation or liability whatsoever with respect to the Project.

DATE: _____

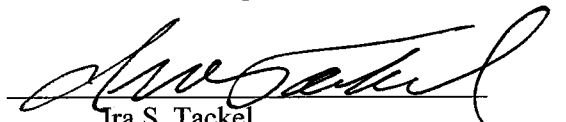

Ira S. Tackel
President, Board of Commissioners
Upper Dublin Township, Pennsylvania

EXHIBIT A

NOTICE OF PUBLIC HEARING

To place a Classified ad call 610-430-1199 or send an email to CLASSIFIED@ALLAROUNDPHILLY.COM

Classifieds

D4

Wednesday, December 30, 2020 » MORE UPDATES AT FACEBOOK.COM/LANSREPORTER AND TWITTER.COM/LANSREPORTER

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ANTIQUES

Merry Christmas & Happy Holidays! CLOSED from Christmas Day till Jan. 31

May we all have an EVEN BRIGHTER 2021!

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NOTICE OF JOINT PUBLIC HEARING OF UPPER GWYNEDD TOWNSHIP INDUSTRIAL DEVELOPMENT AUTHORITY

NOTICE IS HEREBY GIVEN that the Upper Gwynedd Township Industrial Development Authority (the "Authority") will hold a joint public hearing on January 7, 2021, at 7:00 a.m. Due to the Covid-19 pandemic, the building that the Authority uses for its meetings is currently closed to the public, as such the meeting is open to the public to be held VIRTUALLY. Due to current CDC recommendations, Board members will be participating remotely and the meeting will be streamed live for viewing by the general public. Instructions to view the meeting will be available at the Upper Gwynedd Township's website at www.uptownship.com. Questions and comments about the Project, defined below, may be directed to the Authority Solicitor, Neal Pearlstine, neal@pearlstine.com. The purpose of the meeting is to consider the issuance of tax-exempt revenue bonds (the "Bonds") for the following project (the "Project"):

Initial Owner: ACTS Management Services, Inc. (the "Borrower")

Maximum Amount of Issue: \$15,000,000.00.

Nature and Location of Financed Facilities: The Project consists of (i) the refinancing of all or a portion of a loan issued by Unifirst Bank and Trust Co. to the Borrower that was used to finance a portion of the acquisition, renovation, refurbishment and equipping of an office building located at 420 Delaware Drive, Ft. Washington, PA; and the renovation and refurbishment of the property located at 1936 West Point Pike, West Point, Pennsylvania (the "Debt Obligation"); and (ii) the financing of some or all of the costs of issuance of the Bonds and reserve funds (if any).

The projects financed or refinanced by the Debt Obligation included costs of the acquisition, renovation, equipping and improvement of existing facilities at the location listed above.

At the joint public hearing, any and all persons participating will be afforded the opportunity to comment on the proposed Project and the issuance of the Bonds by the Authority.

The joint public hearing is held by this Authority as the Issuer of the Bonds and on behalf of Upper Gwynedd Township, Pennsylvania, and Upper Dublin Township, Pennsylvania as required by the Internal Revenue Code of 1986, as amended.

Should you require an accommodation in order to participate in the hearing, please contact Township Secretary, Upper Gwynedd Township at (215) 699-7777 in advance of the hearing date.

Comments made at the hearing are for the consideration of the Authority and will not bind any legal action to be taken by the Authority.

UPPER GWYNEDD TOWNSHIP INDUSTRIAL DEVELOPMENT AUTHORITY
LAN: Dec. 30, a-1

Notice is hereby given that the ZONING HEARING BOARD OF WHITEMARSH TOWNSHIP will conduct a public hearing

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Antique cars and old car memorabilia, signs, advertising, antique toys, tonka trucks, hifi inc. Marantz - stereo eq, antique radios, vintage guitars and amps, all banana seat bikes esp. schwinn stingrays, old hot wheels, 50's furniture, Men's wrist watches: covid safety is my #1 priority, I wear a mask and I am always professional and decent! Think of me when your ready! Get Seth today and call 610-772-3043

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CALL 484-883-9860

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SNOW BLOWER 9 horsepower dual stage, 26 inch bucket electric start, power steering, excellent condition, used only last winter, moving. Asking \$500 Original Cost \$1650

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HELP WANTED FULLTIME

BOROUGH OF WEST CONSHOHOCKEN Building and Code Department Administrative Assistant

The Borough of West Conshohocken is seeking to fill the position of Building and Codes Department Administrative Assistant. This position will report to the Borough Manager and with the responsibility of managing the various building permit and rental application processes. This position will be responsible for scheduling of permit inspections by Borough Building, Codes and Fire inspectors, as well as tracking projects through completion. This position will serve as the liaison to the Borough's Zoning Hearing Board and Planning Commission as well as other duties as assigned by the Borough Manager. Previous Local Governmental experience is strongly desired.

Salary will be commensurate with experience in Municipal Building and Code Department Operations. Please refer to the complete job description posted on the Borough's website: westconsho.com

Mail or email letter of interest and resume by January 15, 2021 to: menglish@westconsho.com

Mailing Address
Borough Manager
West Conshohocken Borough Hall
112 Ford Street
West Conshohocken, PA 19428

TH-Dec 30, Jan 4, 7, 11, 13-1a

COLLECTION SYSTEM OPERATOR

Upper Gwynedd Township seeks experienced person for a FT. Collection System Operator in the Wastewater & Public Works Department. Will be responsible for maintenance, inspection & repair of the Township's sanitary sewer & stormwater collection systems. Must be able to work independently. High School diploma or equivalent is required. Class B CDL license is required but can be obtained after hiring. Competitive Hourly Rate based on experience. See website for full job description at www.uppergwynedd.org. Submit resumes by email to Deanna Logan at dlogan@uppergwynedd.org.

PROFESSIONAL FABRICATOR: Skilled in TIG & MIG welding. Press, mechanical, electrical

HELP WANTED PART-TIME

HOME DELIVERY

DAILY LOCAL NEWS ROUTES AVAILABLE WEST-CHESTER AREA

Must have reliable vehicle, current insurance/driver's license 7 Days a Week Delivery

CONTACT: Brian O'Keefe 610-235-2573
bokeefe@dailycal.com

APARTMENTS FOR RENT (UNFURNISHED)

AVANTE APTS. - Spacious newly renovated apartments in a relaxed country setting. On site maintenance & rental office. 610-750-8917

rmanagementllc.com

CHESTER / WEST END NEWLY RENOVATED 2 BR Apt-8850/mo. 610-715-6746 OR 484-483-7986

LINDEN APARTMENTS (Pottstown, PA) 1 BR \$890/mo & 2 BR \$985/mo. No Pets. H/W Incl. (610) 458-5012

NORCO APARTMENTS (Pottstown, PA) - 1 BR - \$900/m & 2 BR - \$995/mo. No Pets. H/W Incl. (610) 458-5012

Springfield Brookside Apt's 2 BR, \$1020+Utilities, A/C, garage No Pets. Call (610) 544-9999

YORKSHIRE APTS. (Pottstown PA) - 1 BR, Starting \$850/mo 2 BR \$1050 No Pets. Elevator on Premises. H/W Incl. 610-458-5012

HOUSES FOR RENT (FURNISHED)

ALL REAL estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968, which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, age or national origin, or an intention to make any such preference, limitation or discrimination."

HOUSES FOR RENT (UNFURNISHED)

DELCO Single & Twin Homes 13A & 5 BRs, Updated, Gas heat, Sect 8 ok. Call 610-537-7145

ROOMS FOR RENT

CHATEAU - Boyertown area. Clean, secure, private parking. \$100/wk+ (610)367-5112

POTTSTOWN \$120 per wk, W/D, use of kitchen, cable, air included. 610-226-5793

SHARON HILL: All Utilities Incl, close to transit, share with 4 other people, shared bathroom & kitchen. \$450/month + \$450. Sec., FIRM. 610-809-6242

ROOMMATES

Pottstown Area - Roommate wanted to share my lg house. Room is furnished, \$550/mo incl. util. Call 610-764-9312.

GARAGE RENTAL

SPRING CITY - Storage Garage \$100/mo + sec. dep. Outdoor drive-up access. Well lit, security cameras 610-469-4668

OFFICE SPACE FOR RENT

SPRINGFIELD PROFESSIONAL OFFICE SPACE avail. 1400 sq. ft. \$1550 month 215-474-8055

PASSENGER CARS

2001 VOLVO V40 STATION-WAGON, 109K miles, very clean, excellent driving condition, new state Insp. \$2300. Call 610-506-5759.

CLASSICS & EXOTICS

LOOKING TO BUY AN OLD FOREIGN PROJECT CAR in any condition, Running or Not! Porsche, Jaguar, Mercedes, Maserati, Ferrari and much more! Fast & Easy transaction. CASH ON THE SPOT! If you have any of these, or any other old foreign cars sitting around, please call me 703-814-2806

JUNKERS & CLUNKERS

QUICK JUNK CAR REMOVAL. PAYING THE MOST FOR JUNK CARS & TRUCKS \$400 AND UP 609-203-5949

WE BUY JUNK CARS

Free Pickup 609-396-4200

AUTOS WANTED

#1 AAA BEST CASH DEAL - I Want your Used Car or Truck. Call Me First before you Sell or Trade-In. Cash Paid - Prompt Service 610-532-2054 OR 610-203-7715

AAAAA Before You Trade or Junk Your Car or Truck *BEST CASH DEAL* CALL 610-662-5673 ANYTIME. Serving Delaware County only

AAAAH A Absolute Awesome Cash Deal for Junk / Unwanted Vehicles. From \$375 & Up. Runners More! 610-335-5783

ANTHONY'S AUTO SALVAGE \$450-\$1500 for most cars & trucks? (484)886-1971

At Lou's, Top Dollar paid for junk or used cars & trucks 610-494-5615 or 610-494-5616

AUTOS & TRUCKS

\$500-\$3,000
CALL 609-516-3175
OR 609-737-3621

BUYING JUNK CARS

EssingtonAve.com 215-492-5701

CALL JOHNNY'S JUNK

Cash for Junk cars
Free pickup up to \$1500
Call 215-429-4008

CALL ME LAST

BUYING JUNK CARS and TRUCKS IN NJ AREA ONLY.
CALL 609-462-3634

CASH FOR CARS & TRUCKS

WE PAY THE MOST \$200 - \$5000 *ANY CONDITION* 267-800-3227/484-474-0474

RESOLUTION NO. 21-2408

BE IT RESOLVED, by authority of the Board of Commissioners
(Name of governing body)

of the Township of Upper Dublin, Montgomery County, and it
(Name of MUNICIPALITY)

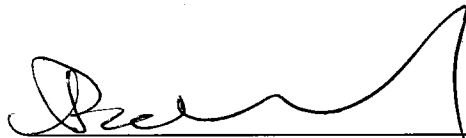
is hereby resolved by authority of the same, that the Township Manager
(designate official title)

of said MUNICIPALITY is authorized and directed to submit the attached Application for Traffic

Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf of the MUNICIPALITY.

ATTEST:

Upper Dublin Township
(Name of MUNICIPALITY)


(Signature and designation of official title)
Paul A. Leonard, Township Manager
I, Ira S. Tackel
(Name)

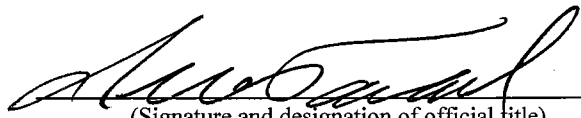
By: 
(Signature and designation of official title)
Ira S. Tackel, Board President
Board President
(Official Title)

of the Board of Commissioners for Upper Dublin Township, do hereby certify that the foregoing
(Name of governing body and MUNICIPALITY)

is a true and correct copy of the Resolution adopted at a regular meeting of the

Board of Commissioners, held the 12th day of January, 2021.
(Name of governing body)

DATE: January 12, 2021


(Signature and designation of official title)
Ira S. Tackel, Board President

Application for Traffic Signal Approval



Please Type or Print all information in Blue or Black Ink

County : _____
Engineering District : _____
Department Tracking # : _____
Initial Submission Date : _____

A - Applicant's (Municipal) Contact Information

Municipal Contact's Name : Paul A. Leonard Title : Township Manager
Municipal Name : Upper Dublin Township
Municipal Address : 801 Loch Alsh Avenue, Fort Washington, PA 19034
Municipal Phone Number : (215) 643 - 1600 Alternative Phone Number : _____
E-mail Address : pleonard@upperdublin.net
Municipal Hours of Operation : 8:00AM - 5:00PM

B - Application Description

Location (*intersection*) : Commerce Drive & Delaware Drive
Traffic Control Device is : NEW Traffic Signal EXISTING Traffic Signal (Permit Number) : 64-3217
Type of Device (*select one*) Traffic Control Signal (MUTCD Section 4D, 4E, 4G) Flashing Beacon (MUTCD Section 4L) School Warning System (MUTCD Section 7B)
 Other : _____
Is Traffic Signal part of a system? : YES NO System Number (*if applicable*) : I-0331
If YES, provide locations of all signalized intersections in system.
Signal to be interconnected to traffic signal at Commerce Drive & Ramp A/Driveway (Permit #64-3976).
Explain the proposed improvements :
Installation of video detection (non-adaptive), base mounted controller cabinet with UPS, pedestrian push buttons and LED pedestrian signals.
Associated with Highway Occupancy Permit (HOP)? : YES NO If YES, HOP Application # : _____

C - Maintenance and Operation Information

Maintenance and Operations are typically performed by? :
 Municipal Personnel Municipal Contractor Municipal Personnel & Contractor
 Other : _____
Maintenance and Operations Contact Name : Bernard Brown Company/Organization : Upper Dublin Township
Phone # : (215) 643 - 1600 Alternative Phone # : _____ E-mail : bbrown@upperdublin.net

D - Attachments Listing

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Municipal Resolution (<i>required</i>) | <input type="checkbox"/> Location Map | <input type="checkbox"/> Traffic Volumes / Pedestrian Volumes |
| <input type="checkbox"/> Letter of Financial Commitment | <input type="checkbox"/> Photographs | <input type="checkbox"/> Turn Lane Analysis |
| <input checked="" type="checkbox"/> Traffic Signal Permit | <input type="checkbox"/> Straight Line Diagram | <input type="checkbox"/> Turn Restriction Studies |
| <input type="checkbox"/> Warrant Analysis | <input checked="" type="checkbox"/> Capacity Analysis | <input type="checkbox"/> Other : _____ |
| <input type="checkbox"/> Crash Analysis | <input type="checkbox"/> Traffic Impact Study (TIS) | |
| <input type="checkbox"/> Traffic Signal Study | <input type="checkbox"/> Condition Diagram | |

Application for Traffic Signal Approval



County : _____
Engineering District : _____
Department Tracking # : _____
Initial Submission Date : _____

Please Type or Print all information in Blue or Black Ink

E - Applicant (Municipal) Certification

The applicant desires to own, operate, and maintain the traffic control device in the location indicated above; and the Vehicle Code requires the approval of the Department of Transportation ("Department") before any traffic signals may be legally erected or modified. A signed Application for Traffic Signal Approval (TE-160) must be submitted in conformance with the instructions provided by the Department, and a Traffic Signal Permit must be issued, before any work can begin.

If the Department approves a traffic signal after a traffic engineering study and engineering judgment indicates the need, the traffic signal shall be installed, owned, operated, and maintained within the parameters indicated in the Vehicle Code and the Department's regulations relating to traffic signs, signals, and markings. The Department may direct appropriate alterations to the design or operation (including, but not limited to, hours of operation) of the traffic signal, or require removal of the traffic signal, if traffic conditions or other considerations necessitate alteration or removal.

All items associated with the traffic control device (geometric features, signs, signals, pavement markings, pedestrian accommodations, and other traffic control device associated items) are the applicant's responsibility. The Traffic Signal Permit will then document all of the items associated with operation of each traffic control device. The applicant, at its sole expense, shall provide the necessary inspection, maintenance, and operation activities in conformance with the Department's Publication 191 or as otherwise agreed to by the Department. The applicant shall perform the preventative and responsive maintenance requirements and recordkeeping in accordance with the exhibits specified below. If the applicant fails to provide the required inspection, maintenance, or operation services within thirty (30) days of receipt of written notice from the Department, the Department shall have the right to perform the required inspection, maintenance, or operation services in the applicant's stead and the applicant shall reimburse the Department for all costs incurred. Federal- and/or state-aid participation may be withheld on all future projects if the applicant fails to demonstrate to the Department the ability to provide all required maintenance and operation services. The applicant certifies that it has funds available and committed for the operation and maintenance of the traffic control device and that it will make available sufficient funds for all required future inspection, maintenance, and operation activities.

The applicant shall indemnify, save harmless and, defend (if requested) the Commonwealth of Pennsylvania, its agents, representatives, and employees from and against any damages recoverable under the Sovereign Immunity Act, 42 Pa. C.S. §§ 8521-8528, up to the limitations on damages under said law, arising out of any personal injury or damage to property which is finally determined by a court to be caused by or result from acts or omissions of the applicant and for which a court has held applicant, its officials, or employees to be liable. This provision shall not be construed to limit the applicant in asserting any rights or defenses. Additionally, the applicant shall include in any contracts into which it enters for maintenance, operation, or inspection of the traffic control device this same obligation to indemnify the Commonwealth and its officers, agents, and employees; and it shall require its contractor(s) to provide public liability insurance coverage, naming the Commonwealth and the applicant as additional insureds for bodily injury, including death and property damage, in the minimum amounts of \$500,000 per person, \$1,000,000 per occurrence, it being the intention of parties to have the contractor fully insure and indemnify the Commonwealth and the applicant.

The applicant shall comply with the study and ordinance requirements of 75 Pa. C.S. § 6109. The applicant submits this application with the intention of being legally bound.

Neither this application nor any Traffic Signal Permit creates any rights or obligations with respect to parties other than the applicant and the Department. Third parties may not rely upon any representations made by either the applicant or the Department in connection with the submission or approval of this application or any work permitted or approved that is related to this application, as regards either payment of funds or performance of any particular item of maintenance precisely as specified.

The applicant agrees to comply with the attached Exhibits:

- Exhibit "A": Preventative and Response Maintenance Requirements (Sheet 3 of 5)
- Exhibit "B": Recordkeeping (Sheet 4 of 5)
- Exhibit "C": Signal Maintenance Organization (Sheet 5 of 5)

Printed Municipal Contact Name : Paul A. Leonard Date : 1/12/2021
 Signed By : [Signature] Witness or Attest : [Signature]
 Title of Signatory : Township Manager Title of Witness or Attester : Admin

**Exhibit "A":
Preventative and Response Maintenance
Requirements**



County : _____
 Engineering District : _____
 Department Tracking # : _____
 Initial Submission Date : _____

Preventive Maintenance

The APPLICANT or its contractor will provide preventive maintenance for each individual component of the traffic signal installation covered by this application at intervals not less than those indicated in the Preventive Maintenance Summary, PA DOT Publication 191, current version. This is the recommended level of maintenance to keep the intersection control equipment and signals in mechanically, structurally and aesthetically good condition.

Response Maintenance

The APPLICANT or its contractor will provide response maintenance in accordance with the provisions of the Response Maintenance Schedule. It encompasses the work necessary to restore a traffic signal system to proper and safe operation. Includes Emergency Repair and Final Repair.

FINAL REPAIR:

Repair or replace failed equipment to restore system to proper and safe operation in accordance with permit within a 24-hour period.

EMERGENCY REPAIR:

Use alternative means or mode to temporarily restore system to safe operation within a 24-hour period. Final repair must then be completed within 30 days unless prohibited by weather conditions or availability of equipment.

Response Maintenance Schedule

| <u>KNOCKDOWNS</u> | <u>TYPE OF REPAIR PERMITTED</u> |
|-------------------------------------|---------------------------------|
| Support - Mast arm | Emergency or Final |
| Support - Strain pole | Emergency or Final |
| Span wire/tether wire | Final Only |
| Pedestal | Emergency or Final |
| Cabinet | Emergency or Final |
| Signal heads | Final Only |
| <u>EQUIPMENT FAILURE</u> | |
| Lamp burnout (veh. & ped.) | Final Only |
| Local controller | Emergency or Final |
| Master controller | Emergency or Final |
| Detector sensor | |
| - Loop | Emergency or Final |
| - Magnetometer | Emergency or Final |
| - Sonic | Emergency or Final |
| - Magnetic | Emergency or Final |
| - Pushbutton | Emergency or Final |
| Detector amplifier | Emergency or Final |
| Conflict monitor | Final Only |
| Flasher | Final Only |
| Time clock | Emergency or Final |
| Load switch/relay | Final Only |
| Coordination unit | Emergency or Final |
| Communication interface, mode | Emergency or Final |
| Signal cable | Final Only |
| Traffic Signal Communications | Final Only |
| Traffic Signal Systems | Final Only |

**Exhibit "B":
Recordkeeping**



County : _____

Engineering District : _____

Department Tracking # : _____

Initial Submission Date : _____

Recordkeeping

Accurate and up-to-date recordkeeping is an essential component of a good traffic signal maintenance program. In recognition of this fact, the APPLICANT must prepare, retain, and make available to the COMMONWEALTH, on request, a record of all preventive and response maintenance activities performed on the traffic signal equipment covered by this application.

The APPLICANT shall establish a separate file for each installation and keep its records in the municipal building, signal maintenance shop, or other weather-protected enclosure.

At a minimum, the following records will be kept by the APPLICANT or its contractor for each traffic signal. These forms can be found in Section 10.0, Maintenance Record Forms, PA DOT Publication 191, current version.

FORM 1 - Master Intersection Record

This form, which lists all maintenance functions performed at the intersection, should be updated within one day of the activity but no more than one week later.

FORM 2 - Response Maintenance Record

Each time response maintenance is required at the intersection, this form is to be completed. Once the pertinent information is transferred to the master intersection record, this form is to be placed in the intersection file.

FORM 3 - Preventive Maintenance Record

This form will be used to provide a record of the preventive maintenance activities performed at each intersection. The date, the activities performed, and the signature of the person in charge of the work must be recorded in the form.

This form may be kept at the intersection, if it is adequately protected from the weather. Form 1 must be updated at the central file, however, to reflect the date and activity.

**Exhibit "C":
Signal Maintenance Organization**
 County : _____
 Engineering District : _____
 Department Tracking # : _____
 Initial Submission Date : _____
Personnel Classifications

In order to properly maintain the traffic signal equipment covered by this applicant, the APPLICANT agrees to provide, as minimum, the following staff throughout the useful life of equipment. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Traffic Engineer - The administrative position which has prime responsibility for the proper operation of traffic signal equipment. The principal function of this position is the supervision and control of subordinate personnel and the planning of their activities to ensure adequate preventive and response maintenance programs.

Minimum Position Requirements

1. A thorough understanding of traffic signal design, installation and maintenance.
2. A working knowledge of the interaction between the following traffic characteristics: Intersection geometry, traffic flow theory, control type (fixed time, actuated, etc.), signal phasing and timing, and interconnection.
3. An ability to supervise subordinate personnel effectively in the assignment of their work.
4. Possession of a college degree in engineering, which includes course work in traffic engineering.
5. Either four years experience in the field of traffic engineering or its equivalent in graduate college work.

Signal Specialist - The individual responsible for the diagnostics and repair of all traffic signal equipment including solid state equipment.

Minimum Position Requirements

1. Extensive training and troubleshooting skills in electronics and software.
2. Ability to repair modules in the shop and to design test equipment needed to diagnose and repair a problem.
3. Ability to make design and modifications to implement or omit special functions.
4. Ability to implement a recordkeeping system to include maintenance activities, inventory control and identification of recurring problems.
5. Ability to perform all tasks required of a signal technician.

Signal Technician - Individual responsible for the operation and maintenance of traffic signals and electromechanical equipment.

Minimum Position Requirements

1. Ability to perform response maintenance on solid state equipment up to the device exchange level.
2. Capability to diagnose a vehicle loop failure and initiate corrective action.
3. Ability to tune detector amplifiers.
4. Ability to follow wiring schematics, check and set timings from plan sheet and check all field connections.
5. Ability to perform preventive maintenance on all equipment and to maintain accurate records of all work perform.

Training

The APPLICANT agrees to secure training in order to upgrade the ability of its present staff to properly perform the required maintenance functions. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Budget Requirements

The APPLICANT agrees to provide, in its annual operating budget, dedicated funds which are sufficient to cover the cost of the personnel, training, contractors (if utilized) and specialized maintenance equipment which are required, by virtue of this application. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191..



Application Instructions

A - Applicant's (Municipal) Contact Information

Municipal Contact's Name: Provide the municipal contact name that is (or will be responsible) for the traffic signal. Typically this is either the Municipal Manager or Roadmaster.

Title: Provide the title of the municipal contact name.

Municipal Name: Provide the official municipal name.

Municipal Address: Provide the full address of the municipal building.

Municipal Phone Number: Provide the municipal phone number of the municipal contact.

Alternative Phone Number: Provide an alternative phone number of the municipal contact.

E-mail Address: Provide the e-mail address of the municipal contact.

Municipal Hours of Operation: Please provide the municipalities normal operating hours (i.e. Monday-Thursday 9 AM - 2 PM)

B - Application Description

Location (*intersection*): Please provide a detailed location of the device or devices being considered for approval.

Please include any State Route and/or local road names in your description.

Traffic Control Device is: (Please select one of the two following categories)

NEW Traffic Signal: This item should be selected when requesting approval of a traffic signal that is currently not in operation at the device location indicated above.

EXISTING Traffic Signal: This item should be selected when requesting approval to make a modification or update to an existing traffic signal.

(Permit Number): Please provide the traffic signal permit number.

Type of Device (select one): (Please select one of the four following categories)

Traffic Control Signal: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Sections 4D, 4E, and 4G. When selecting this category this is the typical red/yellow/green and pedestrian signal indications

Flashing Beacon: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 4L. When selecting this category, this is typically either the flashing yellow/red signal at an intersection and/or the flashing yellow warning sign.

School Warning System: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 7B. When selecting this category, this is typically the flashing school warning sign with a 15 mph indication.

Other: When selecting this category, this pertains to all other permitted electrically powered traffic control devices approved by the Department.

Is Traffic Signal part of a system?: Check off the appropriate box, either YES or NO. If YES, please fill in the **System Number (if applicable):** line.

Explain the proposed improvements: Provide a description of the proposed improvements to the intersection. This may be as complex as installing and/or upgrading a traffic signal or as non-complex as placement of a new traffic sign to supplement an existing traffic signal.

Associated with Highway Occupancy Permit (HOP)?: Check off the appropriate box, either YES or NO. If YES, please fill in the **Application #:** line.

C - Maintenance and Operation Information

Maintenance and Operations are typically performed by?: Please indicate if maintenance and operation will be performed by Municipal Personnel or through Contract Services.

Maintenance and Operations Contact Name: Provide the primary maintenance contact name for the individual that is (or will be responsible) for the maintenance and operation of the traffic signal.

Company/Organization: Provide the name of the company/organization with which the primary maintenance contact is affiliated.

Phone #: Provide the phone number for the primary maintenance contact.

Alternative Phone #: Provide an alternative phone number for the primary maintenance contact or affiliated company/organization.

E-mail: Provide the e-mail address for the primary maintenance contact.

D - Attachments Listing

Check off all documents which will be submitted along with this application. Note that a Municipal Resolution, authorizing the municipal contact to submit and sign the application, is a required document.

A sample Municipal Resolution has been provided on the next page.

E - Applicant (Municipal) Certification

Printed Municipal Contact Name: Please print the name of the municipal contact person signing the application.

Date: Please provide the date on which the application was signed.

Signed By: Please provide the signature of the named municipal contact.

Title of Signatory: Please provide the title of municipal contact.

Witness or Attest: Please provide the signature of the person witnessing or attesting the signature.

Witness or Attester: Please provide the title of the person witnessing or attesting the signature.

**UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 21- 2409
APPLICATION U.D. NO. 20-09, REQUEST FOR WAIVER FROM
LAND DEVELOPMENT APPROVAL FOR DRESHERTOWN PLAZA SHOPPING CENTER**

WHEREAS, George's Market ("Developer") is the tenant at a property located at 1650 Limekiln Pike, comprising approximately 14.46 acres of land (the "Property"); and,

WHEREAS, Dreshertown Plaza, L.P., and Brandolini Companies, is the owner ("Owner") of the property located at 1650 Limekiln Pike, and

WHEREAS, the Property is located in the SC-Shopping Center District, and DO-Dreshertown Overlay, and the present uses are permitted non-conforming uses in that district; and,

WHEREAS, the Developer is adding a cold storage addition and associated rear loading area improvements, which are changes in use of the property and would require a land development review process as defined by the Township Code, and

WHEREAS, the proposed improvements require Zoning Use approval from the Zoning Hearing Board of the Township, because of the non-conformity of the use and certain dimensional restrictions of the Zoning Ordinance, and the Developer and Owner have obtained such approval from the Zoning Hearing Board, and

WHEREAS, the Developer has submitted exhibits depicting the cold storage and rear loading area improvements, on a plan prepared by Bursich Associates, dated 10/16/2020 (the "Plans"), which are incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Developer and Owner desire the Township to grant a waiver from seeking formal Land Development approval in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby approves a waiver from submission of formal land development plans, and receipt of formal land development approval subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in accordance with the Plans, the comments and details on the Plans, the terms and conditions of this Resolution, and the terms and conditions of a Development Agreement between the Developer and the Township, in a form to be approved by the Township Solicitor.
3. The Developer will provide security in a form acceptable to the Township Solicitor and in an amount to be agreed upon by the Township Engineer for any infrastructure improvements and landscaping shown on the Plans or required by this approval.

4. The Developer and Owner shall comply with all conditions set forth in the review letter of the Township Engineer, Tom Fountain, dated December 11, 2020, attached as Exhibit 'A', except as follows:
 - a. With respect to Comment #6, Planning Commission recommends that no street trees be required along either frontage.
 - b. Comments #2 and #8, regarding lighting and ADA compliance, are not applicable.
5. Within 6 months of completion of the cold storage addition, applicant will remove at least two trailers used for temporary storage and currently located in the rear of the tenant's rear parking area.
6. Developer and Owner shall provide to the Township Engineer for his approval the legal descriptions for any easements and rights of way.
7. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans and any Development Agreement shall be borne entirely by the Developer and Owner and shall be at no cost to the Township.
8. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Development Agreement, and as required by the Upper Dublin Township Code, must be accomplished within ninety (90) days from the date of this Resolution unless a written extension is granted by Upper Dublin Township.


Approved by the Board of Commissioners of Upper Dublin Township this 12th day of January, 2021.

UPPER DUBLIN TOWNSHIP

By: 

IRA S. TACKEL, President

ATTEST:

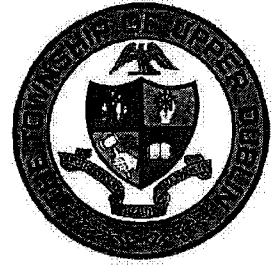


PAUL A. LEONARD, Township Manager/Secretary

Exhibit 'A'

Upper Dublin

801 LOCH ALSH AVENUE
FORT WASHINGTON, PA 19034-1697
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net



IRA S. TACKEL
President

December 11, 2020

ROBERT H. MCGUCKIN
Vice President

George's Market at Dreshertown
1650 Limekiln Pike
Dresher, PA 19025

LIZ FERRY

GARY V. SCARPELLO

**RE: GEORGE'S MARKET
FREEZER EXPANSION
REQUEST FOR WAIVER OF LAND DEVELOPMENT
UD #20-09
PLAN EXPIRATION: FEB. 16, 2021**

MEREDITH L. FERLEGER

ALYSON J. FRITZGES

CHERYL KNIGHT

PAUL A. LEONARD
Township Manager

GILBERT P. HIGH, JR.
Solicitor

To whom it may concern:

Upper Dublin Township has received Land Development plans, and a request for a waiver from Land Development Review and approval for a building expansion at the existing George's Market, Dreshertown Shopping Center. A small addition for a freezer is proposed at the rear of the building, and qualifies as a "land development" as defined by Township Codes. The site is zoned SC-Shopping Center within the DO-Dreshertown Overlay District. We offer the following comments and recommendations regarding this plan:

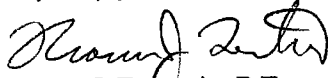
1. The proposed building expansion occurs at the rear of the existing market, in an area of detached storage trailers. We request the applicant provide a diagram and inventory of current space used by these numerous outdoor storage areas, also what will now be located in the proposed freezer area, and what areas of outdoor storage will remain after the improvements are completed.
2. No lighting appears to be proposed. Applicant should confirm at PC discussion.
3. SO: Limekiln Pike and Dreshertown Road R-O-W is depicted at 30' from centerline; it needs to be 50' from centerline. We recommend obtaining additional R-O-W at this time for the future growth needs of the intersection.
4. Any sections of sidewalk fronting the property that are cracked, should be replaced with this project. Although the Ordinance requires 5' sidewalk width, we have no objection allowing the sidewalk to be

5. A detail sheet needs to be added for construction details for the following items:
 - a. Parking lot pavement
 - b. Landscape planting details (if required)
 - c. Erosion and Sediment control requirements, including seeding, construction sequence, silt fence installation, topsoil stockpile, etc.
 - d. Any lighting installation
6. Normal land development review would require street trees along Limekiln Pike and Dreshertown Road, to fill gaps from prior land developments/building expansions. 10 trees may be required along Limekiln Pike, 5 trees along Dreshertown road
7. Both Grading and Building permit applications will be required prior to any construction.
8. Plans should be checked for ADA compliance prior to Final Approval of the plans.

RECOMMENDATION: FURTHER REVIEW

The items noted in this letter should be addressed to the Township's satisfaction. If you have any questions, please do not hesitate to call.

Very truly yours,



Thomas J. Fountain, P.E.
Township Engineer
Upper Dublin Township

cc: Paul Leonard, Township Manager
Jim Ennis, Township Zoning Officer
Francis Wheatley, Chief of Police
Joe Fielder, Township Code Officer
Gil High, Township Solicitor
Tim Schuck, Township Fire Marshal

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 21-2410

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF UPPER DUBLIN
TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, APPROVING AN
INTERGOVERNMENTAL AGREEMENT WITH WHITPAIN TOWNSHIP,
WHITEMARSH TOWNSHIP AND LOWER GWYNEDD TOWNSHIP FOR THE
JOINT DEFENSE AND JOINT PRIVILEGE OF LITIGATION AND DEFENSE
EFFORTS PURSUANT TO THE INTERVENTION PETITIONS FILED WITH THE
PENNSYLVANIA UTILITY COMMISSION**

WHEREAS, the Board of Commissioners of Upper Dublin Township desires to enter into a Joint Defense and Joint Privilege Agreement (the "Agreement"), being an intermunicipal agreement, with Whitpain Township, Whitemarsh Township and Lower Gwynedd Township in order to further common interests in exchanging information, pooling individual work product, presenting a joint opposition, and cooperating in a joint effort with regard to the Borough of Ambler's Application for Approval of the Abandonment of Public Water Service filed with the Pennsylvania Public Utility Commission on July 22, 2020, at Docket No. A-2020-3020984, seeking to abandon a public utility that currently serves residents in all of the Townships; and,

WHEREAS, 53 Pa.C.S. §2305 permits a local government to approve an Intergovernmental Cooperation Agreement by the enactment of a Resolution by the governing body; and,

WHEREAS, Upper Dublin Township desires to approve the Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Upper Dublin Township, and it is hereby **ADOPTED** and **RESOLVED** by authority of same, as follows:

Section 1. Approval of Agreement. The above recitals and the terms and conditions detailed in the Agreement are incorporated herein and made a part hereof. The term of the Agreement shall be perpetual unless terminated by one of the parties to the Agreement. The purposes and objectives of the Agreement are detailed in the Agreement. There are no financial terms necessary or otherwise set forth in the Agreement. The organizational structure intended is set forth in the Agreement. No real or personal property is transferred under the Agreement and no entities are formed under the Agreement.

Section 2. Repealer. All resolutions or parts thereof, inconsistent with this Resolution, are hereby repealed, to the extent of the inconsistency.

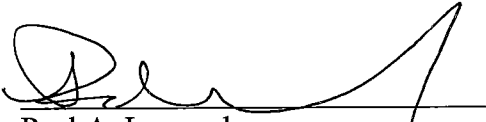
Section 3. Severability. It is hereby declared to be the legislative intent of Upper Dublin Township, that if a court of competent jurisdiction declares any provision of this Resolution to be invalid, or unconstitutional, in whole, or in part, the effect of such a decision shall be limited to those provisions which are expressly stated in the decision, to be invalid or unconstitutional, and all other provisions of this Resolution shall continue to be separately and fully effective.

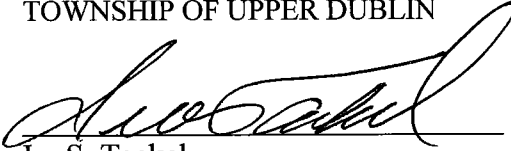
Section 4. Effective Date. This Resolution shall become effective on the date of its adoption by the Upper Dublin Township Board of Commissioners.

RESOLVED, this ^{9th} day of February, 2021

ATTEST:

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


Paul A. Leonard,
Secretary/Township Manager


Ira S. Tackel,
President

RESOLUTION NO. 21-2411

A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION FOR THE 2021 ROUND OF THE MONTCO 2040 IMPLEMENTATION GRANT PROGRAM

Whereas, Montgomery County has established the Montco 2040 Implementation Grant Program as a competitive funding program to assist municipalities in implementing the goals of the county comprehensive plan, *Montco 2040: A Shared Vision*; and

Whereas, the County is accepting applications for projects that advance specific goals under either of the county comprehensive plan's three themes: Connecting Communities, Sustainable Places, and a Vibrant Economy; and

Whereas, applications and projects must meet all stated requirements within the Montco 2040 Implementation Grant Program Guidebook; and

Whereas, Upper Dublin Township wishes to obtain \$200,000 from the Montco 2040 Implementation Grant Program to provide funding for the construction of a graduated bike park, which is to include a bike playground and pump track, at Twining Valley Park to encourage bicycling as a lifelong activity; and

Whereas, Upper Dublin Township has committed up to \$40,000 as a local match to the Montco 2040 Implementation Grant Program funding.

Be it RESOLVED, that the applicant does hereby designate Paul A. Leonard, Township Manager and Ira S. Tackel, President of the Board of Commissioners as the officials to execute all documents and agreements between the Township of Upper Dublin and Montgomery County to facilitate and assist in obtaining the requested grant.

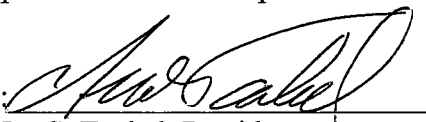
I, Paul A. Leonard, duly qualified Secretary of the Township of Upper Dublin of Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners at a regular meeting held February 9, 2021 and said minutes has been recorded in the Minutes of the Township of Upper Dublin and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Upper Dublin this 9th day of February, 2021.

Upper Dublin Township
Name of Applicant

Board of Commissioners
Upper Dublin Township

Montgomery
County

By: 
Ira S. Tackel, President


Paul A. Leonard, Secretary

RESOLUTION NO. 21-2412

**A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION FOR THE
2021 ROUND OF THE MONTCO 2040 IMPLEMENTATION GRANT PROGRAM**

Whereas, Montgomery County has established the Montco 2040 Implementation Grant Program as a competitive funding program to assist municipalities in implementing the goals of the county comprehensive plan, *Montco 2040: A Shared Vision*; and

Whereas, the County is accepting applications for projects that advance specific goals under either of the county comprehensive plan's three themes: Connecting Communities, Sustainable Places, and a Vibrant Economy; and

Whereas, applications and projects must meet all stated requirements within the Montco 2040 Implementation Grant Program Guidebook; and

Whereas, Upper Dublin Township wishes to obtain \$200,000 from the Montco 2040 Implementation Grant Program to provide funding for the construction of a trail connection to the Cross County Trail at Camphill Road (Fort Washington, PA); and

Whereas, Upper Dublin Township has committed up to \$40,000 as a local match to the Montco 2040 Implementation Grant Program funding.

Be it RESOLVED, that the applicant does hereby designate Paul A. Leonard, Township Manager and Ira S. Tackel, President of the Board of Commissioners as the officials to execute all documents and agreements between the Township of Upper Dublin and Montgomery County to facilitate and assist in obtaining the requested grant.

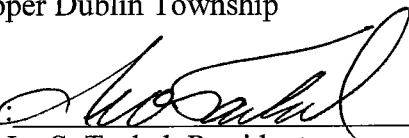
I, Paul A. Leonard, duly qualified Secretary of the Township of Upper Dublin of Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners at a regular meeting held February 9, 2021 and said minutes has been recorded in the Minutes of the Township of Upper Dublin and remains in effect as of this date.

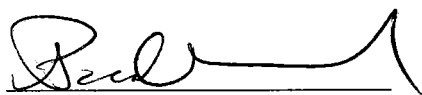
IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Upper Dublin this 9th day of February, 2020.

Upper Dublin Township
Name of Applicant

Board of Commissioners
Upper Dublin Township

Montgomery
County

By: 
Ira S. Tackel, President


Paul A. Leonard, Secretary

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 21-2413

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP APPROVING AND ADOPTING A DRUG AND ALCOHOL POLICY FOR TOWNSHIP POLICE OFFICERS AND AMENDING THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE TOWNSHIP AND THE UPPER DUBLIN POLICE ASSOCIATION BY REPLACING APPENDIX B THEREOF WITH THIS POLICY

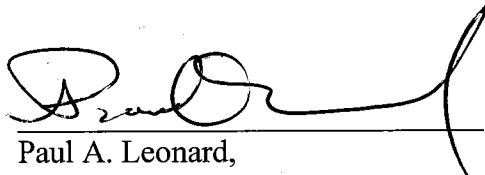
WHEREAS, the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township") executed a Collective Bargaining Agreement (the "CBA") with the Upper Dublin Police Association effective January 1, 2020 and effective for the period 2020 to 2022; and

WHEREAS, the parties have agreed to the amendment of the CBA by replacing Appendix B thereof with a revised and restated Drug and Alcohol Policy for Township Police Officers.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Upper Dublin Township that the Drug and Alcohol Policy for Township Police Officers attached hereto as Exhibit "A" is approved and adopted and shall be affixed as Appendix B, replacing the current version thereof, to the Collective Bargaining Agreement between the Township of Upper Dublin and the Upper Dublin Police Association, which agreement was effective January 1, 2020, the policy to become operational as of the date of this adopting resolution.

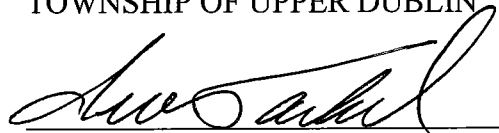
RESOLVED by the Board of Commissioners of Upper Dublin Township meeting "virtually" the 9th day of February, 2021.

ATTEST:



Paul A. Leonard,
Secretary/Township Manager

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel,
President

Exhibit "A"

APPENDIX B

DRUG & ALCOHOL POLICY FOR TOWNSHIP POLICE OFFICERS

A. POLICY & PURPOSE

1. Upper Dublin Township ("Township") is dedicated to the maintenance of a safe and hazard-free workplace.
2. The Township is committed to assuring that its police officers are not impaired in their ability to perform assigned duties in a safe and healthy manner. In order to attain this level of overall commitment, the Township's goals according to this policy are as follows:
 - a) To create a workplace that is free from the unsafe and unhealthy effects of drug abuse and alcohol misuse.
 - b) To prohibit the illegal manufacturing, distribution, dispensing and possession or use of controlled substances and alcohol.
 - c) To encourage police officers to seek professional assistance at any time to deal with personal problems, including drug and alcohol dependency.
3. The purpose of this policy is to assure fitness for duty and to protect police officers from the risks posed by the use of alcohol and controlled substances.

B. RANDOM TESTING

1. All police officers will be subject to fitness-for-duty random drug testing in accordance with this Policy. Random testing shall be implemented in a manner that provides for the maximum protection of a police officer's right to privacy during collection of specimens and communications about test results and medical evaluations. Documentation detailing the random selection process will be provided to the Police Association. Reference document received from Human Resources titled "Scanlon Associates" which includes an opinion from Scanlon Associates Project Manager David Goncalves dated June 27, 2000 and a document titled, "A Discussion of DrugPak Random Selections and Procedures."
 - a) It is agreed that all random drug testing will be accomplished by a submission of a sample of the Officers urine.
2. Testing will be conducted quarterly, with not more than 3 tests each quarter totaling 12 tests per year. If, during the same calendar year, the same Officer is randomly chosen for a third time, that Officer may protest the selection directly to the Chief of Police. Those subject to testing will be chosen as the result of a scientifically valid method that ensures

that the process that is random and that each Officer has an equal chance of being selected. The random process will generate three Officers names and those names will be provided directly to the Chief of Police. Those Officers, upon arriving at the Upper Dublin Police Department for their next scheduled shift when testing personnel are available, will be notified and directed to participate in the test. Information relating to the identity of police officers to be tested shall be held strictly confidential.

3. Officers to be tested shall be notified of their selection, provided with an official document notifying them of their selection, and will then be directed to the testing site by the Chief of Police.
 - a) Upon notification of their selection but prior to participating in the Random Test, an Officer may verbally notify the Chief of Police of illegal drug use which may result in a positive test. The Officer will then participate in the Random Test and will be placed on paid Administration Leave. In exchange for the disclosure but regardless to whether the tests results are positive or negative, Officers will qualify and must participate in evaluation and treatment under section G.1. of this Appendix.
 - b) Test results indicating the presence of a substance which is listed under Section F.1. of this Appendix that are at or above the initial and confirmatory cut-off levels prescribed by the U.S. Department of Transportation under the Title 49, Part 40 of the Code of Federal Regulations ("49 C.F.R. Part 40") shall constitute a positive test result unless a valid prescription is held in the name of the donor and verified by a licensed Medical Review Officer after consultation with the Officer.
4. The costs associated with any random drug testing directed under this Policy shall be borne by the Township, and any time an officer spends being evaluated or submitted to testing procedures under this Policy shall be considered on duty time.
5. Upon completion of each quarter's three (3) random tests, any and all official correspondence relating to the selection of those members who were selected and tested will be provided to the PBA President.

C. REASONABLE SUSPICION TESTING

1. All police officers will be subject to a fitness-for-duty drug evaluation and/or alcohol breath testing when there exists a reasonable suspicion that an officer has reported for duty under the influence of drugs or alcohol or where it appears that the use of such substances are adversely affecting the officer's job performance. A reasonable suspicion referral for testing will be made on the basis of documented objective facts and circumstances which are consistent with the effects of drug or alcohol usage. Examples of reasonable suspicion include but are not limited to:
 - a) Physical signs and symptoms consistent with prohibited substance use and alcohol misuse.
 - b) Evidence of the illegal manufacture, distribution, dispensing, possession or use of controlled substances, drugs, alcohol or other prohibited substances.
 - c) Physical fights, assaults and flagrant disregard of established safety, security and operating procedures.
2. Reasonable suspicion referrals must be made by a supervisor who reasonably concludes that an officer may be adversely affected or impaired in work performance due to the possible substance/alcohol usage.
3. When a supervisor refers an officer for testing based upon a reasonable suspicion of drug or alcohol use, he shall prepare a form identifying the officer referred for testing, as well as the evidence on which the reasonable suspicion is based. The officer shall receive a copy of the referral form, a copy of the form shall be placed in the officer's personnel file, and the Chief shall retain a copy.
4. The costs associated with any drug or alcohol testing directed under this Policy shall be borne by the Township, and any time an officer spends being evaluated or submitting to testing procedures under this Policy shall constitute compensable time.
5. Upon arrival at the test site, Officers to be tested shall be given a medication disclosure form to permit the officer to disclose any non-prescription or prescription medications that have been taken within the last forty-five days which may result in a positive test result, and a statement that the form shall be submitted directly to the testing laboratory so that the Township has no access to the information disclosed on the form. The procedure for submission of the form shall ensure that no person other than the testing laboratory has access to the information disclosed on the form.
- 6.5. Test results indicating the presence of a medication which is listed under Section F.1. of this Appendix that are at or above the initial and confirmatory cut-off levels prescribed by the U.S. Department of Transportation under the Title 49, Part 40 of the Code of Federal Regulations ("49 C.F.R. Part 40") shall constitute a positive test result unless a

valid prescription is held in the name of the donor and verified by a licensed Medical Review Officer after consultation with the Officer.

D. REFUSAL TO TEST

1. A refusal to test shall not be subject to any progressive discipline prescribed under this Policy. Rather, failing or refusing to submit to drug or alcohol testing pursuant to Section A shall constitute insubordination and grounds for immediate termination.
2. Tampering or adulteration, including dilution and substitution of specimens, shall be deemed a refusal to test under this Section.
3. Failure to provide a sufficient sample for testing without a reasonable medical issue as determined by the MRO after consultation with the Officer's personal physician is considered a refusal to test pursuant to 49 C.F.R. § 40.193.

E. TESTING PROCEDURES

1. *Controlled Substances:*

- a) The Township will utilize only an accredited laboratory (ies) for all police officer testing.
- b) An initial screen shall be performed on each specimen using the radioimmunoassay ("RIA") method, the enzyme-linked immunosorbent assay ("ELISA") method or a method of comparable scientific reliability.
- c) Testing shall be conducted in a manner to assure a high degree of accuracy and reliability, using such techniques, equipment and laboratory facilities which have been approved by the U.S. Department of Health and Human Services ("DHHS").
- d) All testing shall be conducted in accordance with the procedures and protocols prescribed by 49 C.F.R. Part 40.

Split samples are mandatory with:

- (1) Multiple chains of custody forms completed with copy to accompany split samples (A and B).
- (2) Both samples sent to the Township designated lab.
- (3) If "A" is determined to be positive by the MRO, "B" may be retested. The employee will have 72 hours from the notice of the positive result to elect to have the "B" sample tested. The employee will have the following options:
 - (a) Retesting the "B" sample at the Township designated lab at no cost to the employee; or
 - (b) Retesting the "B" sample at the Upper Dublin Police Association designated NIDA/SAMSHA at the employee's cost; or
 - (c) The employee may decline any retest of the "B" sample.
- (4) If "A" is negative, both samples are reported negative and discarded.
- (5) If "A" is positive, and "B" is negative, the report is negative.
- (6) The "B" sample will be tested for presence only
- (7) If "A" is positive and the employee requests that "B" not be retested, the report is positive.

2. Alcohol:

- a) Testing for breath alcohol concentration will be conducted using a National Highway Traffic Safety Administration ("NHTSA") approved device operated by a trained technician.
- b) If the initial test indicates an alcohol concentration of 0.02 or greater, a second test will be performed to confirm the results.
- c) The confirmatory test shall be performed only using an NHTSA approved Evidential Breath Testing ("EBT") device by a trained breath alcohol technician ("BAT").

F. POSITIVE TEST

1. *Controlled Substances*: A drug test directed by the Township pursuant to Section A, except as provided for in Sections B3 and C6, shall constitute a positive test if the amounts present of the following targeted substances are above the initial and

confirmatory cut-off levels prescribed by the U.S. Department of Transportation under the Title 49, Part 40 of the Code of Federal Regulations ("49 C.F.R. Part 40"):

- marijuana
- amphetamines
- opiates and opioids
- cocaine
- phencyclidine (PCP)
- MDMA

- a) Random Test results indicating the presence of Marijuana, Amphetamines, Opioids or Opiates that were not disclosed prior to the test will constitute a positive test but the Officer will still qualify, and must participate, in evaluation and treatment as outlined under section G.1. of this Appendix. A positive test under this section shall not result in termination, without other egregious circumstances.
- b) Random Test results indicating the presence of Cocaine, Phencyclidine, or MDMA that were not disclosed prior to the test will constitute a positive test and will be cause for discipline up to termination.

c) An officer who is prescribed an opiate or opioid under this Subsection F.1 shall be required to take the following steps:

- 1) Provide their prescribing physician a copy of the Safety-Concern Acknowledgment Form that is included as part of this Appendix B;
- 2) Secure the signature of their prescribing physician on the Acknowledgment Form;
- 3) Request that their prescribing physician maintain a copy of the signed Acknowledgment Form as part of their medical history; and
- 4) Maintain a copy of the signed Acknowledgment Form for their own personal records.

Officers who fail to comply with this requirement may be subject to formal disciplinary action, up to and including termination.

2. Alcohol: A blood-alcohol level of 0.04 or higher shall constitute a positive test in violation of this Policy. However, an officer with a confirmed alcohol concentration of greater than 0.02 but less than 0.04 will be placed on unpaid administrative leave for eight hours. This removal from work will be considered an unexcused absence subject to appropriate disciplinary procedures.

G. DISCIPLINE FOR POSITIVE TESTS

1. *Positive Test:*

- a) An officer who has tested positive shall first be referred for evaluation by a substance abuse professional ("SAP") selected by the Township. An SAP is a licensed or certified physician, psychologist, social worker, employee assistance program professional ("EAP") or addictions counselor with the knowledge and clinical experience in the diagnosis and treatment of drug and alcohol related disorders. An officer's refusal to be evaluated by an SAP shall constitute insubordination and grounds for immediate termination.
- b) The SAP shall determine the proper rehabilitation program for the officer, and the officer shall thereafter submit to the course of treatment recommended by the SAP.
- c) If the SAP determines that in-patient and out-patient treatment is necessary, or otherwise determines that the officer cannot resume his/her duties as a police officer until the completion of a rehabilitation or substance abuse program, that officer shall retain his/her position with the Township, but shall be placed on unpaid administrative leave until he/she successfully completes the recommended program. An officer may use any accrued but unused paid leave time, including available sick leave, during this period. The Township will maintain the medical coverage provided to the officer in accordance with this Agreement for the period during which he/she undergoes in-patient substance abuse treatment. The officer will not be permitted to resume police duties until he/she can provide documentation establishing that he/she has successfully completed the recommended substance abuse program. In the event of termination, the Township agrees to maintain the medical coverage provided to the officer for no more than 90 days upon the date of receipt of positive result.
- d) Follow-up testing: Upon an officer's return to service, he/she shall be subject to follow-up random testing for a period of one (1) year, with a maximum of six (6) tests being performed within that time period. The tests under this Paragraph may only be conducted during normal working hours on an officer's normal shift.
- e) Reckoning Period. All records of a positive test shall be removed from an officer's personnel file upon completion of five (5) years of service after the officer's return to work following a positive test. Any subsequent positive test shall be considered a "first offense" under this section.

2. *Second Positive Test:* Any subsequent positive test under Section F above shall result in termination, if approved by the Board of Commissioners.

3. *Progressive Discipline, Generally:* It is understood between the Township and the Police Association that the progressive discipline set forth in this section applies only to violations of the Township's drug and alcohol policy and that such progressive discipline does not

apply if the officer's conduct or actions constitute an independent basis for disciplinary action, up to and including discharge. Additionally, it is understood that the progressive discipline set forth in this Section does not apply to refusals to test, refusals to attend an appointment with an SAP under subsection 1, or an officer's failure to complete a designated rehabilitation or substance abuse program

Upper Dublin Township Police Department

Safety-Concern Acknowledgement Form

Date: _____

Officer Name: _____

This form has been developed by Upper Dublin Township and the Upper Dublin Township Police Benevolent Association, to be used in all situations in which an Upper Dublin Township Police Officer has been prescribed any opiates or opioids. The Township and the PBA acknowledge the potential safety-sensitive issues concerning legitimate medical use of prescribed prescription medication by Police Officers employed by the Police Department.

Any Police Officer who is prescribed any opiate or opioid is required to take the following steps: (1) provide a copy of this Acknowledgment Form to their Prescribing Physician; (2) secure the signature of their Prescribing Physician on this Form; (3) request that their Prescribing Physician maintain a copy of this Acknowledgement Form as part of their medical history; and (4) maintain a copy of the Acknowledgment Form for their own personal records. Officers who fail to comply with the above requirements may be subject to formal disciplinary action, up to and including termination.

By signature below, the Prescribing Physician acknowledges that they are aware of the patient's employment as a Police Officer and are generally familiar with the safety-sensitive duties of police work, including the requirement that officers carry a firearm. The Prescribing Physician acknowledges that they have prescribed medication in dosage amounts and according to a regimen that, if followed, are consistent with safe performance of police work and should not pose a safety risk to the Police Officer or the public.

Prescribing Physician

Date

Patient/Officer

Date

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 21-2414

**A RESOLUTION APPROVING THE WAIVER OF LAND DEVELOPMENT
FOR A STRUCTURE AT OUR LADY OF MERCY CATHOLIC SCHOOL,
33 CONWELL DRIVE**

WHEREAS, Our Lady of Mercy Catholic School (the "Owner") is the owner of the property at 33 Conwell Drive, Maple Glen, Upper Dublin Township, PA currently operated as an educational institution; and

WHEREAS, the Owner seeks to place a fabric shade and supporting structure to provide shade for school attendees covering approximately 900 square feet over an area at the rear of the school to be used as an outdoor educational and recreation area; due to social distancing requirements associated with the Covid pandemic; and

WHEREAS, the Owner has indicated they will seek any zoning-related relief associated with dimensional or bulk deficiencies, to the satisfaction of the Township, but in all other ways will remain consistent with zoning requirements; and

WHEREAS, the Owner has submitted a written request that the Board of Commissioners waive the requirement for formal land development approval, as the improvement is de-minimis in size and the purpose of the structure is to provide safe distances among students in an outdoor, protected environment; and

WHEREAS, the Pennsylvania Municipalities Planning Code (the "MPC") at §512.1 permits modification of the provisions of the Township's Subdivision and Land Development Code where the literal enforcement will cause undue hardship because of peculiar conditions relating to the land in question, and where the public interest will not be compromised.

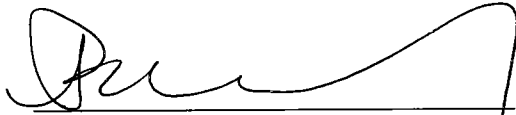
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Upper Dublin Township, that, having found that the requirements permitting waiver of Township Code requirements have been met, land development approval is hereby waived and the Owner is permitted to install a fabric shade and support structure of approximately 900 square feet at the rear of the school building at 33 Conwell Drive, provided that all other provisions of the Township Codes are complied with and subject to the following conditions:

- Owner shall file for and receive a building permit, including compliance with ADA provisions and requirements, in accordance with Township Codes and Regulations.
- Owner shall file for and receive all necessary Zoning approvals including granting of any zoning variances.
- This waiver is granted based upon Owner's representation that the area under the fabric shade will not hereafter be structurally enclosed with walls or permanent additions. Should Owner seek to install any such enclosure in the future, land development application and approval shall be required, unless a further waiver is granted.

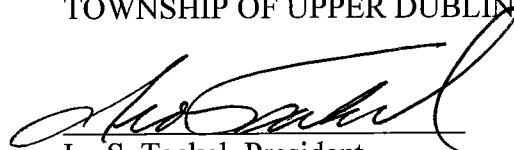
RESOLVED by the Board of Commissioners of Upper Dublin Township meeting "virtually" the 9th day of February, 2021.

ATTEST:

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Paul A. Leonard,
Secretary/Township Manager



Ira S. Tackel, President

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 21-2415

**A RESOLUTION APPROVING THE WAIVER OF LAND DEVELOPMENT
FOR A PATIO COVERING AT THE FIRESIDE BAR AND GRILL,
1211 BETHLEHEM PIKE**

WHEREAS, 1211 Bethlehem Pike LLC (the "Owner") is the owner of the property at 1211 Bethlehem Pike, Ambler, Upper Dublin Township, PA currently operated as a restaurant known as the Fireside Bar and Grill; and

WHEREAS, the Owner seeks to place a permanent roof covering measuring approximately 765 sq.ft. over an existing patio area at the rear of the restaurant to be used as an additional dining area; and

WHEREAS, the Owner has represented that this addition will not cause the property to become non-compliant with any zoning requirements, including building area and parking; and

WHEREAS, the Owner has submitted a written request that the Board of Commissioners waive the requirement for formal land development approval, as the improvement is de-minimis in size and the cost thereof together with the delay in completing the project during this time of pandemic when restaurants are allowed to have only very limited seating present a substantial hardship; and

WHEREAS, the Pennsylvania Municipalities Planning Code (the "MPC") at §512.1 permits modification of the provisions of the Township's Subdivision and Land Development Code where the literal enforcement will cause undue hardship because of peculiar conditions relating to the land in question, and where the public interest will not be compromised.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Upper Dublin Township, that, having found that the requirements permitting waiver of Township Code requirements have been met, land development approval is hereby waived and the Owner is permitted to install a roof covering of approximately 765 sq.ft. over an existing patio area at the rear of the restaurant building at 1211 Bethlehem Pike, provided that all other provisions of the Township Codes are complied with and subject to the following conditions:

- Prior to the issuance of a building permit, Owner shall file with the Building Department:

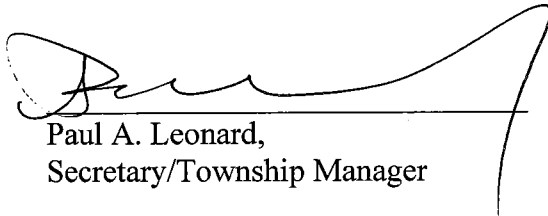
- An engineered site plan showing the following information:
 - A zoning data table fully detailing a comparison between what exists and what is proposed in relation to the dimensional requirements of the CR-L District.
 - All off-street parking spaces together with a calculation of the number of required spaces at the rate of one off-street parking space per 60 square feet of floor space devoted to patron use, including the covered patio.
 - The location of bollards protecting the patio area and directional travel restrictions so that one-way only travel shall be permitted in the area of the patio.

- This waiver is granted based upon Owner's representation that the area under the covered porch will not hereafter be structurally enclosed with walls or permanent additions. Should Owner seek to install any such enclosure in the future, land development application and approval shall be required, unless a further waiver is granted.

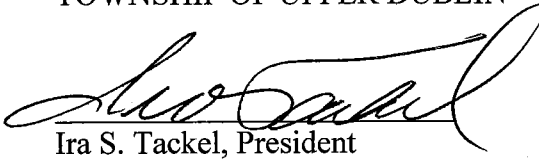
RESOLVED by the Board of Commissioners of Upper Dublin Township meeting "virtually" the 9th day of February, 2021.

ATTEST:

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Paul A. Leonard,
Secretary/Township Manager



Ira S. Tackel, President

RESOLUTION

No. 21-2416

A RESOLUTION OF UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA,
APPROVING THE TRANSFER OF RESTAURANT
LIQUOR LICENSE # R-15994 INTO UPPER DUBLIN TOWNSHIP

WHEREAS, Act 141 OF 2000 (the Act”), authorizes the Pennsylvania Liquor Control Board to approve, in certain instances, the transfer of restaurant liquor licenses across municipal boundaries within the same county regardless of the quota limitations provided for in Section 461 of the Liquor Code provided sales of liquor and malt or brewed beverages are legal in the municipality receiving the license; and

WHEREAS, the Act requires the applicant to obtain from the receiving municipality a resolution approving the inter-municipal transfer of the liquor license prior to an applicant’s submission of an application to the Pennsylvania Liquor Control Board; and

WHEREAS, the receiving municipality, upon request for approval of an inter-municipal transfer of a license, must hold at least one public hearing for the purpose of receiving comments and recommendations of interested individuals residing within the municipality concerning the applicant's intent to transfer a license into the municipality; and

WHEREAS, following the public hearing the municipality may approve the request by adopting a resolution; and

WHEREAS, sales of liquor and brewed beverages associated with a restaurant use are legal in Upper Dublin Township; and

WHEREAS, the Upper Dublin Township Board of Commissioners has held a public hearing for the purpose of receiving comments and recommendations of interested individuals residing within the Township concerning the intent of Jalpa, Inc. to transfer a liquor license into the Township; and

WHEREAS, the Applicant has represented that the liquor license will be employed in the operation of a restaurant which will serve only beer at the licensed location, with beer and wine to be sold for off premises consumption, and that the restaurant will only operate between the hours of 7:00 A.M. to 7:00 P.M.

NOW, THEREFORE, BE IT RESOLVED, that Jalpa, Inc. has requested the approval of the Board of Commissioners of Upper Dublin Township for the transfer of Pennsylvania restaurant liquor license no. R-15994 from 285-87-89 N. Keswick Avenue, Glenside, Abington Township, PA to Jalpa, Inc. to be used in conjunction with restaurant facilities located at 221-226 East Pennsylvania Avenue, Unit #226, Oreland, Upper Dublin Township, PA (the "Premises") with the understanding that said transfer must be approved at a later date by the Pennsylvania Liquor Control Board; and

BE IT FURTHER RESOLVED, That the Upper Dublin Township Board of Commissioners held a properly advertised public hearing on December 8, 2020 pursuant to the notice provisions of Section 102 of the Liquor Code to receive comments on the proposed liquor license transfer; and

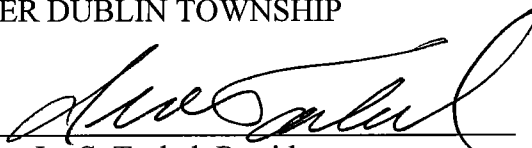
BE IT FURTHER RESOLVED, that the Upper Dublin Township Board of Commissioners hereby finds that the operation of the restaurant as represented by the Applicant at the public hearing is not contrary to the public health, safety and welfare of the citizens of Upper Dublin Township, and it thus approves by adoption of this Resolution the proposed transfer of liquor license # R-15994 into Upper Dublin Township to a restaurant to be operated by Jalpa, Inc. according to such representations and to be located at 221-226 East Pennsylvania Avenue, Unit #226, Oreland, Upper Dublin Township, PA; and

BE IT FURTHER DECLARED, that the operation of the restaurant at the stated location remains subject to the provisions of all Township Codes, including but not limited to the Subdivision and Land Development Code and the Zoning Code of Upper Dublin Township; and

BE IT FURTHER RESOLVED that the proposed license transfer is subject to approval by the Pennsylvania Liquor Control Board.

RESOLVED, this 9th day of February, 2021.

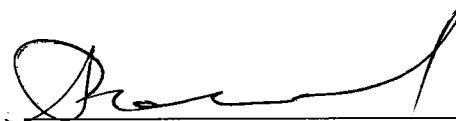
BOARD OF COMMISSIONERS OF
UPPER DUBLIN TOWNSHIP

By: 
Ira S. Tackel, President

ATTEST:


Paul A. Leonard, Township Manager/Secretary

I hereby certify that I am the Secretary of Upper Dublin Township and that the foregoing is a true and correct copy of the original resolution adopted by the Board of Commissioners of the Township on February 9, 2021.



Paul A. Leonard, Township Manager/Secretary
Upper Dublin Township

Date: February 9, 2021

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 21-2417

**A RESOLUTION APPROVING THE UPPER DUBLIN
TOWNSHIP MUNICIPAL AUTHORITY'S PROPOSED METHOD
OF ASSESSMENTS FOR 2021 FOR BUSINESS IMPROVEMENTS
AND CHARGES FOR ADMINISTRATIVE SERVICES**

WHEREAS, the Upper Dublin Township Municipal Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania pursuant to the Municipality Authorities Act of 1945, as amended, 53 Pa. C.S.A. §§ 5601-5623, (the "Act"), having been duly organized by the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township"); and

WHEREAS, pursuant to the Act, the Authority must submit a plan for business improvements and administrative services, together with estimated costs and the proposed method of assessments for business improvements and charges for administrative services, to the Township; and

WHEREAS, the Authority adopted a Business Improvement Plan and Budget for 2021 through the adoption of Resolution No. MA-20-0020 and Resolution No. MA-20-0019, respectively, on December 4, 2020; and

WHEREAS, the Board of Commissioners of Upper Dublin Township approved the Authority's Business Improvement Plan and Budget for 2021 by Resolution No. 20-2403, on December 8, 2020; and

WHEREAS, the Authority has approved and adopted a method of assessments for 2021 which is consistent with the requirements of the Act and the terms of the approved Business Improvement Plan, by Resolution No. MA-21-0021, dated February 5, 2021, attached hereto as Exhibit A (the "Authority Resolution"); and

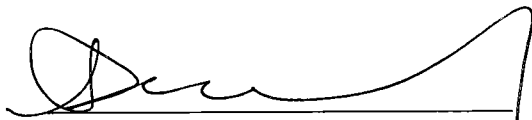
WHEREAS, the Authority has submitted its proposed method of assessments for 2021 to the Board of Commissioners of Upper Dublin Township for its review and approval.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Upper Dublin Township, that the Upper Dublin Township Municipal Authority's 2021 proposed method of calculating assessments, as set forth in Authority Resolution No. MA-21-0021, attached as Exhibit A, is hereby approved.

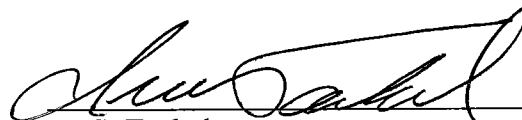
RESOLVED, this 9th day of February, 2021.

ATTEST:

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Paul A. Leonard,
Secretary/Township Manager



Ira S. Tackel,
President

Exhibit "A"

Upper Dublin Township Municipal Authority Resolution No. MA-21-0021

RESOLUTION

NO. MA-21-2021

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP
MUNICIPAL AUTHORITY IMPOSING ANNUAL
ASSESSMENTS ON REAL PROPERTY WITHIN ITS
SERVICE AREA.**

WHEREAS, the Upper Dublin Township Municipal Authority (“Authority”) is authorized by the Municipality Authorities Act, 53 Pa. C.S.A. §§ 5601-5623 (“Act”) to impose an assessment on each benefited property within a business improvement district for the purpose of providing for the payment of the expenses of the Authority, and the construction, improvement, repair, maintenance and operation of its facilities and properties, among other permitted purposes;

WHEREAS, the Authority adopted a Business Improvement Plan and Budget for 2021 through the adoption of Resolution No. MA-20-0020 and Resolution No. MA-20-0019, respectively, on December 4, 2020;


WHEREAS, in accordance with provisions of the Act, the Authority has calculated assessments on individual properties by multiplying the total improvement and service cost by the ratio of the 2021 assessed value for real estate tax purposes of the benefited property to the total assessed value of all benefited properties in the Service Area, as reflected by the records of the Montgomery County Board of Assessment Appeals as of January 1, 2021;

AND WHEREAS, this method of calculating assessments based on the Montgomery County assessed values of the properties as of January 1, 2021 has been used as specifically authorized by § 5607(d)(27)(i)(A) of the Act, for the purposes of determining reasonable and uniform rates of apportionment, and individual assessments shall not subsequently be adjusted as the result of any tax assessment appeals or settlements which are finalized after January 1, 2021.

NOW, THEREFORE, BE IT RESOLVED by the Board, that assessments be imposed upon the properties within the Service Area of the Upper Dublin Township Municipal Authority as set forth in the chart attached hereto at Exhibit “A”.

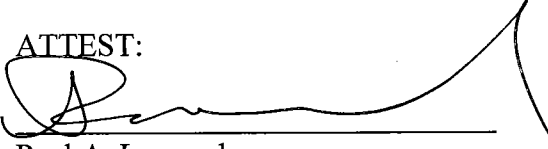
DULY PASSED by the Board of Directors of the Upper Dublin Township Municipal Authority this 5th day of February, 2021.

APPROVED:



Robert Pesavento
Chairperson

ATTEST:



Paul A. Leonard,
Executive Director

Exhibit "A"

2021 Assessment Property List

Upper Dublin Township Municipal Authority
2021 Assessments

| Address | City | State | Zip | Parcel | Property Assessment | Owner | Attn | Street | City | State | Zip | 2021 Assessment |
|-----------------------|-----------------|-------|-------|------------------|---------------------|---------------------------------|--|-------------------------------|------------------|---------|---------|-----------------|
| 101 Bethlehem Pike | Fort Washington | PA | 19034 | 54-00-02188-00-8 | 294,060 | Presidential Realty Partners LP | Attn Td Bank Na Td Canada Trust Lease & Tax Admin | 380 Wellington St 10th Fl | London | ONTARIO | N8A 4S4 | 561.88 |
| 105 Bethlehem Pike | Fort Washington | PA | 19034 | 54-00-02191-00-5 | - | Presidential Realty Partners LP | | 636 Old York Rd 2nd Fl | Jenksntown | PA | 19046 | - |
| 106 Bethlehem Pike | Fort Washington | PA | 19034 | 54-00-02377-00-8 | 342,360 | Murray Goldstein | | 260 West Baltimore Pike | Media | PA | 19063 | 654.17 |
| 115 Bethlehem Pike | Fort Washington | PA | 19034 | 54-00-02194-00-2 | 862,330 | INJ Properties LP | | 115 Bethlehem Pike | Fort Washington | PA | 19034 | 1,647.72 |
| 123 Bethlehem Pike | Fort Washington | PA | 19034 | 54-00-02197-00-8 | 85,460 | Wilbert Family Partnership LTD | | 1281 Hoffman Road | Ambler | PA | 19002 | 163.29 |
| Camp Hill Road | Fort Washington | PA | 19034 | 54-00-03544-00-2 | 500,950 | WFP Pennland Co LP | Attn D Greenbaum Brookfield Properties | 4 World Financial Ctr 14th Fl | New York | NY | 10261 | 957.20 |
| Camp Hill Road | Fort Washington | PA | 19034 | 54-00-03601-00-8 | 398,790 | WFP Pennland Co LP | Attn D Greenbaum Brookfield Properties | 4 World Financial Ctr 14th Fl | New York | NY | 10261 | 762.00 |
| 595 Camp Hill Road | Fort Washington | PA | 19034 | 54-00-03520-00-8 | 548,250 | WFP Pennland Co LP | Attn D Greenbaum Brookfield Properties | 4 World Financial Ctr 14th Fl | New York | NY | 10261 | 1,047.58 |
| 1035 Camp Hill Road | Fort Washington | PA | 19034 | 54-00-03529-00-8 | 777,000 | Will, Daniel F | | 1035 Camp Hill Rd | Fort Washington | PA | 19034 | 1,484.67 |
| 1035 Camp Hill Road | Fort Washington | PA | 19034 | 54-00-03532-00-5 | - | Will, Daniel F | | 1035 Camp Hill Rd | Fort Washington | PA | 19034 | - |
| 1085 Camp Hill Road | Fort Washington | PA | 19034 | 54-00-03538-00-8 | 1,080,000 | Mar Thoma Church | | 1085 Camp Hill Road | Fort Washington | PA | 19034 | 2,063.63 |
| Commerce Drive | Fort Washington | PA | 19034 | 54-00-04369-00-5 | 14,470 | WFP Pennland Co LP | Attn D Greenbaum Brookfield Properties | 4 World Financial Ctr 14th Fl | New York | NY | 10261 | 27.65 |
| Commerce Drive | Fort Washington | PA | 19034 | 54-00-04393-00-8 | 1,050 | BCW&SA | | 1275 Almshouse Rd | Warrington | PA | 18976 | 2.01 |
| 135 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04366-00-8 | 2,488,600 | 135 Commerce Inc PA Corp | | 135 Commerce Dr | Fort Washington | PA | 19034 | 4,755.14 |
| 155 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04367-00-7 | 792,500 | FAB Holdings LLC | | 155 Commerce Dr | Fort Washington | PA | 19034 | 1,514.29 |
| 175 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04372-00-2 | 1,248,820 | Pamco Real Estate LLLP | | 404 Pennsylvania Avenue | Fort Washington | PA | 19034 | 2,386.40 |
| 185 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04375-00-8 | 1,963,500 | 185 Whitemarsh Partners | | 185 Commerce Dr Ste 1 | Fort Washington | PA | 19034 | 3,751.80 |
| 220 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04385-00-5 | 3,380,000 | BrookWood Philadelphia LLC | Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners | 138 Conant St | Beverly | MA | 01915 | 6,458.41 |
| 230 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04396-10-4 | - | BrookWood Philadelphia LLC | Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners | 72 Cherry Hill Dr | Beverly | MA | 01915 | - |
| 270 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04402-00-8 | 4,428,720 | 270 Commerce Dr Assoc, LP | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19034 | 8,462.27 |
| 275 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04378-00-5 | 3,585,910 | LSOP 3 PA 8 LLC | Attn: Greenfield Partners Llc | 2 Post Rd West | Westport | CT | 06880 | 6,851.85 |
| 285 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04381-00-2 | 3,045,850 | Vihar F W LP | | 285 Commerce Dr | Fort Washington | PA | 19034 | 5,819.35 |
| 290 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04405-00-5 | 826,500 | 290 Commerce Realty LLC | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19034 | 1,579.25 |
| 335 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04383-08-1 | 7,033,000 | LSOP 3 PA 2 LLC | Attn:Truemark Financial Credit Union | 335 Commerce Dr | Fort Washington | PA | 19034 | 13,438.45 |
| 350 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04408-00-2 | 397,840 | Union Electric Contracting Co. | | 350 Commerce Dr | Fort Washington | PA | 19034 | 760.18 |
| 370 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04411-00-8 | 955,400 | Commerce Drive Realty LLC | | 333 E City Ave Ste 603 | Bela Cynwyd | PA | 19004 | 1,825.55 |
| 375 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04384-00-8 | 14,281,460 | LCN-LNK Folsom Multi LLC | C/O LTF Real Estate Co Inc; Andrea Erickson | 2902 Corporate Pl | Chanhassen | MN | 55317 | 27,288.50 |
| 390 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04414-00-5 | 105,590 | 390 Commerce Realty LLC | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19034 | 201.76 |
| 401 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04387-00-5 | 2,718,000 | Harleysville Real Estate Group | | 401 Commerce Dr Ste 108 | Fort Washington | PA | 19034 | 5,193.48 |
| 410 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04417-00-2 | 1,290,300 | Harc Group II | Attn Joann Smith-Guidas | 715 Twining Rd Ste 214 | Dresher | PA | 19025 | 2,465.47 |
| 414 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04420-00-8 | 2,471,700 | 414 Commerce Realty LLC | | 5205 Millia Hill Road STE 200 | Plymouth Meeting | PA | 19462 | 4,722.85 |
| 425 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04390-00-2 | 2,280,100 | 425 Associates LP | | 425 Commerce Dr Ste 200 | Fort Washington | PA | 19034 | 4,356.75 |
| 465 Commerce Drive | Fort Washington | PA | 19034 | 54-00-13444-00-2 | - | S & R Jay Realty LLC | | 465 Commerce Dr | Fort Washington | PA | 19034 | - |
| 465 Commerce Drive | Fort Washington | PA | 19034 | 54-00-13447-00-8 | 142,910 | S & R Jay Realty LLC | | 465 Commerce Dr | Fort Washington | PA | 19034 | 273.07 |
| Delaware Avenue | Fort Washington | PA | 19034 | 54-00-04624-01-1 | 100,000 | Upper Dublin Township | | 801 Loch Aish Ave | Fort Washington | PA | 19034 | 191.08 |
| Delaware Avenue | Fort Washington | PA | 19034 | 54-00-04624-20-9 | 196,980 | Upper Dublin Township | | 801 Loch Aish Ave | Fort Washington | PA | 19034 | 378.38 |
| 420 Delaware Avenue | Fort Washington | PA | 19034 | 54-00-04621-00-5 | 6,744,000 | ACTS Management Services Inc | | 420 Delaware Avenue | Fort Washington | PA | 19034 | 12,886.24 |
| 425 Delaware Avenue | Fort Washington | PA | 19034 | 54-00-04618-00-8 | 688,070 | 425 Delaware Associates LP | | 438 Dreshertown Rd | Fort Washington | PA | 19034 | 1,314.74 |
| 455 Delaware Avenue | Fort Washington | PA | 19034 | 54-00-04625-00-1 | 387,810 | Bucks County Water & Sewer | | 1275 Almshouse Rd | Warrington | PA | 18976 | 741.02 |
| 465 Delaware Avenue | Fort Washington | PA | 19034 | 54-00-04624-00-2 | 304,560 | Upper Dublin Township | | 801 Loch Aish Ave | Fort Washington | PA | 19034 | 581.94 |
| Dreshertown Road | Dresher | PA | 19025 | 54-00-05167-01-7 | 182,300 | Upper Dublin Township | | 801 Loch Aish Ave | Fort Washington | PA | 19034 | 348.33 |
| Dreshertown Road | Dresher | PA | 19025 | 54-00-05167-02-6 | 88,180 | Condor Fort Washington Real Est | | 404 Pennsylvania Ave | Fort Washington | PA | 19034 | 168.49 |
| Dreshertown Road | Fort Washington | PA | 19034 | 54-00-05356-00-8 | 186,780 | Allied Concrete & Supply | | 1752 Limekiln Pike | Dresher | PA | 19025 | 356.89 |
| 1401 Dreshertown Road | Dresher | PA | 19025 | 54-00-05167-00-8 | 1,451,580 | Condor Fort Washington | | 404 Pennsylvania Ave | Fort Washington | PA | 19034 | 2,773.60 |
| 1422 Dreshertown Road | Dresher | PA | 19025 | 54-00-05362-00-2 | 261,740 | 1400 Dreshertown Road LLC | | 1233 Haddonfield Berlin Rd | Voorhees | NJ | 08043 | 500.13 |
| 1424 Dreshertown Road | Dresher | PA | 19025 | 54-00-05368-00-5 | 1,393,040 | Dresher Care Group LLC | | 5101 NE 82nd Ave Ste 200 | Vancouver | WA | 98662 | 2,661.78 |
| 101 Ft Washington Ave | Fort Washington | PA | 19034 | 54-00-06448-00-5 | 434,870 | Virginia M & Jay H. Schnell | | 1315 N Klondyke Rd | Willcox | AZ | 85643 | 830.94 |

Upper Dublin Township Municipal Authority
2021 Assessments

| | | | | | | | | | | | | |
|-------------------------|-----------------|----|-------|------------------|------------|----------------------------------|--|---------------------------------------|-----------------|----|-------|-----------|
| 165 Indiana Avenue | Fort Washington | PA | 19034 | 54-00-08788-00-5 | 659,870 | JMJ Properties | | 1320 E Butler Pike | Ambler | PA | 19002 | 1,260.86 |
| 400 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11734-03-8 | 1,601,700 | Timoney Knox Hasson & Weand | | 400 Maryland Dr, PO Box 7544 | Fort Washington | PA | 19034 | 3,060.48 |
| 425 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11731-00-5 | 854,190 | Donald & June Felth | | 425 Maryland Dr | Fort Washington | PA | 19034 | 1,689.48 |
| 455 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11734-00-2 | 2,443,200 | 455 Properties LP | | 455 Maryland Dr | Fort Washington | PA | 19034 | 4,668.40 |
| 455 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11734-02-9 | 88,200 | 455 Properties LP | | 455 Maryland Dr | Fort Washington | PA | 19034 | 168.53 |
| 460 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11734-01-1 | 52,550 | North Wales Water Authority | | 200 W Walnut St, PO Box 1339 | North Wales | PA | 19454 | 100.41 |
| 465 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11737-00-8 | 1,400,000 | CMT Properties LP | | P O Box 1011 | Fort Washington | PA | 19034 | 2,675.06 |
| 470 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11729-00-7 | 915,000 | The McKeon Family LP | | 470 Maryland Dr | Fort Washington | PA | 19034 | 1,748.38 |
| 500 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11728-00-8 | 3,002,360 | WP Fort Washington LP | | 500 Maryland Dr | Fort Washington | PA | 19034 | 5,736.82 |
| 270 New Jersey Drive | Fort Washington | PA | 19034 | 54-00-12178-00-8 | 974,380 | Amy Gillin & Michelle Brody | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19034 | 1,861.82 |
| 275 New Jersey Drive | Fort Washington | PA | 19034 | 54-00-12175-00-2 | 1,642,170 | NJD Realty Partnership LP | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19034 | 3,137.81 |
| 230 New York Drive | Fort Washington | PA | 19034 | 54-00-12190-00-5 | 681,550 | Myer Realty Associates LP | Attn: Beemer Preston Inc | 230 New York Dr | Fort Washington | PA | 19034 | 1,302.29 |
| 235 New York Drive | Fort Washington | PA | 19034 | 54-00-12187-00-8 | 809,320 | 235 New York Drive LP | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19034 | 1,546.43 |
| 240 New York Drive | Fort Washington | PA | 19034 | 54-00-12181-00-5 | 1,728,120 | 240 New York Avenue Assoc LP | | 240 New York Dr Ste 1 | Fort Washington | PA | 19034 | 3,302.04 |
| 245 New York Drive | Fort Washington | PA | 19034 | 54-00-12184-00-2 | 703,410 | Birnhak Realty LP | | 245 New York Dr | Fort Washington | PA | 19034 | 1,344.06 |
| 260 New York Drive | Fort Washington | PA | 19034 | 54-00-12193-00-2 | 967,700 | Horsham Real Estate Group LP | | 401 Commerce Dr Ste 106 | Fort Washington | PA | 19034 | 1,849.05 |
| 1850 N Limekiln Pike | Dresher | PA | 19025 | 54-00-05365-00-8 | 10,546,800 | Dreshertown Plaza LP | | 1301 Lancaster Ave | Berwyn | PA | 19312 | 20,152.52 |
| 1657 N Limekiln Pike | Dresher | PA | 19025 | 54-00-10282-00-5 | 91,800 | Leslie Wolner Lederhandler | | 1657 N Limekiln Pike | Dresher | PA | 19025 | 175.41 |
| 1708 N Limekiln Pike | Dresher | PA | 19025 | 54-00-10033-00-2 | 235,850 | Kim Myung Kwan & Yon Sil | | 1716 Brittany Dr | Maple Glen | PA | 19002 | 450.68 |
| 1710 N Limekiln Pike | Dresher | PA | 19025 | 54-00-10032-00-3 | 530,810 | Wendys Old Fashioned Hamburgers | Attn: Property Tax Dept | One Dave Thomas Blvd | Dublin | OH | 43017 | 1,014.26 |
| 1711 N Limekiln Pike | Dresher | PA | 19025 | 54-00-10276-00-2 | 465,430 | Hong Heng Suk and Soon Ki | | 1009 Chapman Cir | Hatfield | PA | 19440 | 889.33 |
| 1713 N Limekiln Pike | Dresher | PA | 19025 | 54-00-10273-00-5 | 765,570 | PMIS DPNJ LLC | Attn: Houtan Mostaghim Petroleum Marketing Group | 2359 Researoh Ct | Woodbridge | VA | 22192 | 1,468.56 |
| 2038 S Limekiln Pike | Fort Washington | PA | 19034 | 54-00-10270-00-8 | 374,770 | Schmidt, Frederick | | 1620 Twining Rd, PO Box 67 | Dresher | PA | 19025 | 716.10 |
| Office Center Drive | Fort Washington | PA | 19034 | 54-00-16380-50-4 | - | 502 WOC Properties | | 625 W Ridge Pike Building C - Ste 102 | Coraohookook | PA | 19428 | - |
| Office Center Drive | Fort Washington | PA | 19034 | 54-00-12710-00-7 | - | AREP Ft Washington LLC | Attn: Artemis Real Estate Partners Llc | 887 7th Ave | New York | NY | 10106 | - |
| Office Center Drive | Fort Washington | PA | 19034 | 54-00-12706-01-1 | - | G & I VI Office Center LLC | Attn: Lynn Minnici | Po Box 121604 | Arlington | TX | 76012 | - |
| 500 Office Center Drive | Fort Washington | PA | 19034 | 54-00-12706-00-2 | 7,738,500 | Brook Wood Philadelphia LLC | Attn: Brookwood Philadelphia Il Llc Brookwood Financial Partners | 138 Conant St | Beverly | MA | 01915 | 14,786.50 |
| 501 Office Center Drive | Fort Washington | PA | 19034 | 54-00-12709-00-8 | 8,592,200 | Brook Wood Philadelphia LLC | Attn: Brookwood Philadelphia Il Llc Brookwood Financial Partners | 138 Conant St | Beverly | MA | 01915 | 16,417.73 |
| 502 W Office Center Dr | Fort Washington | PA | 19034 | 54-00-16380-00-9 | 1,969,800 | Open Library of Pennsylvania LLC | | 300 Funston Avenue | San Francisco | CA | 94118 | 3,763.84 |
| 600 Office Center Drive | Fort Washington | PA | 19034 | 54-00-12710-01-6 | 9,738,000 | ZCA Fort Washington LLC | Attn: Zeke Capital Advisors Ed Antolan | 1205 Westlakes Dr Ste 270 | Berwyn | PA | 19312 | 18,607.09 |
| 601 Office Center Drive | Fort Washington | PA | 19034 | 54-00-12710-02-5 | 10,955,250 | ZCA Fort Washington LLC | Attn: Zeke Capital Advisors Ed Antolan | 1205 Westlakes Dr Ste 270 | Berwyn | PA | 19312 | 20,932.97 |
| 602 Office Center Drive | Fort Washington | PA | 19034 | 54-00-12710-03-4 | 10,955,250 | ZCA Fort Washington LLC | Attn: Zeke Capital Advisors Ed Antolan | 1205 Westlakes Dr Ste 270 | Berwyn | PA | 19312 | 20,932.97 |
| 469 Pinetown Road | Fort Washington | PA | 19034 | 54-00-13441-00-5 | 156,500 | Hermes Tagalidis & Shopa Sandra | | 1145 Manor Ave | Coatesville | PA | 19320 | 299.04 |
| 510 Pinetown Road | Fort Washington | PA | 19034 | 54-00-13501-00-8 | 182,800 | 510 Pinetown Rd Assocs LP | | 510 Pinetown Rd | Fort Washington | PA | 19034 | 349.29 |
| 520 Pinetown Road | Fort Washington | PA | 19034 | 54-00-13498-00-2 | 206,840 | Coratan International LTD | | 1481 Joel Dr | Ambler | PA | 19002 | 395.22 |
| 550 Pinetown Road | Fort Washington | PA | 19034 | 54-00-13495-00-5 | 5,874,000 | Vette III Assoc LP | | 281 Tabor Rd | Ottsville | PA | 18942 | 11,229.87 |
| 575 Pinetown Road | Fort Washington | PA | 19034 | 54-00-13423-00-5 | 992,510 | PPP Assets LLC | | 75 Columbia Avenue | Cedarhurst | NY | 11516 | 1,896.46 |
| Summit Avenue | Fort Washington | PA | 19034 | 54-00-14467-00-5 | 39,100 | Penn Crest Properties LLC | | 406 Mantoloking Road | Brick | NJ | 08723 | 74.71 |
| 103 Summit Avenue | Fort Washington | PA | 19034 | 54-00-14470-00-2 | 113,590 | Penn Crest Properties LLC | | 406 Mantoloking Road | Brick | NJ | 08723 | 217.04 |
| Susquehanna Road | Fort Washington | PA | 19034 | 54-00-16058-00-8 | 105,600 | WFP Penland Co LP | Attn D Greenbaum Brookfield Properties | 4 World Financial Ctr 14th Fl | New York | NY | 10281 | 201.78 |
| Susquehanna Road | Fort Washington | PA | 19034 | 54-00-14848-00-2 | 101,010 | Maverick Realty Associates LP | | 635 Old York Rd 2nd Fl | Jenkintown | PA | 19046 | 193.01 |
| Susquehanna Road | Fort Washington | PA | 19034 | 54-00-14851-03-5 | 197,540 | FW Triangle LP | Attn: BET Investments Inc | 200 Dryden Rd Ste 200 | Dresher | PA | 19025 | 377.45 |
| Susquehanna Road | Fort Washington | PA | 19034 | 54-00-14851-04-4 | 913,500 | FW Triangle LP | Attn: BET Investments Inc | 200 Dryden Rd Ste 200 | Dresher | PA | 19025 | 1,745.49 |
| Susquehanna Road | Fort Washington | PA | 19034 | 54-00-14851-05-3 | 422,670 | FW Triangle LP | Attn: BET Investments Inc | 200 Dryden Rd Ste 200 | Dresher | PA | 19025 | 807.63 |
| 1601 Susquehanna Road | Fort Washington | PA | 19034 | 54-00-15065-00-1 | 212,600 | North Wales Water Authority | | 200 W Walnut St, PO Box 1339 | North Wales | PA | 19454 | 406.23 |
| 1688 Susquehanna Road | Dresher | PA | 19025 | 54-00-14851-00-8 | 627,100 | Maverick Realty Associates LP | | 638 Old York Rd 2nd Fl | Jenkintown | PA | 19046 | 1,067.17 |
| 1704 Susquehanna Road | Dresher | PA | 19025 | 54-00-14845-00-5 | 159,900 | Marcello Degostino | | 501 Madison Ave | Fort Washington | PA | 19034 | 305.53 |
| 1750 Susquehanna Road | Dresher | PA | 19025 | 54-00-14839-00-2 | 3,112,060 | Murwin Property Mgt Partnership | | 1752 Limekiln Pike | Dresher | PA | 19025 | 5,946.43 |

Upper Dublin Township Municipal Authority
2021 Assessments

| | | | | | | | | | | | | |
|------------------------|-----------------|----|-------|------------------|-------------|-------------------------------------|---|----------------------------------|-----------------|----|-------|------------|
| 1755 Susquehanna Road | Dresher | PA | 19025 | 54-00-19052-00-5 | 709,750 | Robert Wooler Co | | 1755 Susquehanna Rd | Dresher | PA | 19025 | 1,356.17 |
| Virginia Drive | Fort Washington | PA | 19034 | 54-00-16372-05-3 | - | Virginia Drive LP | | 301 Oxford Valley Rd Ste 702-A | Morrisville | PA | 19067 | - |
| Virginia Drive | Fort Washington | PA | 19034 | 54-00-16375-11-3 | 892,230 | Upper Dublin Township | | 801 Loch Alsh Ave | Fort Washington | PA | 19034 | 1,704.85 |
| Virginia Drive | Fort Washington | PA | 19034 | 54-00-16375-20-3 | 151,420 | Upper Dublin Township | | 801 Loch Alsh Ave | Fort Washington | PA | 19034 | 289.33 |
| Virginia Drive | Fort Washington | PA | 19034 | 54-00-16377-00-3 | 555,350 | WFP Pennland Co LP | Attn D Greenbaum Brookfield Properties | 4 World Financial Ctr 14th Fl | New York | NY | 10281 | 1,081.16 |
| Virginia Drive | Fort Washington | PA | 19034 | 54-00-16402-05-9 | 1,120 | LD Acquisition Company 17 LLC | | 400 Continental Blvd Ste 600 | El Segundo | CA | 90245 | 2.14 |
| Virginia Drive | Fort Washington | PA | 19034 | 54-00-16404-10-2 | 316,570 | WFP Pennland Co LP | Attn D Greenbaum Brookfield Properties | 4 World Financial Ctr 14th Fl | New York | NY | 10281 | 604.89 |
| 430 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16372-04-4 | 220,510 | Trueco Group LLC | | 430 Virginia Dr | Fort Washington | PA | 19034 | 421.34 |
| 434 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16372-03-5 | 250,530 | Holzhauser Properties LLC | | 434 Virginia Dr | Fort Washington | PA | 19034 | 478.71 |
| 440 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16372-02-6 | 457,280 | Two Girls Investments LLC | | 1437 Barrison Dr | Ambler | PA | 19002 | 892.87 |
| 475 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16389-00-9 | 3,138,300 | Iris Holding LLC & OJW Holdings LLC | Attn: Intercontinental Development | 281 Tabor Rd 1st Fl | Ottsville | PA | 18942 | 5,996.57 |
| 500 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16375-00-5 | 14,000,000 | Alliance HP Virginia Drive LLC | | 40 Morris Avenue Ste 230 | Bryn Mawr | PA | 19010 | 26,750.79 |
| 500 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16375-13-1 | 836,920 | Alliance HP Virginia Drive LLC | | 40 Morris Avenue Ste 230 | Bryn Mawr | PA | 19010 | 1,599.16 |
| 520 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16375-12-2 | 4,107,200 | Upper Dublin Township | Attn Finance Director | 801 Loch Alsh Ave | Fort Washington | PA | 19034 | 7,847.92 |
| 525 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16390-00-8 | 782,500 | Condor FW Real Estate LLC | | 404 Pennsylvania Ave | Fort Washington | PA | 19034 | 1,514.29 |
| 550 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16387-00-2 | 645,170 | 550 Virginia Dr LLC | Attn: Rush Gear Inc | 550 Virginia Dr | Fort Washington | PA | 19034 | 1,232.77 |
| 555 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16393-00-5 | 656,800 | Virginia Pine RE Holdings LLC | | 555 Virginia Drive | Fort Washington | PA | 19034 | 1,254.61 |
| 555 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16396-00-2 | 1,101,850 | Peace Valley Christian Ch | | 1433 Crosby Dr | Fort Washington | PA | 19034 | 2,105.57 |
| 575 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16397-00-1 | 674,400 | VADR LLC | | 724 Monument Road | Malvern | PA | 19355 | 1,288.62 |
| 580 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16375-03-2 | 2,835,000 | Vette Associates II LP | | 281 Tabor Rd 1st Fl | Ottsville | PA | 18942 | 5,417.04 |
| 1005 Virginia Drive | Fort Washington | PA | 19034 | 54-00-04627-00-8 | 8,305,400 | Kulicke and Soffa Industries | | 1005 Virginia Dr | Fort Washington | PA | 19034 | 15,869.72 |
| 1015 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16402-00-5 | 1,265,000 | 1015 Virginia Partners LLC | | 1015 Virginia Drive Ste 220 | Fort Washington | PA | 19034 | 2,417.13 |
| 1035 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16375-10-4 | 570,800 | Vette Assoc II LP | | 281 Tabor Rd 1st Fl | Ottsville | PA | 18942 | 1,090.29 |
| 1050 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16376-00-4 | 2,982,400 | Bell Telephone Co. of Pa | | Po Box 521807 | Longwood | FL | 32752 | 5,696.68 |
| 1055 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16399-00-8 | 812,000 | Star Maid Group Inc | | 1055 Virginia Dr | Fort Washington | PA | 19034 | 1,551.55 |
| 1075 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16404-00-3 | 1,616,880 | 1075 Virginia Drive LLC | | 1416 Cinnamon Cir | Fort Washington | PA | 19034 | 3,087.19 |
| 1100 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16378-00-2 | 42,150,000 | LSOP 3 PA I LLC | Attn: Greenfield Partners Llc | 2 Post Rd West | Westport | CT | 06880 | 80,539.00 |
| 1125 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16404-15-6 | 3,192,900 | Virginia Drive Land LLC | C/O Equus Capital Partners LTD | 3943 West Chester Pike STE 1203A | Newtown Square | PA | 19073 | 6,100.90 |
| 1125 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16404-20-1 | 430,370 | Virginia Drive Land LLC | C/O Equus Capital Partners LTD | 3844 West Chester Pike STE 1203A | Newtown Square | PA | 19073 | 822.34 |
| 1145 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16404-26-4 | 744,180 | BT Office Center Dr LP | Attn Rhoda Thomas Wawa Ino Corp Accounting Dept | 260 W Baltimore Pike | Wawa | PA | 19063 | 1,421.86 |
| 1175 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16404-25-5 | 4,710,050 | Splint Realty Lp | | 2727 N Harwood Street Ste 300 | Dallas | TX | 75201 | 8,999.83 |
| 1250 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16384-00-5 | 1,584,440 | Metropolitan 4 LLC | | 1030 Reed Avenue Ste 100 | Wyomissing | PA | 19610 | 3,027.50 |
| 1300 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16385-00-4 | 5,013,650 | Maplewood Virginia LLLP | Attn: Avir Corp-Ex Cen Hooks Ln | 6 Reservoir Cir Ste 103 | Baltimore | MD | 21208 | 9,679.94 |
| 1301 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16386-00-3 | 3,381,250 | Maplewood 1301 LLC | | 1300 Virginia Dr Ste 205 | Fort Washington | PA | 19034 | 6,460.79 |
| 1375 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16405-00-2 | 2,388,450 | Robert Heenan & Th Danese | | 1375 Virginia Dr | Fort Washington | PA | 19034 | 4,563.78 |
| 1401 Virginia Drive | Dresher | PA | 19025 | 54-00-10279-00-8 | 168,540 | 1401 Virginia Dr LLC | | 6055 Sheff Ln | Fort Washington | PA | 19034 | 322.04 |
| W. Pennsylvania Avenue | Fort Washington | PA | 19034 | 54-00-13381-00-2 | 7,700 | Anita & Terry L Steen | | 3201 S 26th St | Philadelphia | PA | 19145 | 14.71 |
| 325 W Pennsylvania Ave | Fort Washington | PA | 19034 | 54-00-13406-00-4 | 805,770 | Condor Fort Washington Real Estate | C/O Mercedes Benz of Fort Washington | 404 Pennsylvania Avenue | Fort Washington | PA | 19034 | 1,539.64 |
| 435 W Pennsylvania Ave | Fort Washington | PA | 19034 | 54-00-13405-00-5 | 249,870 | Brandenburger/Sheridan James | | 55 Lynn Ave | Oreland | PA | 19075 | 477.44 |
| 437 W Pennsylvania Ave | Fort Washington | PA | 19034 | 54-00-13402-00-8 | 276,980 | Brandenburger/Sheridan James | | 55 Lynn Ave | Oreland | PA | 19075 | 529.25 |
| 449 W Pennsylvania Ave | Fort Washington | PA | 19034 | 54-00-13396-00-5 | 305,180 | Living Hope Adoption Agency | | 449 W Pennsylvania Ave | Fort Washington | PA | 19034 | 563.13 |
| 455 W Pennsylvania Ave | Fort Washington | PA | 19034 | 54-00-13393-50-3 | 2,577,980 | 455 Office Assoc LP | | 865 Easton Rd Ste 250 | Warrington | PA | 18976 | 4,925.89 |
| 467 W Pennsylvania Ave | Fort Washington | PA | 19034 | 54-00-13393-00-8 | 2,878,890 | Welltower | | | | | | 5,500.90 |
| 471 W Pennsylvania Ave | Fort Washington | PA | 19034 | 54-00-13390-00-2 | 450,740 | Elliott/Murray/Andrew Goldstein | | 471 W Pennsylvania Ave | Fort Washington | PA | 19034 | 861.26 |
| 475 W Pennsylvania Ave | Fort Washington | PA | 19034 | 54-00-13387-00-5 | 332,940 | 475 Pennsylvania Ave FW LLC | Attn: Mmsocil | 645 Hamilton St Ste 500 | Allentown | PA | 18101 | 636.17 |
| 515 W Pennsylvania Ave | Fort Washington | PA | 19034 | 54-00-04363-00-2 | 4,168,550 | 515 PA Ave LLC | | 330 Exeter Rd | Heaverford | PA | 19041 | 7,965.14 |
| 535 W Pennsylvania Ave | Fort Washington | PA | 19034 | 54-00-08791-00-2 | 1,141,200 | 535 Penn Investments LLC | | 1040 Dekalb Pike | Blue Bell | PA | 19422 | 2,180.57 |
| | | | | | 290,458,670 | | | | | | | 555,000.00 |

Intermunicipal Collaboration Resolution to Extend
The Intergovernmental Agreement (IGA) for the Development of a Water Quality
Improvement Plan for the Wissahickon Creek Watershed

RESOLUTION NO. 21-2418

A RESOLUTION TO AUTHORIZE AN EXTENSION OF THE 2018/2019 INTERGOVERNMENTAL AGREEMENT WITH OTHER MONTGOMERY AND PHILADELPHIA COUNTY MUNICIPALITIES AND WASTEWATER TREATMENT PLANT OPERATORS TO COMPLETE A WATER QUALITY IMPROVEMENT PLAN AS AN ALTERNATIVE TO THE EPA PHOSPHORUS TOTAL MAXIMUM DAILY LOAD FOR THE WISSAHICKON CREEK WATERSHED.

Municipalities:

| | | |
|-----------------------|------------------------|----------------------|
| Abington Township | Ambler Borough | Cheltenham Township |
| Lansdale Borough | Lower Gwynedd Township | Montgomery Township |
| North Wales Borough | Philadelphia County | Springfield Township |
| Upper Dublin Township | Upper Gwynedd Township | Whitemarsh Township |
| Whitpain Township | | |

Wastewater Treatment Plants:

Abington Township Wastewater Treatment Plant
Ambler Borough Wastewater Treatment Plant
Upper Gwynedd Township Wastewater Treatment Plant
Upper Dublin Township Wastewater Treatment Plant

WHEREAS, Counties, Municipalities and Wastewater Treatment Plant Operators, when not inconsistent with state or federal law, are authorized to oversee and regulate trade, commerce, and the use of public streets, ways and property within their jurisdictions; and

WHEREAS, the Intergovernmental Cooperation Act (Act of July 12, 1972, P.L. 762, as amended, 53 P.S. §481, et seq.), permits Municipalities, Counties and Wastewater Treatment Plant Operators to enter into agreements to cooperate in the performance of their respective functions, powers or responsibilities; and

WHEREAS, Counties and Municipalities, as well as the provisions of Pennsylvania's Intergovernmental Cooperation Law, provide for intergovernmental cooperation between and among municipalities in the exercise or performance of their respective governmental functions, powers and responsibilities and authorize joint agreements as may be deemed appropriate for such purposes; and

WHEREAS, The Wissahickon Creek has been designated as impaired under Section 303(d) of the Clean Water Act, and has been assigned a Total Maximum Daily Load (TMDL) per (40 CFR 130.2 and 130.70) and individual wasteload allocations (WLAs) for point sources and load allocations (LAs) for nonpoint sources have been assigned; and

WHEREAS, The municipalities located in the Wissahickon Creek watershed are obligated under the PADEP's MS4/NPDES program to develop and implement a stormwater management plan, including a TMDL plan, which contains a strategy to meet the municipality's MS4 and TMDL obligations, and it is recognized that the municipal plans will have greater effectiveness if they are coordinated with and incorporated into the TMDL Alternative plan; and

WHEREAS, The EPA's New Long-Term Vision for the 303(d) Program allows for alternative approaches to the TMDL that incorporates adaptive management and are tailored to specific circumstances. Counties, Municipalities and Wastewater Treatment Operators have determined that developing a TMDL Alternative Plan in order to satisfy the intent of the EPA-established and proposed TMDL pollutant reductions is a justified and necessary action; and

WHEREAS, the Participating Municipalities in Montgomery and Philadelphia County and Wastewater Treatment Operators recognize that watersheds cross municipal boundaries and coordinated planning effort is to the benefit of all participating Municipalities and Counties and that it is in the best interest of their residents to cooperate in the development of a TMDL Alternative, through participation in this collaborative effort.

WHEREAS, the Municipalities and Wastewater Treatment Plant Operators recognize that the coordination of services would enable each Municipality to minimize the costs of the administration and implementation of a TMDL Alternative Plan; and

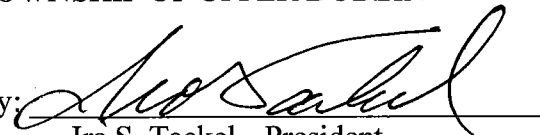
NOW THEREFORE, BE IT RESOLVED as follows:

The Township of Upper Dublin desires to continue participating in the collaborative partnership with other Wissahickon Creek permittees to advance the development of a TMDL Alternative. The Township of Upper Dublin hereby authorizes its appropriate officers to enter into a new Intergovernmental Agreement (see attached), which will begin on this date and expire either ninety (90) days after final approval of a TMDL Alternative or on December 31, 2022, if no such approval has been received by that date.


ENACTED by the Board of Commissioners of Upper Dublin Township this 9th day of March 2021.

I HEREBY CERTIFY that this Resolution was adopted by the Township of Upper Dublin at its public meeting held on March 9, 2021.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN

By: 
Ira S. Tackel, President

ATTEST:


Paul A. Leonard, Township Secretary/Township Manager

RESOLUTION NO. 21-2419

A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION FOR THE 2021 ROUND OF THE MONTCO 2040 IMPLEMENTATION GRANT PROGRAM

Whereas, Montgomery County has established the Montco 2040 Implementation Grant Program as a competitive funding program to assist municipalities in implementing the goals of the county comprehensive plan, *Montco 2040: A Shared Vision*; and

Whereas, the County is accepting applications for projects that advance specific goals under either of the county comprehensive plan's three themes: Connecting Communities, Sustainable Places, and a Vibrant Economy; and

Whereas, applications and projects must meet all stated requirements within the Montco 2040 Implementation Grant Program Guidebook; and

Whereas, Upper Dublin Township wishes to obtain \$100,000 from the Montco 2040 Implementation Grant Program to provide funding for the Flood Resilience and Accessibility Renovation Project for the Four Mills Barn; and

Whereas, Upper Dublin Township is partnering with Wissahickon Trails (formerly Wissahickon Valley Watershed Association) on this project and Wissahickon Trails has committed \$750,000 as a local match to the Montco 2040 Implementation Grant Program funding.

Be it RESOLVED, that the applicant does hereby designate Paul A. Leonard, Township Manager and Ira S. Tackel, President of the Board of Commissioners as the officials to execute all documents and agreements between the Township of Upper Dublin and Montgomery County to facilitate and assist in obtaining the requested grant.

I, Paul A. Leonard, duly qualified Secretary of the Township of Upper Dublin of Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners at a regular meeting held March 9, 2021 and said minutes has been recorded in the Minutes of the Township of Upper Dublin and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Upper Dublin this 9th day of March, 2021.

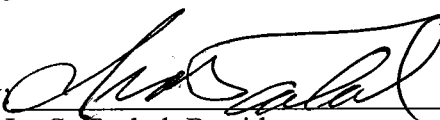
Upper Dublin Township
Name of Applicant

Montgomery
County



Paul A. Leonard, Secretary

Board of Commissioners
Upper Dublin Township

By 
Ira S. Tackel, President

RESOLUTION NO. 21-2420

UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
A Resolution Proclaiming National Library Week, April 4-10, 2021

WHEREAS, today's libraries are more about what they can do with and for their communities, and not just about what they have on the shelves;

WHEREAS, libraries have long served as trusted institutions, often the heart of their cities, towns, schools, and academic campuses;

WHEREAS, libraries serve people of all ages, interests and backgrounds providing the resources and space to engage in life-long learning;

WHEREAS, libraries offer equipment and professional staff support to utilize technology, programs and services; often free or with nominal charges to users;

WHEREAS, libraries are a resource for all - regardless of race, ethnicity, creed, ability, sexual orientation, gender identity or socio-economic status;

WHEREAS, we recognize librarians as information professionals who provide expertise, services and guidance for patrons to access credible sources and material, making their own informed decisions about the world today;

WHEREAS, librarians thoughtfully develop collections and programs that are wide-ranging and explore the diversity of our changing society;

WHEREAS, the PA Forward™, Literacy is POWER, initiative highlights how libraries and staffs encourage literacy in Basic, Information, Civic & Social, Health, and Financial, which contributes to greater personal and community success;

WHEREAS, America is celebrating National Library Week including April 6 as National Library Workers' Day and the immeasurable contributions made by library workers; April 7 as National Bookmobile Day showing library services are not limited to their physical location; and April 8 as Take Action for Libraries Day encouraging community support for libraries;

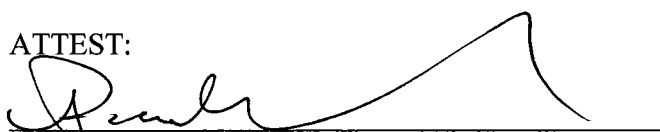
NOW, THEREFORE, BE IT RESOLVED THAT the Upper Dublin Township Board of Commissioners proclaim National Library Week, April 4-10, 2021 in Upper Dublin Township. During this week, we encourage all residents to visit our libraries, and explore all that they offer to help move PA Forward™!

SO RESOLVED this 9th day of March 2021.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

By: 
IRA S. TACKEL, President

ATTEST:


PAUL A. LEONARD, Township Manager/Secretary

RESOLUTION NO. 21-2421

UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
A Resolution Indicating Intent to Follow Municipal Records Schedule

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP, DECLARING ITS INTENT TO FOLLOW THE SCHEDULES AND PROCEDURES FOR DISPOSITION OF RECORDS AS SET FORTH IN THE MUNICIPAL RECORDS MANUAL APPROVED ON DECEMBER 16, 2008 AND AMENDED MARCH 28, 2019.

WHEREAS, a Local Government Records Committee was created by Act 428 of 1968 and empowered thereby to make rules and regulations for records disposition; and,

WHEREAS, the Municipal Records Manual was approved by said committee on December 16, 2008 and amended on March 28, 2019; and,

WHEREAS, the Township of Upper Dublin desires to dispose of records according to statutory requirements;

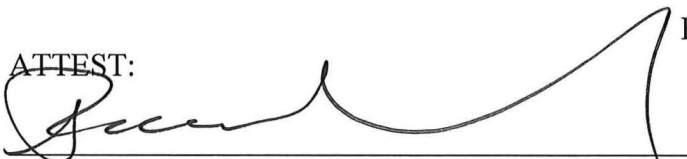
NOW, THEREFORE, BE IT RESOLVED THAT the Township of Upper Dublin intends to follow the schedules and procedures for disposition of records as set forth in the Municipal Records Manual approved on December 16, 2008 and amended on March 28, 2019.

SO RESOLVED this 13th day of April 2021.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

By: 
IRA S. TACKEL, President

ATTEST:


PAUL A. LEONARD, Township Manager/Secretary

RESOLUTION No. 21-2422

A RESOLUTION OF UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA,
APPROVING THE TRANSFER OF RESTAURANT
LIQUOR LICENSE # R-19277 INTO UPPER DUBLIN TOWNSHIP

WHEREAS, Act 141 OF 2000 (the Act”), authorizes the Pennsylvania Liquor Control Board to approve, in certain instances, the transfer of restaurant liquor licenses across municipal boundaries within the same county regardless of the quota limitations provided for in Section 461 of the Liquor Code provided sales of liquor and malt or brewed beverages are legal in the municipality receiving the license; and

WHEREAS, the Act requires the applicant to obtain from the receiving municipality a resolution approving the inter-municipal transfer of the liquor license prior to an applicant’s submission of an application to the Pennsylvania Liquor Control Board; and

WHEREAS, the receiving municipality, upon request for approval of an inter-municipal transfer of a license, must hold at least one public hearing for the purpose of receiving comments and recommendations of interested individuals residing within the municipality concerning the applicant's intent to transfer a license into the municipality; and

WHEREAS, following the public hearing the municipality may approve the request by adopting a resolution; and

WHEREAS, sales of liquor and brewed beverages associated with a restaurant use are legal in Upper Dublin Township; and

WHEREAS, the Upper Dublin Township Board of Commissioners has held a public hearing for the purpose of receiving comments and recommendations of interested individuals residing within the Township concerning the intent of Blaze Upper Dublin, LLC to transfer a liquor license into the Township; and

WHEREAS, the Applicant has represented that the liquor license will be employed in the operation of a restaurant and full service bar at the licensed location, with indoor dining between 10:00 A.M. and 1:00 A.M. daily and outdoor dining between 10:00 A.M. and 11:00 P.M. daily as covenanted for the project.

NOW, THEREFORE, BE IT RESOLVED, that Blaze Upper Dublin, LLC has requested the approval of the Board of Commissioners of Upper Dublin Township for the transfer of Pennsylvania restaurant liquor license no. R-19277 held by W-F Johnson, Inc., and presently inactive, to Blaze Upper Dublin, LLC., d/b/a LaScala’s Fire, to be used in conjunction with restaurant facilities to be located at 1135 Market Street, Dresher, Upper Dublin Township, PA (the “Premises”) with the understanding that said transfer must be approved at a later date by the Pennsylvania Liquor Control Board; and

BE IT FURTHER RESOLVED, That the Upper Dublin Township Board of Commissioners held a properly advertised public hearing on April 13, 2021 pursuant to the notice provisions of Section 102 of the Liquor Code to receive comments on the proposed liquor license transfer; and

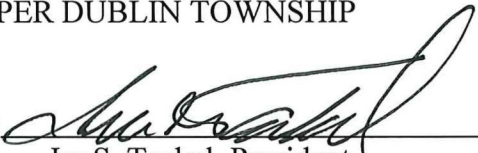
BE IT FURTHER RESOLVED, that the Upper Dublin Township Board of Commissioners hereby finds that the operation of the restaurant as represented by the Applicant at the public hearing is not contrary to the public health, safety and welfare of the citizens of Upper Dublin Township, and it thus approves by adoption of this Resolution the proposed transfer of liquor license # R-19277 into Upper Dublin Township to a restaurant to be operated by Blaze Upper Dublin, LLC. according to such representations and to be located at 1135 Market Street, Dresher, Upper Dublin Township, PA; and

BE IT FURTHER DECLARED, that the operation of the restaurant at the stated location remains subject to the provisions of all Township Codes, including, but not limited to the Subdivision and Land Development Code and the Zoning Code of Upper Dublin Township; and

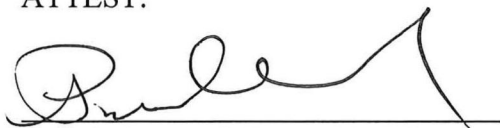
BE IT FURTHER RESOLVED that the proposed license transfer is subject to approval by the Pennsylvania Liquor Control Board.

RESOLVED, this 13th day of April, 2021.

BOARD OF COMMISSIONERS OF
UPPER DUBLIN TOWNSHIP

By: 
Ira S. Tackel, President

ATTEST:


Paul A. Leonard, Township Manager/Secretary

I hereby certify that I am the Secretary of Upper Dublin Township and that the foregoing is a true and correct copy of the original resolution adopted by the Board of Commissioners of the Township on April 13, 2021.



Paul A. Leonard, Township Manager/Secretary
Upper Dublin Township

Date: April 13, 2021



| | | |
|--|---|--|
| DCNR-G2P2 | Applicant Information (* Indicates required information) | |
| Applicant/Grantee Legal Name: UPPER DUBLIN TOWNSHIP | Web Application ID: 2003594 | |
| Project Title: Twining Valley Park - Phase 2 | | |

WHEREAS, **UPPER DUBLIN TOWNSHIP** ("Applicant") desires to undertake the project, "**Twining Valley Park - Phase 2**" ("Project Title"); and

WHEREAS, the applicant desires to receive from the Department of Conservation and Natural Resources ("Department") a grant for the purpose of carrying out this project; and

WHEREAS, the application package includes a document entitled "Terms and Conditions of Grant" and

WHEREAS, the applicant understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department **if the applicant is awarded a grant**; and

NOW THEREFORE, it is resolved that:

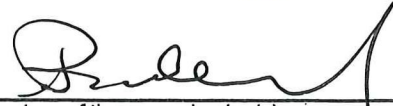
1. The grant application may be electronically signed on behalf of the applicant by "**Paul Leonard**" who, at the time of signing, has a **TITLE** of "**Township Manager**" and the email address of "**PLeonard@upperdublin.net**".
2. If this Official signed the Grant Application Electronic Authorization prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the applicant is awarded a grant, the Grant Application Electronic Authorization, signed by the above Official, will become the applicant/grantee's **executed** signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.
4. Any amendment to the Grant Agreement may be signed on behalf of the grantee by the Official who, at the time of signing of the amendment, has the "**TITLE**" specified in paragraph 1 and the grantee will be bound by the amendment.

I hereby certify that this Resolution was adopted by the

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS

(Identify the governing body of the applicant, e.g. city council, borough council, board of supervisors, board of directors)

of this applicant, this 13th day of April, 2021.



(signature of the governing body) **PAUL A. LEONARD, SECRETARY**



PRESIDENT, BOARD OF COMMISSIONERS, IRA S. TACKEL

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 21- 2424
LAND DEVELOPMENT APPLICATION U.D. NO. 21-01 FOR WAIVER OF LAND
DEVELOPMENT APPROVAL FOR ACTS RETIREMENT LIFE COMMUNITIES

WHEREAS, ACTS Retirement Life Communities (“Developer”) is the owner of a property located at 420 Delaware Drive, comprising approximately 6.34 acres of land (the "Property"); and,

WHEREAS, the Property is located in the GFW-Greater Fort Washington Zoning District, and expansion of the existing use is permitted by right, subject to approval of land development plans; and,

WHEREAS, the Property will be developed pursuant to Site Plans prepared by Kramer & Marks, P.C., dated December 23, 2020, consisting of 1 sheet (SP 1.0) (the “Plans”), which is incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Developer desires to obtain a waiver of filing formal land development plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Developer obtained a recommendation for a waiver from the Township Planning Commission.


NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants a waiver from filing formal land development plans for improvements of a non-residential building subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, and the terms and conditions of this Resolution.
3. Developer agrees to provide street furniture in accordance with GFW Ordinance requirements as required by the Township.
4. Developer shall to enter into a temporary construction easement related to the Cross-County trail, to the satisfaction of the Township Solicitor.
5. Developer shall provide pedestrian crossing markings from the building access for 420 Delaware to the Lifetime driveway access across the street, as may be required by the Township Engineer.


6. Developer shall provide an easement for future drainage and/or pedestrian connectivity purposes over the wooded area to the North part of the site, to the satisfaction of the Township Solicitor.
7. Developer shall provide a trail easement, including metes and bounds description, along the frontage of the Property, to the satisfaction of the Township Solicitor.
8. The cost of satisfying the terms, conditions and requirements of the Plans, notes to the Plans, and this Resolution shall be borne entirely by the Developer at no cost to the Township.
9. Developer shall pay all engineering, legal and other professional fees associated with the Township's review of the Plan and preparation of this Resolution, and all engineering, legal and other professional fees associated with preparation and review of the legal documents required by this Resolution.

Approved by the Board of Commissioners of Upper Dublin Township this 13th day of April, 2021.

UPPER DUBLIN TOWNSHIP

By: 
IRA S. TACKEL, President

ATTEST:



PAUL A. LEONARD, Township Manager/Secretary

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 21- 2425
APPLICATION U.D. NO. 20-01 FOR PRELIMINARY/FINAL LAND DEVELOPMENT
APPROVAL FOR 709 PENNSYLVANIA AVENUE, WEC INTERNATIONAL

WHEREAS, WEC International (“Developer”) is the owner of a property located at 709 Pennsylvania Avenue, comprising approximately 11.0 acres of land in Upper Dublin Township (the "Property"); and,

WHEREAS, the Property is located in the A-Residential Zoning District, and expansion of the existing non-conforming use is permitted by Special Exception; and,

WHEREAS, the Developer has obtained Special Exception approval from the Township Zoning Hearing Board, a copy of which is attached as Exhibit “A” and incorporated by reference as if fully set forth herein; and,

WHEREAS, the Property will be developed pursuant to Land Development Plans prepared by Renew Design Group, for the construction of a 4,388 square-foot maintenance garage, as depicted on plans last revised February 5, 2021, consisting of sheets 1 through 14 (the “Plans”), which plans are incorporated by reference as if fully set forth herein; and

WHEREAS, the Developer desires to obtain preliminary/final land development approval of the Plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Developer received a recommendation for preliminary/final approval from the Township Planning Commission.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants preliminary/final approval of the land development as shown on the Plans subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, the comments and details on the Plans, and the terms and conditions of this Resolution.
3. The Developer shall comply with all conditions set forth in the comment letter of the Township Fire Marshal Tim Schuck, dated December 9, 2019, attached as Exhibit “B.”
4. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans and the Land Development Agreement shall be borne entirely by the Developer, at no cost to the Township.

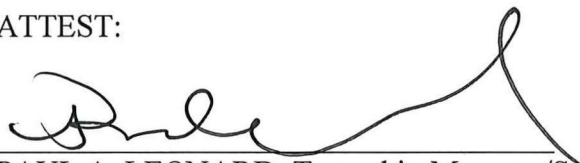
5. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) and as required by Upper Dublin Township Code, the payment of all applicable fees and establishment of financial security must be accomplished within ninety (90) days from the date of this Resolution unless a written extension is granted by Upper Dublin Township. Until such time as the applicable fees have been paid, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and a financial security agreement executed within ninety (90) days of the date of this Resolution (or any written extension thereof), this contingent preliminary/final land development approval shall be deemed to have been revoked and of no further legal effect.

Approved by the Board of Commissioners of Upper Dublin Township this 13th day of April, 2021.

UPPER DUBLIN TOWNSHIP

By: 
IRA S. TACKEL, President

ATTEST:


PAUL A. LEONARD, Township Manager/Secretary

WEC International
709 Pennsylvania Avenue

April 5, 2021

Resolution 21-_____
Preliminary/Final Land Development Approval

Exhibit "A"

Special Exception approval from the Township Zoning Hearing Board

UPPER DUBLIN TOWNSHIP ZONING HEARING BOARD
DECISION

APPLICATION NO. 2307

HEARING DATE: 11/25/19 and 12/23/19

APPLICANT: Steve Land
Facility Director on behalf of
WEC International
P.O. Box 1707
Fort Washington, PA 19034

DECISION: 12/23/19

COPY MAILED:

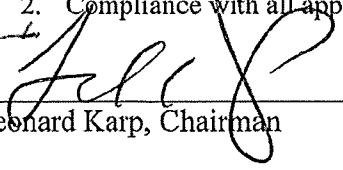
PROPERTY: 709 Pennsylvania Avenue – Tax Parcel No. 65-00-08734-00-3

After completion of a public hearing on the above-referenced Application, the Zoning Hearing Board of Upper Dublin Township decided as follows:

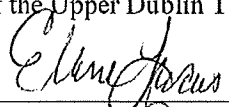
1. a special exception pursuant to Section 255-147 of the Upper Dublin Township Code to expand an existing lawful nonconforming use by construction of a 4,388 sq. ft. maintenance garage is GRANTED/DENIED.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

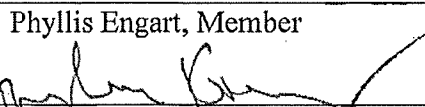
1. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
2. Compliance with all applicable provisions of the Upper Dublin Township Code.



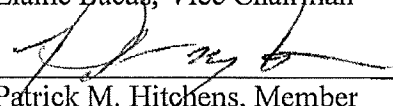
Leonard Karp, Chairman



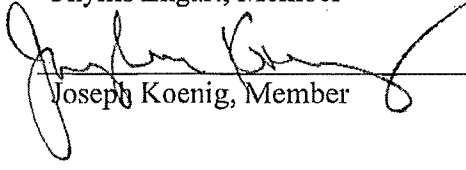
Elaine Lucas, Vice Chairman



Phyllis Engart, Member



Patrick M. Hitchens, Member



Joseph Koenig, Member

Phillip Stan, Alternate

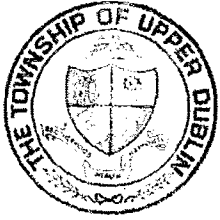
This Decision of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within 30 days following the mailing date set out above.

Section 255-180 of the Upper Dublin Township Code provides, unless as otherwise specified therein, that any special exception or variance granted by the Board shall expire if the Applicant fails to obtain a use and occupancy permit, a building permit or final plan approval, as applicable, within twelve (12) months of the date of the decision. The Board shall have the authority to grant an extension as provided by Section 255-180.

3. If the Applicant receives the waiver identified in the December 9, 2019 letter from the Township Fire Marshal to the Applicant, the Applicant shall comply with the conditions of such waiver as set forth in the letter.

Exhibit "B"

Comment Letter of the Township Fire Marshal Tim Schuck, dated December 9, 2019



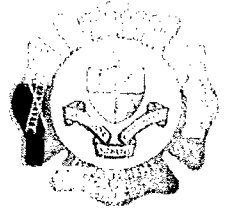
UPPER DUBLIN TOWNSHIP

DEPARTMENT OF FIRE SERVICES

1245 Fort Washington Avenue, Fort Washington, Pennsylvania 19034

Timothy P. Schuck
Fire Services Administrator, Fire Marshal
Phone: 215-643-1600 ext. 3923

Kevin C. McCann
Fire Safety Inspector
Phone: 215-643-1600 ext. 3922



December 9, 2019

Steve Land
WEC International
P.O. Box 1707
Fort Washington, PA 19034

Re: Maintenance Facility

Mr. Land,

This letter is in response to the recent inquiry by the Upper Dublin Township Zoning Hearing Board concerning the fire protection requirement of the proposed 4,000 square foot maintenance building to be constructed on the WEC International property.

The Upper Dublin Township Fire Marshal understands that WEC International has done their due diligence in an attempt to be compliant with the Upper Dublin Township Code, Chapter §117 *Fire Prevention*. WEC International has determined that it is both infeasible and cost prohibited to be compliant with the requirements of Chapter § 117 and is seeking a waiver of Chapter 117 as noted in section §117-7 (J) (4). *Any other location where the installation of such equipment may, as determined by the Township, increase the hazard of life or property or for any other reason be impractical due to existing conditions.*

The Upper Dublin Township Fire Marshal would agree to this proposed waiver, only if the following conditions are met by WEC International:

- 1) The Installation of a NFPA 72 Fire Alarm system must be installed.
- 2) The fire alarm system must be Central Station Monitored.
- 3) The Fire Alarm System must be inspected and tested annually with a copy of the report provided annually to the Fire Marshal.
- 4) Exterior walls of the proposed structure must be constructed of a fire resistive material to prevent the spread of a fire to other nearby structures.

Respectfully,

Timothy P. Schuck
Fire Services Administrator/Fire Marshal

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 21-2426

A RESOLUTION TO AUTHORIZE AN INTERGOVERNMENTAL COOPERATION AGREEMENT WITH THE COUNTY OF MONTGOMERY TO AUTHORIZE THE INSTALLATION, OPERATION AND SURVEILLANCE OF ELECTION BALLOT DROP BOXES.

WHEREAS, Township of Upper Dublin is a Township of the First Class, organized and existing pursuant to the First Class Township Code, 53 P.S. §55101 et seq., and the laws of the Commonwealth of Pennsylvania (“Township”); and

WHEREAS, the County of Montgomery is a Second Class A (2-A) County, organized and existing pursuant to the Second Class County Code, 53 P.S. §65302, and the laws of the Commonwealth of Pennsylvania (“County”); and

WHEREAS, the County conducts election services throughout Montgomery County; and

WHEREAS, to better serve its citizens and to administer accessible elections the County has taken measures to install an election ballot drop box in 11 municipalities that have been chosen based on geographic location, accessibility, and high level of mail-in voting participation; and

WHEREAS, the Township has been identified as a suitable location for installation of a drop box; and

WHEREAS, the Intergovernmental Cooperation Act (Act of July 12, 1972, P.L. 762, as amended, 53 P.S. §481, et seq.), permits Municipalities and Counties to enter into agreements to cooperate in the performance of their respective functions, powers or responsibilities; and

WHEREAS, the Township desires to enter into an Intergovernmental Cooperation Agreement with the County to locate and operate election ballot drop boxes in the Township at locations mutually acceptable to the Township and the County; and

[INTENTIONALLY LEFT BLANK]

NOW THEREFORE, BE IT RESOLVED, that the proper officers of the Township are authorized to enter into an Intergovernmental Cooperation Agreement, in a form substantially similar to the "Drop Box Agreement" attached hereto as Exhibit A, with the County to govern and manage the relationship between the County and the Township with respect to the location and operation of election ballot drop boxes.

ADOPTED this *13th* day of April, 2021.

**BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP**


Ira S. Tackel, President


Attest: 
Paul A. Leonard, Secretary

Exhibit "A"

DROP BOX AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (the "Agreement") is entered into effective the ____ day of _____, 2021, by and between MONTGOMERY COUNTY a political subdivision of the Commonwealth of Pennsylvania, whose address is One Montgomery Plaza, Suite 800, P.O. Box 311, Norristown, Pennsylvania 19404 (the "County") and the Township of Upper Dublin, a municipality of the commonwealth of Pennsylvania, whose address is 801 Loch Alsh Avenue, Fort Washington, Pa 19034 (the "Township") (individually as the "Party" or together referred to as the "Parties").

WHEREAS, the County conducts election services throughout Montgomery County; and

WHEREAS, to better serve its citizens and to administer accessible elections the County has taken measures to install an election ballot drop box in 11 municipalities that have been chosen based on geographic location, accessibility, and high level of mail-in voting participation; and

WHEREAS, the township has been identified as a suitable location for installation of a drop box; and

WHEREAS, a drop box is a secure receptacle established to receive mail ballots twenty-four hours a day; and

WHEREAS, all drop box locations shall be monitored by a video security surveillance recording system and the video security surveillance shall be retained by the county through 60 days following the deadline to certify the election, or until the conclusion of any election contest, or through the expiration of any applicable statute of limitations if there is a potential violation of law, whichever period is later; and

WHEREAS, the video security surveillance of the drop box is an open record and may be subject to disclosure pursuant to the Pennsylvania Right To Know Law (65 P.S. § 67.101 et seq.); and

WHEREAS, the County and the Township have met and discussed the location for installation of a drop box and video security surveillance recording system at 520 Virginia Drive, Fort Washington, PA 19034 (the "Premises"); and

WHEREAS, the County will provide, install and maintain the drop box and video security surveillance recording system; and

NOW, THEREFORE, the Parties hereto agree as follows:

1. Site Location. The Township hereby grants to the County a revocable non-exclusive license to use, in common with other licensees and the Township, a certain portion of the Premises to install and maintain a drop box and video security surveillance recording system (the "License").

2. Description of Improvements. The County will install a drop box, similar to the one pictured in Exhibit A, will have the right to install a video security surveillance recording system, and will have the right to install necessary infrastructure for supplying power to and transmitting information from the surveillance recording system (the "Improvements"). The video security surveillance recording system will include a video camera and a recording system, and allow for continuous recording during use of the mail ballot drop box.

3. Funding of Improvements. The County will fund the entire costs for obtaining, installing and maintaining the drop box and video security surveillance recording system.

4. Ownership. The County retains ownership of the drop box, video security surveillance recording system, and video footage.

5. Use of Premises.

A. Mail Ballot Drop Box. The County shall be permitted to install a drop box at the Premises at any time following the execution of this Agreement. This may also include installing a cement pad to affix the box onto.

B. Video Security Surveillance Recording System. The County will have the right to install a video security surveillance recording system that includes a camera (2 megapixel IP or better) and a recording system. The video security surveillance recording system shall remain in place, functional and connected to a video recording system. This may include the installation of electrical service. The County will be responsible for obtaining and retaining the video data.

C. Signage. During all hours drop boxes are available to receive ballots the County shall be permitted to place signage adjacent to the drop box for the purpose of helping the public locate the drop box and to provide information to voters regarding the use of the box.

6. Maintenance.

A. At all times pertinent to this Agreement, the Township shall, at the Township's expense, maintain the Premises in good repair.

B. During all times at which the drop box and video security surveillance recording systems are installed and in use at the Premises, the County shall maintain such equipment in good repair.

7. Access. The County, its agents and contractors shall have the right of ingress and egress in, to, through, over, and across the Premises for any purpose necessary and at any and all times necessary or convenient to both Parties for the full enjoyment of the rights granted to it in the License granted in this Agreement.

8. Damage to Premises. The County shall be responsible for repair/replacement of Township property damaged by the County pursuant to this Agreement.

9. Notices. Any notices to be provided under this Agreement shall be given in writing and either delivered by hand, electronic mail, or deposited in the United States mail with sufficient postage to the addresses set forth below:

To the County: Frank Dean
 Montgomery County Mail-in Election Director
 1430 DeKalb Street
 Norristown, PA 19404-0311

To the Township: Paul A. Leonard, Manager
 Upper Dublin Township
 801 Loch Alsh Avenue
 Fort Washington, PA 19034

10. Counterparts. This Agreement may be executed in two duplicate counterparts, each of which is deemed to be an original.

11. Governing Law. The terms, covenants and provisions hereof shall be governed by and construed under the applicable laws of the Commonwealth of Pennsylvania. For the resolution of any dispute arising hereunder, venue shall be in the Court of Common Pleas of Montgomery County, Pennsylvania.

12. Headings. All section headings are for convenience or reference only and are not intended to define or limit the scope of any provision of this Agreement.

13. Extent of Agreement. This Agreement represents the entire and integrated agreement between the County and the Township and supersedes all prior negotiations, representations, or agreements, either written or verbal. Any amendments to this Agreement must be in writing and be signed by both parties.

[Remainder of page intentionally left blank.]

MONTGOMERY COUNTY

By: _____
Chair, Board of County Commissioners

ATTEST:

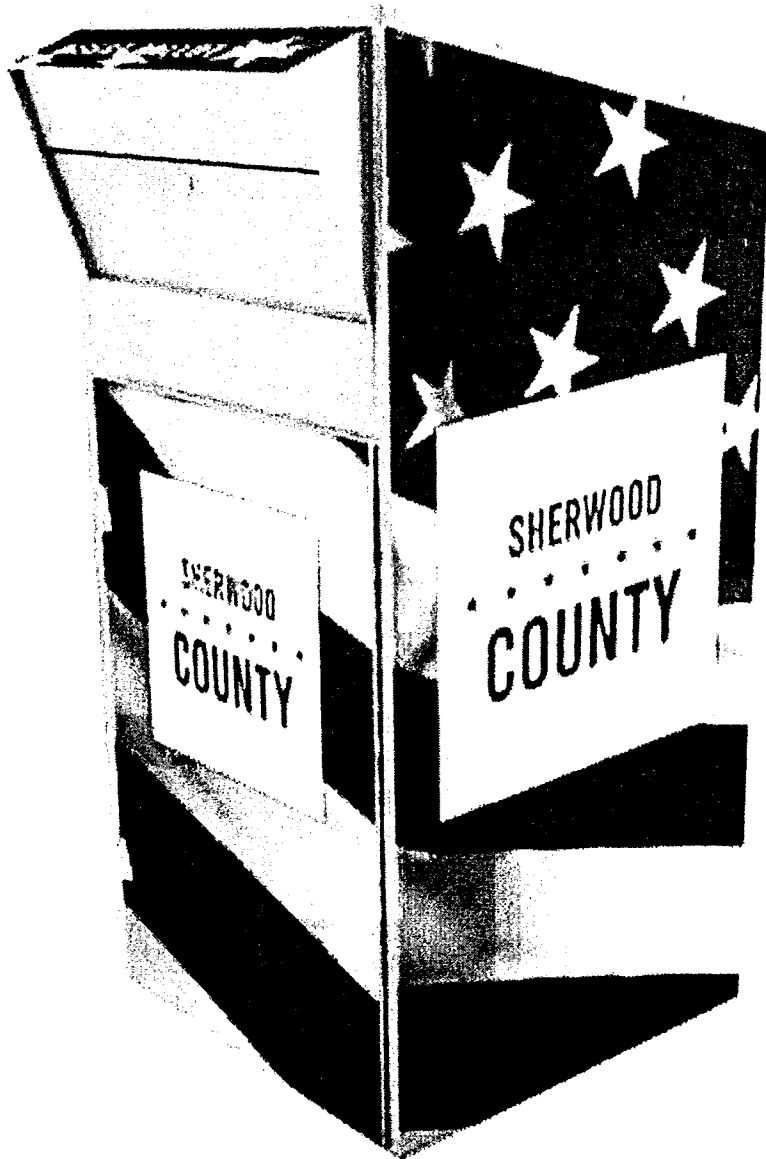
Clerk to the Board

Upper Dublin Township

By: _____

Title: Paul A. Leonard, Township Manager

Exhibit A



RESOLUTION NO. 21-2427

UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP PROCLAIMING APRIL 18-24, 2021 AS UPPER DUBLIN TOWNSHIP CLASSICS WEEK

Whereas, the Classics and Classical Antiquity continue to play an important role in modern society, from government and laws to literature, language and arts; and,

Whereas, the Upper Dublin Junior Classical League is committed to furthering education in the Classics while bettering the future of American communities through education ventures, publicity activities, and community service endeavors; and,

Whereas, throughout the Township of Upper Dublin, there is a chapter comprised of 84 high school Latin, Greek, and Classics students; and,

Whereas, the members of the Upper Dublin Junior Classical League recognize the positive influence of classical culture upon our society by giving back in their communities in affirmation of the classical principle that good citizenship is inseparable from education; and,

Whereas, Upper Dublin Township Classics Week is held in commemoration of the tradition "Birthday" of Rome, April 21st, offering the opportunity to promote and connect with the legacies of Greece and Rome.


Therefore, be it resolved, for the reasons stated above, that Township of Upper Dublin does hereby proclaim April 18 – 24, 2021 as Upper Dublin Township Classics Week throughout the Township of Upper Dublin and urges its citizens to recognize the cultural bond between American Society and those of classical antiquity and to join the Upper Dublin Junior Classical League in activities to celebrate the classics.

SO RESOLVED this 11th day of May 2021.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

By: 
IRA S. TACKEL, President

ATTEST:



PAUL A. LEONARD, Township Manager/Secretary

RESOLUTION NO. 21-2428

UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP SUPPORTING HOUSE BILL 606 AND SENATE BILL 419 ALLOWING LOCAL USE OF RADAR.

Whereas, public safety is one of the primary functions of municipal government; and

Whereas, motorists traveling at excessive speeds is a public safety concern; and

Whereas, driving in excess of the posted speed-limit is a violation of law; and

Whereas, speeding motorists on local roads is one of the most common safety concerns voiced by constituents to local elected officials; and

Whereas, municipal police are not authorized to use radar and LIDAR, the speed-timing tools used by the State Police including on the local roads they patrol; and

Whereas, Pennsylvania is the only state in the nation that prohibits municipal police from using radar and LIDAR which are considered the safest, most efficient, and most economical speed-timing devices; and

Whereas, the National Highway Traffic Safety Administration reported that nationally in 2018 85% of all speeding-related traffic fatalities occurred on local roads where posted speeds are 55 miles or less per hour; and

Whereas, Pennsylvania has the distinction as one of the states with the worst record for speeding-related fatalities based upon statistics compiled by the National Highway Traffic Safety Administration for 2018. Additionally, Pennsylvania had the 3rd highest number of speeding-related fatalities and the 3rd highest number of speeding-related fatalities on local roadways in the country; and

Whereas, it is a falsehood that municipalities will use these devices to generate local revenue as a municipality receives only a small portion of the base fine which does not cover the personnel costs of using these devices.

Therefore, be it resolved, for the reasons stated above, the Township of Upper Dublin urges the General Assembly to authorize the local use of radar.

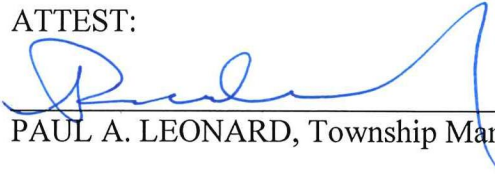
Be it further resolved, the governing body of Upper Dublin Township urges its citizens who support local use of radar and LIDAR to contact Representatives Ben Sanchez, Nancy Guent, Todd Stephens and Senator Vincent Hughes and express support for passage of House Bill 606 and Senate Bill 419.

SO RESOLVED this 11th day of May 2021.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

By: 
IRA S. TACKEL, President

ATTEST:


PAUL A. LEONARD, Township Manager/Secretary

UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 21- 2429

A RESOLUTION TO ADOPT A POLICY IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 702 OF THE FIRST CLASS TOWNSHIP CODE TO PERMIT THE BOARD OF COMMISSIONERS TO CONDUCT HYBRID MEETINGS UTILIZING TELECOMMUNICATIONS TECHNOLOGY, INCLUDING COMPUTER TERMINALS, PROVIDED A QUORUM IS PRESENT AT THE MEETING SITE, AND PROVIDED ALL PARTICIPANTS CAN SPEAK WITH AND HEAR ALL MEMBERS OF THE BOARD AND CAN HEAR AND RESPOND TO ALL COMMENTS BY THE PUBLIC ATTENDING THE MEETING.

WHEREAS, after the onset of the declared Public State of Emergency and Mitigation Orders issued by the Commonwealth of Pennsylvania related to the Covid-19 Pandemic, the Board of Commissioners began meeting utilizing computer technology which allowed all members of the Board and the participating members of the public to see and hear each other to conduct meetings of the Board of Commissioners;

WHEREAS, the Mitigation Orders requiring limited building capacity and social distancing by attendees will expire effective May 31, 2021;

WHEREAS, Section 702(b.1) of the First Class Township Code, as amended, permits the use of telecommunication devices, including computer technology, for use at a public meeting pursuant to an established policy, provided a quorum is present at the meeting site and the equipment used for communications permits the ability of the attendees to hear and communicate with each other, participate in voting, hear and respond to any members of the public that may be physically present at the meeting;

WHEREAS, Section 702 further provides that if a Board member present at the site of the meeting has to recuse themselves from consideration of an item, the quorum will be preserved if those present by telecommunication constitute a majority of the Board; and,

WHEREAS, the Board of Commissioners wish to adopt a policy in accordance with the requirements of Section 702(b.1) of the First Class Township Code in order to hold meetings in person with telecommunication participation by Board members.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of Upper Dublin Township do hereby enact a policy for meetings held in person and with participation by telecommunication as follows:

1. A quorum of the Board must be present at the advertised meeting site.

2. Any member wishing to participate by telecommunication, including computer technology, must be able to hear and communicate with all members of the Board, including during matters requiring a vote, and able to hear and respond to any member of the public.

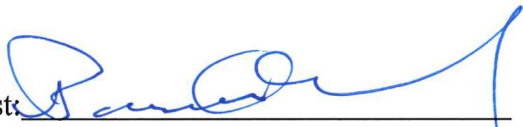
3. Once a quorum is established for the meeting by those physically present at the advertised meeting site, the quorum will continue provided enough persons are present through telecommunication service if any member on site is required to recuse themselves during the meeting.


4. The Board members and public physically present at the meeting site must be able to hear the off-site participants and to communicate with them.

5. This policy will become effective for all Board of Commissioners' meetings, and other authorized Boards, Commissions, Committees, and Sub-Committees of the Township, not including those Boards governed by other statutes such as the Zoning Hearing Board, thirty (30) days after adoption by the Board of Commissioners.

ADOPTED this 11th day of May, 2021 by the Board of Commissioners of Upper Dublin Township, in lawful session duly assembled.

(SEAL)

Attest: 
Paul A. Leonard, Township Secretary

By: 
Ira S. Tackel, President

RESOLUTION NO. 21-2430

Appendix II – Authorized Official Resolution

Be it RESOLVED, that the Township of Upper Dublin (Name of Applicant) of Montgomery (Name of County) hereby request an Greenways, Trails and Recreation Program (GTRP) grant of \$250,000 from the Commonwealth Financing Authority to be used for Twining Valley Park Phase 2.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Township Manager Paul A. Leonard (Name and Title) and Board President Ira S. Tackel (Name and Title) as the official(s) to execute all documents and agreements between the Township of Upper Dublin (Name of Applicant) and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Paul Leonard, duly qualified Secretary of the Township of Upper Dublin (Name of Applicant), Montgomery (Name of County) County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners (Governing Body) at a regular meeting held May 11, 2021 (Date) and said Resolution has been recorded in the Minutes of the Township of Upper Dublin (Applicant) and remains in effect as of this date.


IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Upper Dublin (Applicant),
this 11th day of May, 2021.

Upper Dublin Township
Name of Applicant

Board of Commissioners
Upper Dublin Township

Montgomery
County

BY: 
Ira S. Tackel, President


Secretary, Paul A. Leonard

RESOLUTION NO. 21-2431

Appendix II – Authorized Official Resolution

Be it RESOLVED, that the Township of Upper Dublin (Name of Applicant) of Montgomery (Name of County) hereby request an Greenways, Trails and Recreation Program (GTRP) grant of \$ 250,000 from the Commonwealth Financing Authority to be used for Cross County Trail Camp Hill Road Connection

Be it FURTHER RESOLVED, that the Applicant does hereby designate Paul A. Leonard (Name and Title) ^{Township Manager} ~~Board President~~ and Ira S. Tackel (Name and Title) as the official(s) to execute all documents and agreements between the Township of Upper Dublin (Name of Applicant) and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Paul Leonard ^{Township of Upper} ~~duly~~ qualified Secretary of the Dublin (Name of Applicant), Montgomery (Name of County) County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners (Governing Body) at a regular meeting held May 11, 2021 (Date) and said Resolution has been recorded in the Minutes of the Township of Upper Dublin (Applicant) and remains in effect as of this date.

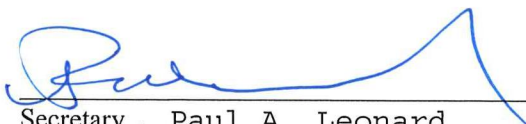
IN WITNESS THEREOF, I affix my hand and attach the seal of the Dublin (Applicant),
this 11th day of May, 2021.

Upper Dublin Township
Name of Applicant

Board of Commissioners
Upper Dublin Township

Montgomery
County

By: 
Ira S. Tackel, President


Secretary, Paul A. Leonard

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 21-2432

**A RESOLUTION ACKNOWLEDGING JUNE 2021
TO BE PRIDE MONTH**

WHEREAS, since the 1998 declaration of President William Clinton, June of each year has been set aside as Pride Month; and

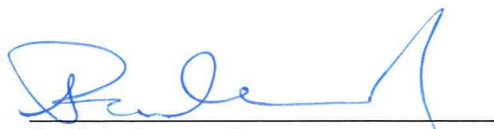
WHEREAS, Pride is a movement that celebrates sexual diversity and provides a way for lesbian, gay, bisexual and transgender (LGBTQ) people to protest about discrimination and violence; but it is also a way of promoting the dignity, equal rights, self-awareness and self-affirmation of the LGBTQ community and of increasing society's awareness of the issues that they face.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Upper Dublin Township:

The Board of Commissioners, wishing to affirm that all people deserve to live with dignity and respect, free from fear and violence, and protected against discrimination, regardless of their gender identity or sexual orientation, hereby calls upon the citizens of Upper Dublin Township to share with one another in celebrating June, 2021 as Pride Month, and in recognizing the manifest contributions that members of the LGBTQ community, our friends and neighbors, make to the fabric of Upper Dublin Township.

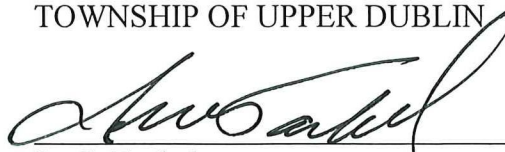
RESOLVED, this 15th day of June, 2021.

ATTEST:



Paul A. Leonard,
Secretary/Township Manager

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel,
President

RESOLUTION 21-2433

**A Resolution Authorizing Turn Restrictions at
Virginia Drive & Camp Hill Road Signalized Intersection**

Whereas, Upper Dublin Township passed Resolution 20-2387 on June 9, 2020 to authorize submittal of an Application for Traffic Signal Approval, PennDOT TE-160 Form to the Pennsylvania Department of Transportation (“Department”) to construct a new traffic signal at Virginia Drive and Camp Hill Road; and

Whereas, Upper Dublin Township signed the Application for Traffic Signal Approval, PennDOT TE-160 Form on June 9, 2020 to certify the Municipality “desires to own, operate, and maintain the traffic control device” at Virginia Drive and Camp Hill Road upon approval of a Traffic Signal Permit from the Department; and

Whereas, Boles Smyth Associates prepared and submitted a Traffic Signal Warrant Analysis application to the Department on October 7, 2020 that contained Resolution 20-2387, PennDOT TE-160 Form, Location Map, Photo Tour, Crash Data analysis, Speed Study analysis, Traffic Signal Warrant Analysis worksheet, Turn Restrictions Engineering and Traffic Study PennDOT TE-110 Form, Synchro Capacity analysis and Traffic Volume 14-hour turning movement count; and

Whereas, the Department reviewed the application for completeness, consistency and compliance with applicable Department Regulations and issued a letter on December 17, 2020 stating the Department will authorize a new traffic signal at the intersection based on meeting the Peak Hour Warrant, that turn restrictions should be evaluated per PennDOT Publication 212, and the traffic engineer should complete the signal design; and

Whereas, Boles Smyth Associates has performed a traffic engineering study to analyze turns at the intersection and recommend certain turn restrictions per a Traffic Signal Turn Restriction Evaluation and Recommendations study transmitted to the Department on May 12, 2021 that contained the PennDOT TE-110 Form with attached Engineering Judgement, Truck Turning Templates, Location Map, Photo Tour, Crash Data analysis, Speed Study analysis and Traffic Volume 14-hour turning movement count; and

Whereas, the Department responded by email on May 12, 2021 that the PennDOT TE-110 Form to authorize turn restrictions will not require PennDOT signature because Virginia Drive and Camp Hill Road are local roads;

NOW, THEREFORE be it RESOLVED, that the Township of Upper Dublin of Montgomery County hereby authorizes the following Turn Restrictions be included with the Traffic Signal Permit to be reviewed and approved by the Department for the traffic control device at Virginia Drive and Camp Hill Road:

1. FULL TIME RESTRICTION – Left turns from Eastbound Virginia Drive to Northbound Camp Hill Road, and

2. FULL TIME RESTRICTION – Left turns from Westbound Virginia Drive to Southbound Camp Hill Road, and
3. PART TIME RESTRICTION BETWEEN 7:00 AM and 9:00 AM – Left turns from Northbound Camp Hill Road to Westbound Virginia Drive

Be it FURTHER RESOLVED, that the applicant does hereby designate Paul A. Leonard, Township Manager and Ira S. Tackel, President of the Board of Commissioners as the officials to execute all documents and agreements between the Township of Upper Dublin and the Department to execute the Traffic Signal Permit.

I, Paul A. Leonard, duly qualified Secretary of the Township of Upper Dublin, Montgomery County, PA. hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners at a regular meeting held June 15, 2021 and said Resolution has been recorded in the Minutes of the Township of Upper Dublin and remains in effect as of this date.

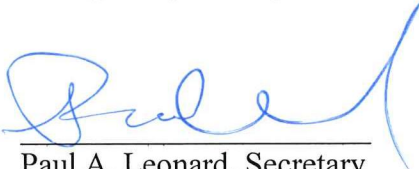
IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Upper Dublin this 15th day of June, 2021.

Upper Dublin Township

Board of Commissioners
Upper Dublin Township

Montgomery County

By: 
Ira S. Tackel, President


Paul A. Leonard, Secretary

RESOLUTION 21-2434

A Resolution Authorizing the Submission of a GRANT APPLICATION FOR THE 2021 Round of the County Transportation Program

Whereas, Montgomery County has established the County Transportation Program as a competitive funding program to assist municipalities with improving transportation infrastructure throughout the county: and

Whereas, the County is accepting grant applications to fund transportation projects that meet the eligibility requirements for County Fee for Local Use funds, including construction and repair of public roads and bridges, acquisition and maintenance of traffic signs and signals, lane and crosswalk painting and marking, and curb ramps: and

Whereas, Upper Dublin Township wishes to obtain \$275,000 from the 2021 County Transportation Program to match the local funding commitment of \$200,000 for the Virginia Drive & Camp Hill Road Signalization Project with connection to the Cross County Trail.

Whereas, PennDOT has reviewed a Traffic Signal Warrant Analysis for the intersection and determined the Peak Hour Warrant has been satisfied and Upper Dublin Township has passed a Resolution to construct and maintain the new traffic signal, and

Whereas, Upper Dublin Township and the Upper Dublin Township Municipal Authority have completed and/or are advancing several other Cross County Trail projects that will complete construction of the Circuit Trail from Pennsylvania Avenue to Beacon Hill/Bantry Drive, a distance of 3.0 miles, and this project will provide new pedestrian crossings at the traffic signal to connect with the trail, and

Whereas, turns are currently restricted in all directions at the intersection and this project will analyze allowing turns where safe and feasible to increase access to/from the Greater Fort Washington District, a mixed-use zoned destination center, and

Whereas, public participation has been ongoing. This includes the Township's Comprehensive Plan with 32 public meetings/hearings and workshops, then the Township's "Open Space and Environmental Resource Protection Plan and 25 CORE meetings. It also includes the Fort Washington Office Park "Transportation Demand Management Plan" and over 50 public meetings of the Upper Dublin Township Municipal Authority that have been held since its creation in 2016. The Township and Authority are committed to continuing these efforts in the future by maintaining the committees and groups already involved, as well as through televised public meetings, news releases, newsletters and electronic updates through the use of its website and social media.

NOW, THEREFORE be it RESOLVED, that the Township of Upper Dublin of Montgomery County hereby request a 2021 County Transportation Grant of \$275,000 from the Montgomery County Transportation Program to be used for the Virginia Drive & Camp Hill Road Signalization Project with connection to the Cross County Trail.

Be it FURTHER RESOLVED, that the applicant does hereby designate Paul A. Leonard, Township Manager and Ira S. Tackel, President of the Board of Commissioners as the officials to execute all documents and agreements between the Township of Upper Dublin and the Montgomery County to facilitate and assist in obtaining the requested grant.

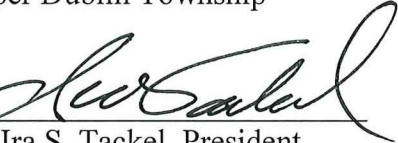
I, Paul A. Leonard, duly qualified Secretary of the Township of Upper Dublin, Montgomery County, PA. hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners at a regular meeting held June 15, 2021 and said Resolution has been recorded in the Minutes of the Township of Upper Dublin and remains in effect as of this date.

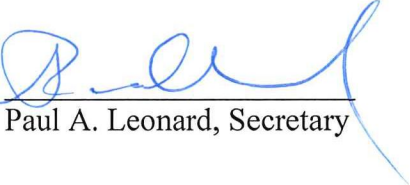
IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Upper Dublin this 15th day of June, 2021.

Upper Dublin Township

Board of Commissioners
Upper Dublin Township

Montgomery County

By: 
Ira S. Tackel, President


Paul A. Leonard, Secretary

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 21-2435

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
UPPER DUBLIN TOWNSHIP AUTHORIZING THE EXTENSION
OF THE AGREEMENT FOR RECYCLING SERVICES WITH J.P.
MASCARO & SONS, DATED OCTOBER 22, 2015, FOR AN
ADDITIONAL PERIOD OF SIX MONTHS, WITH CERTAIN
PRICE CHANGES FOR CERTAIN SERVICES**

WHEREAS, the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township") executed an Agreement for Recycling Services (the "Agreement") with J.P. Mascaro & Sons, dated October 22, 2015, for a term of three (3) years, with Township options to renew for up to an additional two (2) years; and

WHEREAS, the Township exercised both renewal options to extend and renew the Agreement, which renewal term expired on or about November 20, 2020; and

WHEREAS, in response to the COVID-19 pandemic and to avoid an interruption in service, the Township extended the Agreement for two additional six (6) month periods; and

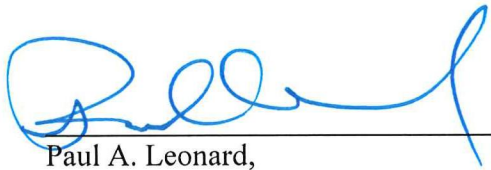
WHEREAS, it is in the best interests of the public health, safety and welfare of the Township and its residents to enter into an additional addendum to the Agreement for Recycling Services with J.P. Mascaro & Sons, dated October 22, 2015, in order to extend the term of that Agreement for an additional six (6) month period, subject to a change in the fixed processing price, as shown on attached Exhibit "A."

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Upper Dublin Township that the Township of Upper Dublin is hereby authorized to enter into an Addendum to the Agreement for Recycling Services with J.P. Mascaro & Sons, dated October 22, 2015, in order to extend the term of that Agreement for an additional six (6) month period,

subject a change in the fixed processing price, as shown on attached Exhibit "A."

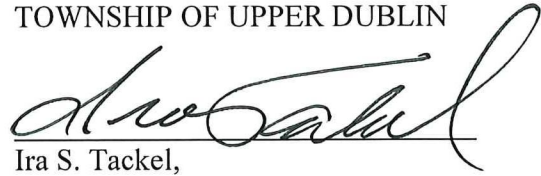
RESOLVED by the Board of Commissioners of Upper Dublin Township this 13th day of July, 2021.

ATTEST:



Paul A. Leonard,
Secretary/Township Manager

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel,
President

EXHIBIT "A"

**ADDENDUM TO OCTOBER 22, 2015 AGREEMENT
FOR RECYCLING SERVICES BETWEEN THE MONTGOMERY
COUNTY CONSORTIUM OF RECYCLING COMMUNITIES AND
SOLID WASTE SERVICES, INC. d/b/a J. P. MASCARO & SONS**

THIS ADDENDUM is entered into between THE MONTGOMERY COUNTY CONSORTIUM OF RECYCLING COMMUNITIES ("Consortium") on the one part; and SOLID WASTE SERVICES, INC. d/b/a J. P. MASCARO & SONS ("Mascaro") on the other part.

WITNESSETH:

WHEREAS, the Consortium and Mascaro entered into an Agreement dated October 22, 2015 for the Acceptance and Processing of Recyclable Materials, Including Operation of the Consortium's Recycling Transfer Facility, for the period of October 22, 2015 through October 21, 2020 (including option years exercised) ("Agreement"); and

WHEREAS, the Consortium voted to extend the Agreement for six (6) months, from October 22, 2020 through April 21, 2021, and for an additional six (6) months, from April 22, 2021 through October 21, 2021, and Mascaro continued to provide services during that time; and

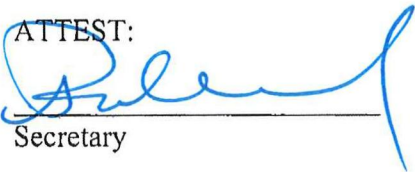
WHEREAS, the Consortium desires to extend the Agreement for an additional period of six (6) months, from October 22, 2021 through April 21, 2022, and Mascaro has agreed to continue providing services during that time;

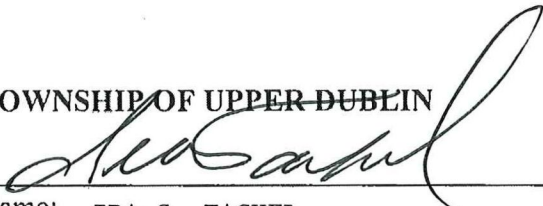
NOW, THEREFORE, the parties hereby agree that:

1. Mascaro shall provide the same services as currently provided under the Agreement for the period October 22, 2021 through April 21, 2022.

2. Mascaro's price for said services from October 22, 2021 through April 21, 2022 shall be as provided for in the previous Agreement, with the exception of a 3.7% increase in the fixed processing price (\$140.00 per ton) during this extension period.

3. All remaining terms and conditions of the October 22, 2015 Agreement shall remain in full force and effect.

ATTEST:

Secretary

BY: 
TOWNSHIP OF UPPER DUBLIN
Name: IRA S. TACKEL
Title: PRESIDENT, BOARD OF COMMISSIONERS
Date: 7/13/2021

ATTEST:

Secretary

BY: _____
SPRINGFIELD TOWNSHIP
Name: _____
Title: _____
Date: _____

ATTEST:

Secretary

BY: _____
ABINGTON TOWNSHIP
Name: _____
Title: _____
Date: _____

ATTEST:

Secretary

BY: _____
CHELTENHAM TOWNSHIP
Name: _____
Title: _____
Date: _____

ATTEST:

HATBORO BOROUGH

Secretary

BY:

Name: _____
Title: _____

Date: _____

ATTEST:

PLYMOUTH TOWNSHIP

Secretary

BY:

Name: _____
Title: _____

Date: _____

ATTEST:

UPPER MORELAND TOWNSHIP

Secretary

BY:

Name: _____
Title: _____

Date: _____

ATTEST:

TOWNSHIP OF UPPER DUBLIN

Secretary

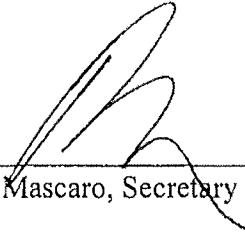
BY:

Name: _____
Title: _____

Date: _____

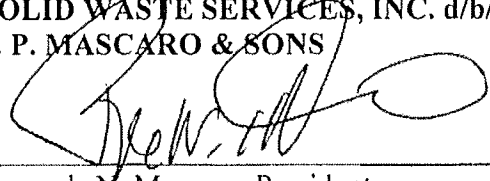
ATTEST:

**CONTRACTOR:
SOLID WASTE SERVICES, INC. d/b/a
J. P. MASCARO & SONS**



Michael Mascaro, Secretary

BY:



Pasquale M. Mascaro, President

Date: June 30, 2021

RESOLUTION NO. 21-2436

RESOLUTION TO ENTER INTO A PLANNING ASSISTANCE CONTRACT BETWEEN COMMISSIONERS OF MONTGOMERY COUNTY AND UPPER DUBLIN TOWNSHIP FOR PLANNING ASSISTANCE AND TECHNICAL SERVICES TO BE PROVIDED TO THE TOWNSHIP BY THE MONTGOMERY COUNTY PLANNING COMMISSION FOR A THREE-YEAR TERM BEGINNING JULY 1, 2021 AT A TOTAL COST TO THE TOWNSHIP OF 50% of \$51,408.

WHEREAS, the Commissioners of Montgomery County (hereinafter the "County") have created the Montgomery County Planning Commission (hereinafter "MCPC") for the purpose of providing planning assistance and technical services to municipalities in Montgomery County; and

WHEREAS, Upper Dublin Township has previously employed the services of the MCPC and wishes to continue to receive those services; and

WHEREAS, the MCPC has presented to the Township a Planning Assistance Contract between Commissioners of Montgomery County and Upper Dublin Township (hereinafter the "Contract"); including as Exhibit "A", a Resolution of the MCPC Updating the Scope of Services and Adjusting the Fee Schedule for Community Planning Assistance Contract; and

WHEREAS, the Contract would be effective July 1, 2021 and would run through June 30, 2024, at a total cost to the Township of 50% of \$51,408 for the three-year term, upon approval by the Township.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Upper Dublin Township hereby authorizes and directs the President of the Board of Commissioners and the Township Manager to execute the said Contract and any additional documentation necessary to effectuate said Contract.

ADOPTED this 13th day of July, 2021.

BOARD OF COMMISSIONERS
TOWNSHIP OF UPPER DUBLIN

Attest:


Paul A. Leonard, Secretary

By: 
Ira S. Tackel, President

EXHIBIT "A"

**PLANNING ASSISTANCE CONTRACT
BETWEEN COMMISSIONERS OF MONTGOMERY COUNTY
AND UPPER DUBLIN TOWNSHIP**

THIS CONTRACT made the first day of July 2021, between Commissioners of Montgomery County (herein called County) and Upper Dublin Township of Montgomery County, Pennsylvania (herein called Municipality).

WITNESSETH THAT:

WHEREAS, County has created the Montgomery County Planning Commission (herein called MCPC), and

WHEREAS, Resolution 70-3, dated March 11, 1970, established policies for local planning assistance, a cost sharing formula and a schedule of fees and charges by which the services of MCPC's staff was offered to assist the 62 municipalities in the county, and

WHEREAS, the Municipality has requested the MCPC to provide planning assistance under the terms specified herein, and

WHEREAS, the County of Montgomery, acting through the MCPC proposes to render assistance to the Municipality in the form of technical services, pursuant to Pennsylvania Municipalities Planning Code, Act 247, as amended.

NOW THEREFORE, in consideration of the mutual promises hereafter made, the parties hereto, intending to be legally bound under the Uniform Written Obligations Act of the Commonwealth of Pennsylvania, do hereby agree that:

A. MCPC Assistance

1. The MCPC will assign one or more professional planners, and supporting staff, to meet the categories outlined in Exhibit B.

B. Services of Municipality

1. Officials, employees, staff and members of the planning commission of the Municipality will cooperate with MCPC in the discharge of its responsibilities hereunder.
2. All pertinent Municipality records and data shall be made available for the use of the MCPC.

C. Schedule of Time and Compensation

1. The established and agreed total cost is **\$51,408**.

2. The compensation is subject to Resolution 21-4.1, Exhibit A.
3. This contract shall become effective on July 1, 2021 and shall terminate on June 30, 2024.
4. Municipality's payment to MCPC shall not exceed fifty percent (50%) of the total cost as set forth in C.1 above. This includes any federal or state optional funding arrangements equal to the municipal share set forth in Exhibit C.
5. The total cost of the printing and publication of Major Products (Reports and Maps) shall be negotiated on a case-by-case basis.
6. Municipality shall pay MCPC on the following basis:

| <u>Date</u> | <u>Amount</u> |
|--------------|---------------|
| October 2021 | \$4,242.00 |
| April 2022 | \$4,242.00 |
| October 2022 | \$4,284.00 |
| April 2023 | \$4,284.00 |
| October 2023 | \$4,326.00 |
| April 2024 | \$4,326.00 |

D. Miscellaneous

1. Either party may terminate this contract by giving the other at least sixty (60) days written notice thereof, and a pro rata adjustment shall be made based on the compilation of costs incurred and services performed by the MCPC. In the event of cessation of services by the MCPC prior to the termination date in the contract, the MCPC shall be paid for costs and services to the date of such cessation and the MCPC and the County of Montgomery shall, in no event, be liable to Municipality for breach of this contract due to cessation of its services.
2. The scope of work to be done under this contract shall be subject to modifications or supplements upon the written agreement of the duly authorized representatives of the contracting parties. It is the understanding of all parties to this contract that no modification of the program shall be made that would change the total cost unless such changes, including any increase or decrease in the amount of the MCPC's compensation, are mutually agreed upon by and between the parties hereto. Such changes will be accomplished as follows: a) any decrease in the amount of MCPC's compensation shall be incorporated in written amendments to this contract; b) any increase in the amount of MCPC's compensation in excess of \$1500 (i.e. \$3000 total change) shall be incorporated in written amendments to this contract; c) any increase in the amount of MCPC's compensation less than \$1500 (i.e. \$3000 total change) shall be by a letter of intent of a purchase of service (said letter of intent shall be signed by the authorized representative of the municipality and by the Director of the MCPC); and d) any substitution or modification of the work items in B. of Exhibit B, not involving a change in compensation, shall be by a letter of intent as set forth in c), herein.

3. The costs of any increases in the scope of work agreed to by the contracting parties in accordance with D.2 shall be calculated on the basis of the per diem rates prevailing at the time said increase is negotiated. Any increase involving the commitment of additional monthly planner-days shall be subject to the availability of said staff time.

MUNICIPAL GOVERNING BODY

By: 

President, Township Commissioners

Attest: 

Township Manager

COMMISSIONERS OF
MONTGOMERY COUNTY

By: _____
Chairperson

Attest: _____
County

Authorized by motion or resolution of Municipality. Approved July 13, 2021.

Authorized by Resolution # _____ of County.
Approved _____, 20____.

EXHIBIT A
MONTGOMERY COUNTY PLANNING COMMISSION
FEE SCHEDULE
for
COMMUNITY PLANNING ASSISTANCE CONTRACTS

MCPC RESOLUTION #21-4.1

The fee schedule breakdown below is based on the “planner-day” which includes planner time, staff coordination and management, all support services, and incidental expenses.

A. Planning Assistance Contract Program 2020-2022 Graduated Fee Schedule

| | |
|---|------------------------------------|
| For the first year of a three-year contract: | Per Planner-Day = \$ 707.00 |
| For the second year of a three-year contract: | Per Planner-Day = \$ 714.00 |
| For the third year of a three-year contract: | Per Planner-Day = \$ 721.00 |

B. Planning Assistance Contract Program 2020-2022 Flat Fee Schedule

| | |
|-------------------------------------|------------------------------------|
| Per year for a three-year contract: | Per Planner-Day = \$ 714.00 |
|-------------------------------------|------------------------------------|

C. Letter of Intent Contract Program/Short-Term Contracts and Subpoenaed Appearances:

Per Planner-Day = \$ 728.00

The share of municipal governmental financial commitment shall be 50 percent of the contract's total cost as shown in Exhibit C.

A minimum number of night meetings will be specified in each contract dependent upon the work program, and they shall be calculated at the rate of two night meetings being the equivalent of one planner-day.

EXHIBIT B
CATEGORIES OF ASSISTANCE

A. General Services

1. Meeting Attendance. A professional planner(s) will be assigned to the Municipality. The planner(s) will attend meetings of the Township Commissioners as requested to review work being conducted under the planning assistance contract and to keep abreast of current planning issues and concerns to the Municipality. The planner(s) will attend other meetings, such as public hearings, Township Commissioners meetings, Zoning Hearing Board meetings, meetings of other appointed agencies and boards of the Municipality, joint meetings of some or all such agencies and boards, and citizens' group meetings at which his or her attendance is appropriate (with the concurrence of the Township Commissioners). Attendance of multiple night meetings per year has been included in the contract. However, any adjustments to the number of meetings actually attended, either up or down, will be traded off with planner-days of service provided, at the rate of one-half (½) planner-day for each meeting adjusted.
2. Act 247 Reviews. During the course of the contract, the assigned planner(s) will be responsible for all reviews (subdivision, land developments, and ordinance amendments) required by Act 247, "The Pennsylvania Municipalities Planning Code." Zoning Hearing Board reviews shall be prepared as necessary. MCPC will provide in-depth assistance in the review of all significant land developments, including special meeting attendance, development of alternative site designs, detailed recommendations for landscaping and the drafting of applicable amendments for zoning and land development regulations.
3. If any assistance required by the Municipality exceeds the scope of this contract, it is understood by both the Municipality and MCPC that the costs associated with the work program will be finalized by Letter of Intent.

B. Flexible Assistance:

The planner(s) will provide contingency services and technical assistance to the Township to an extent not exceeding an average of two (2) planner-days per month throughout the duration of the contract. The planner(s) will prepare detailed in-depth land development reviews as needed. These reviews will go beyond the traditional reviews performed by MCPC to provide a level of assistance not typically provided for under Act 247. This may include detailed redesign concepts and alternative zoning strategies when appropriate. The land development reviews will focus on sound planning and design principles as a means to guide the impacts of land development within the Township.

The planner(s) will also prepare any zoning or subdivision ordinance, or any planning study that is of a limited scope, that the Township Planning Commission, Township Commissioners, or Township staff identifies as a priority. If any assistance item(s) required by the Township exceed the scope of this contract, it is understood by both the Township and MCPC that the item(s) and the associated costs will be finalized by a Letter of Intent.

EXHIBIT C
CONTRACT COSTS AND MUNICIPAL SHARE
July 1, 2021 – June 30, 2023

| | | <u>Total Cost</u> | <u>Municipal Share (50%)</u> |
|---|--------------------------------|---------------------------|------------------------------|
| <u>Year One</u> | | | |
| 2 | Planner Days/Month @ \$707/day | \$16,968.00 | \$ 8,484.00 |
| <u>Year Two</u> | | | |
| 2 | Planner Days/Month @ \$714/day | \$17,136.00 | \$ 8,568.00 |
| <u>Year Three</u> | | | |
| 2 | Planner Days/Month @ \$721/day | \$17,304.00 | \$ 8,652.00 |
| <i>Total Contract Costs (Years 1-3)</i> | | <u>\$51,408.00</u> | <u>\$25,704.00</u> |

SUMMARY OF INVOICES

| | |
|--------------------------|------------|
| <u>Year One</u> | |
| October 2021 (Invoice 1) | \$4,242.00 |
| April 2022 (Invoice 2) | \$4,242.00 |
| <u>Year Two</u> | |
| October 2022 (Invoice 3) | \$4,284.00 |
| April 2023 (Invoice 4) | \$4,284.00 |
| <u>Year Three</u> | |
| October 2023 (Invoice 5) | \$4,326.00 |
| April 2024 (Invoice 6) | \$4,326.00 |

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 21- 2437
LAND DEVELOPMENT APPLICATION U.D. NO. 21-09 FOR WAIVER OF LAND
DEVELOPMENT APPROVAL FOR MANUFACTURERS' GOLF & COUNTRY CLUB

WHEREAS, Manufacturers' Golf & Country Club ("Developer") is the owner of a property located at 511 Dreshertown Road, comprising approximately 194 acres of land (the "Property"); and,

WHEREAS, the Property is located in the RE-Recreational Zoning District, and expansion of the existing use is permitted by right, subject to approval of land development plans; and,

WHEREAS, the Property will be developed pursuant to Site Plans prepared by Woodrow & Associates, Inc., dated January 7, 2021, last revised April 16, 2021, consisting of 7 sheets (the "Plans"), which is incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Developer desires to obtain a waiver of filing formal land development plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Developer obtained a recommendation for a waiver of land development from the Township Planning Commission.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants a waiver from filing formal land development plans for improvements of a non-residential building subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, and the terms and conditions of this Resolution.
3. Developer will comply with conditions outlined in the Township Engineer memorandum dated July 19, 2021, and the Township Zoning Officer memorandum of July 19, 2021.
4. Developer agrees to repair fencing along property border in the vicinity of Martin Lane as directed by the Township.
5. Developer agrees to prohibit the use of the new bar/patio for weddings, parties and special events, and that the Bar/patio will be closed by 9:00 P.M.
6. Developer agrees to install lighting controls acceptable to the Township.

7. Developer will provide a deed of dedication along Dreshertown Road for 40 feet of right-of-way, from centerline, along the frontage.
8. Developer agrees to submit for all necessary and required construction permits, including but not limited to Building, Zoning, Grading, ADA compliance, Health Department or other County requirements, and conform to any sprinklering requirements.
9. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans, and compliance with this resolution shall be borne entirely by the Developer and shall be at no cost to the Township.

Approved by the Board of Commissioners of Upper Dublin Township this 10th day of August, 2021.

UPPER DUBLIN TOWNSHIP

By: 

IRA S. TACKEL, President

ATTEST:



JONATHAN BLEEMER, Assistant Township Manager

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 21- 2438
APPLICATION U.D. NO. 21-06 FOR WAIVER FROM LAND DEVELOPMENT
APPROVAL FOR ALLIANCE PARTNERS HSP, LLC

WHEREAS, Alliance Partners HSP, LLC (“Developer”) is the owner of a property located at 500 Virginia Drive, comprising approximately 27.5 acres of land (the "Property"); and,

WHEREAS, the Property is located in the GFW Zoning District, and the present uses are permitted use in that district; and,

WHEREAS, the applicant is making traffic modifications, parking and loading dock improvements, stormwater management, and landscaping, which are changes in use of the property and would require a land development review process as defined by the Township Code, and,

WHEREAS, the applicant has submitted exhibits depicting the modifications, on plans prepared by Bohler Engineering, Inc. dated 4/29/2021 (the “Plans”), which are incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Developer desires the Township to grant a waiver from seeking formal Land Development approval in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby approves a waiver from submission of formal land development plans, and receipt of formal land development approval subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in accordance with the Plans, the comments and details on the Plans, the terms and conditions of this Resolution, and the terms and conditions of a Development Agreement between the Developer and the Township, in a form to be approved by the Township Solicitor.
3. The Developer will provide security in a form acceptable to the Township Solicitor and in an amount to be agreed upon by the Township Engineer for the infrastructure improvements and landscaping shown on the Plans.
4. The Developer shall comply with all conditions set forth in the review letter of the Township Engineer, Tom Fountain, dated August 10, 2021, attached as Exhibit ‘A’.
5. The Developer shall establish an access easement agreement to the satisfaction of Upper Dublin Township, to provide ingress/egress from Pinetown Road to the adjacent Township property.

6. The Developer shall establish an trail easement and agreement to the satisfaction of Upper Dublin Township.
7. The Developer shall comply with all conditions set forth in the review letter of the Township Lighting Consultant, Stubbe Consulting, dated May 10, 2021 except as modified herein.
8. Developer shall provide to the Township Engineer for his approval the legal descriptions for the easements and rights of way.
9. Developer agrees to provide perpetual maintenance and /or replacement, as needed, for the proposed landscaping indicated on the Plans.
10. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans and the Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.
11. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Development Agreement, and as required by the Upper Dublin Township Code, must be accomplished within ninety (90) days from the date of this Resolution unless a written extension is granted by Upper Dublin Township.

Approved by the Board of Commissioners of Upper Dublin Township this 14th day of September, 2021.

UPPER DUBLIN TOWNSHIP

By: 

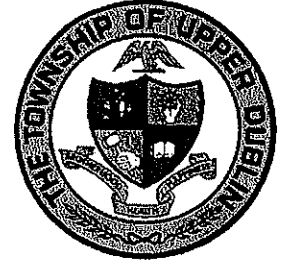
IRA S. TACKEL, President

ATTEST:


PAUL A. LEONARD, Township Manager/Secretary

Upper
Dublin

801 LOCH ALSH AVENUE
FORT WASHINGTON, PA 19034-1697
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net



IRA S. TACKEL
President

August 10, 2021

ROBERT H. MCGUCKIN
Vice President

Edmond R. Shinn, Esq.
353 W. Lancaster Ave., Suite 300
Wayne, PA 19807

LIZ FERRY

GARY V. SCARPELLO

RE: **500 VIRGINIA DRIVE**
MINOR LAND DEVELOPMENT
UD #21-06 (aka 20-02)

MEREDITH L. FERLEGER

ALYSON J. FRITZGES

CHERYL KNIGHT

Mr. Shinn:

PAUL A. LEONARD
Township Manager

Upper Dublin Township has received Minor Land Development plans for re-design of internal driveways, parking, and loading areas, at 500 Virginia Drive. The submittal consists of the following:

GILBERT P. HIGH, JR.
Solicitor

Minor Land Development Plans, Alliance HSP, 500 Virginia Drive, Sheets 1-40, dated 4/29/2021, prepared by Bohler Engineering.

We offer the following comments and requests regarding this plan:

Background

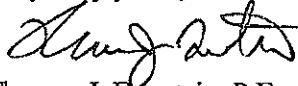
Applicant controls approximately 27.5 acres in the GFW Zoning District, and has proposed re-alignment of internal parking spaces and driveways to provide loading areas, re-configured parking areas, and additional stormwater management. Our comments are as follows:

1. Applicant is technically responsible to provide road widening and roadside drainage improvements as required by Section 212-15 of the Subdivision Code. We have no objection to a waiver from compliance with this requirement. We request that the ultimate rights-of-way along Commerce Drive/Pinetown Road, and Highland Avenue should be depicted on these plans and offered to the Township as part of the approval process.
2. Applicant should submit plans for ingress/egress and ADA compliance to the Township Code Department, to identify any potential compliance issues related to access, prior to or concurrent with Building Permit submittals.
3. The Township Traffic Consultant (Boles, Smyth) should provide comment and recommendations on any signage, striping, or turning radius requirements for the parking and traffic access improvements.

RECOMMENDATION: APPROVAL WITH CONDITIONS

We recommend conditions contained in this letter to accompany any land development approval. If you have any questions, please do not hesitate to call.

Very truly yours,



Thomas J. Fountain, P.E.
Township Engineer
Upper Dublin Township

cc: Paul Leonard, Township Manager
Jim Ennis, Township Zoning Officer
Joe Fielder, Township Code Officer
Gil High, Township Solicitor
Max Ryan, Alliance HP

K:\public works\developments\500 virginia-2021 minor ld review 1.doc

RESOLUTION NO. 21-2439

**TOWNSHIP OF UPPER DUBLIN
MONTGOMERY COUNTY, PENNSYLVANIA**

**A Resolution Authorizing Application to the
2021 PECO Green Region Open Space Program
for the Twining Valley Park Native Plant Garden Accessible Pathway & Signage**

WHEREAS, the Township of Upper Dublin (“Township”) desires to undertake the Twining Valley Park Native Plant Garden Accessible Walkway & Signage; and

WHEREAS, the Township desires to apply to the PECO Green Region Open Space Program for a grant for the purpose of carrying out this project; and

WHEREAS, the Township has received and understands the 2021 PECO Green Region Open Space Program Guidelines.

THEREFORE, BE IT RESOLVED THAT the Township Board of Commissioners hereby approves this project and authorizes application to the PECO Green Region Open Space Program in the amount of \$7,500.00, and

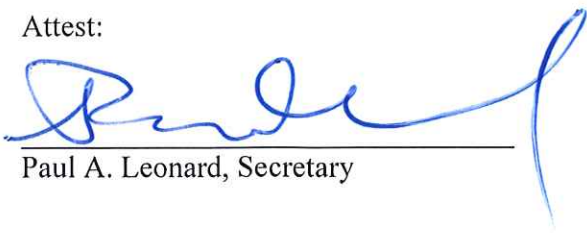
BE IT FURTHER RESOLVED, THAT, if the application is granted, the Township/Borough/City commits to the expenditure of matching funds in the amount of \$7,500.00 necessary for the project’s success.

SO RESOLVED this 12th day of October 2021.

BOARD OF COMMISSIONERS
TOWNSHIP OF UPPER DUBLIN

By: 
Ira S. Tackel, President

Attest:


Paul A. Leonard, Secretary

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 21-2440
MINOR SUBDIVISION APPLICATION U.D. NO. 20-07 FOR SUBDIVISION APPROVAL FOR THE
RESIDENTIAL PARCELS KNOWN AS "113 JACKSON AVE."

WHEREAS, Excel Investments, LLC ("Developer") is the owner of two parcels located at 113 Jackson Ave., comprising approximately 0.255 acres of land (the "Property"); and,

WHEREAS, the Property is located in the NH-North Hills Zoning District; and,

WHEREAS, the Property will be subdivided pursuant to plans prepared by Eastern/Chadrow Associates, Inc., dated March 26, 2021, consisting of sheets 1 through 5 (the "Plans"), which is incorporated herein by reference and expressly made a part hereof; except as may be modified to comply with the requirements of conditions imposed herein; and,

WHEREAS, the Developer desires to obtain final subdivision approval of the Plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants final approval of the minor subdivision as shown on the Plans subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, the comments and details on the Plans, the terms and conditions of this Resolution, in a form to be approved by the Township Solicitor and entered into prior to recording of the final plans.
3. The Developer shall comply with conditions set forth in the review letter of the Township Engineer, Tom Fountain, dated August 11, 2021.
4. Developer has requested a waiver from Subdivision Ordinance Section 212.15.B. to waive widening of Jackson Avenue in accordance with the Ordinance requirement of 2 feet of widening, and offers the Township a fee in lieu of construction, to be approved by the Township Engineer. Board of Commissioners approves the waiver subject to that condition.
5. Developer shall provide to the Township Engineer for his approval the legal descriptions for the easements and rights of way, prior to the Plans being recorded. Legal descriptions and geometric closures for the individual lots shall be provided to the Township prior to the conveyance of the individual lots/homes.
6. Developer shall provide deeds of dedication in a form and manner approved by the Township Solicitor. All deeds shall be accompanied by title insurance benefitting the Township indicating free and clear title from all liens, encumbrances, and restrictions that could adversely affect the use of the areas for roadways and other municipal purposes.

7. Developer shall comply with all applicable Township, County, Commonwealth and Federal rules, regulations, codes, ordinances, and statutes.
8. Developer has requested a waiver from Subdivision Ordinance Section 212.32.G.1. to waive preservation of a 36" tree located in the middle of the lot, due to proposed configuration of lot lines, and offers the Township a replacement shade tree in the rear yard of each new lot, to be approved by the Township Engineer. Board of Commissioners approves the waiver subject to that condition.
9. Developer agrees to increase the size of stormwater basins on each lot to accommodate 2" runoff in accordance with Township Stormwater Management regulations.
10. Developer shall obtain all required approvals from various agencies having jurisdiction over the Project, including but not limited to, Pennsylvania DEP, Montgomery County Health Department, Montgomery County Conservation District, Pennsylvania Department of Labor & Industry, and shall comply with all rules and regulations of these agencies.
11. All documentation shall be executed prior to recording of the Record Plans.
12. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans and the Land Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.
13. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Land Development Agreement, and as required by the Upper Dublin Township Code, must be accomplished within ninety (90) days from the date of this Resolution unless a written extension is granted by Upper Dublin Township. Until such time as the applicable fees and contributions have been paid, the escrow is fully funded, the security provided and the Land Development Agreement executed, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

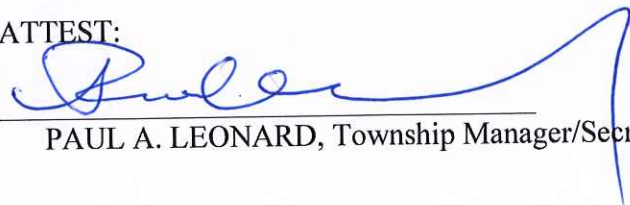
Approved by the Board of Commissioners of Upper Dublin Township this 12th
day of October, 2021.

UPPER DUBLIN TOWNSHIP

By: 

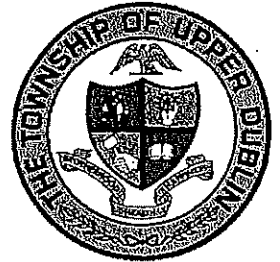
IRA S. TACKEL, President

ATTEST:


PAUL A. LEONARD, Township Manager/Secretary

Upper Dublin

801 LOCH ALSH AVENUE
FORT WASHINGTON, PA 19034-1697
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net



IRA S. TACKEL
President

August 11, 2021

ROBERT H. MCGUCKIN
Vice President

Excel Investments, LLC
1243 Easton Road
Suite 103
Warrington, PA 18976

LIZ FERRY

GARY V. SCARPELLO

MEREDITH L. FERLEGER

RE: 113 JACKSON AVENUE
MINOR SUBDIVISION
UD #20-07

ALYSON J. FRITZGES

CHERYL KNIGHT

To the applicant:

PAUL A. LEONARD
Township Manager

Upper Dublin Township has received revised plans for a Minor Subdivision for the above location. Applicant owns 2 parcels of land along Jackson Avenue, consisting of 0.255± acres in the 'NH' North Hills Zoning District, and has proposed a re-alignment of the lot lines to create an additional building lot. No building is proposed at this time. Our comments are as follows:

GILBERT P. HIGH, JR.
Solicitor

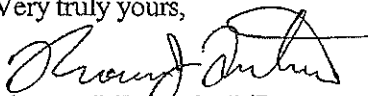
1. The applicant should present evidence that the existing dwellings and other buildings are not protected by Historic Ordinances of any kind.
2. 212.22: The existing dwelling needs to be demolished prior to recording of the plan.
3. 212.15, 212.18, 212.19: Road widening is required in accordance with Township Engineering Standards. All existing road frontage is required to be improved in accordance with the ECSIP Standards. Road widening up to 13 feet in half-width is required. A detail for widening of Jackson Avenue is required, including mill and overlay for the half-width of Jackson Avenue.
4. Applicant needs to depict a driveway entrance for each new parcel on this plan, in accordance with Section 212.16 of SALDO.
5. 212.28: A note must be included that all utilities servicing the proposed dwellings must be placed underground, including propane/oil tanks.
6. The deed(s) for the property should be submitted for review. Some alignment errors between the property corners and the monument locations may lead to smaller-than-expected lot sizes, and may require further review or zoning relief.

7. The applicant must incorporate requirements and recommendations of the various outside Township consultants, if necessary:
 - a. Township Fire Marshal
 - b. Township Traffic Consultant
 - c. Township Landscape Consultant
8. The plan should indicate the trees to be preserved. There appears to be a 36" tree in the middle of the property which may require preservation.
9. 212.29: Street lighting, and interior lot lighting (driveway lamp post) needs to be indicated.
10. 212.23, 212.24, 212.25: A plan for post-construction stormwater management and typical PCSM agreement should be included with any future revised submissions. The stormwater seepage beds must be sized to handle 2" runoff, so each pit needs to be enlarged.
11. Section 212.14.O, 212.26, 212.27: Sewage Planning approval (Act 537) from DEP shall be provided prior to final subdivision plan approval. A Sanitary service letter from the prevailing authority needs to be received. Same for the water service provider.
12. Section 212.15.A.9, 212.16.A.7: Sight distance and clear sight triangles shall be provided in accordance with ECSIP standards for all street and driveway intersections.
13. Plans should depict street trees and tree replacement calculations in accordance with Section 232 of SALDO.
14. II.A.2.c.5: Plan should depict sight distances in accordance with Chapter 441 PADOT standards.
15. New deed descriptions for the resulting lots are required.
16. Plans should be checked for ADA compliance prior to Final Approval of the plans.

RECOMMENDATION: FURTHER REVIEW

The items noted in this letter should be addressed to the Township's satisfaction. If you have any questions, please do not hesitate to call.

Very truly yours,


Thomas J. Fountain, P.E.
Township Engineer
Upper Dublin Township

cc: Paul Leonard, Township Manager
Jim Ennis, Township Zoning Officer
Joe Fielder, Township Code Officer
Gil High, Township Solicitor

RESOLUTION NO. 21-2411

BE IT RESOLVED, by authority of the Board of Commissioners of the Upper Dublin Township and it is hereby resolved by authority of the same, that Paul A. Leonard who is the Township Manager of the above named municipality is authorized and directed to sign any and all contracts, agreements, grants and/or licenses (hereinafter collectively referred to as contract(s)) with the Pennsylvania Department of Education (Department); and

BE IT FURTHER RESOLVED, that the body consents to the use of electronic signatures by the above named individual and that no handwritten signature from the above named individual shall be required in order for any contract with the Department to be legally enforceable and that by affixing his/her electronic signature to an electronic file of the contract via the Department's e-grants system, the above designated authorized individual shall have effectively executed and delivered the contract, binding the Board of Commissioners to comply with the terms of said contract; and

BE IT FURTHER RESOLVED, that no writing shall be required in order to make the contract valid and legally binding, provided that the Department and all other necessary Commonwealth approvers affix their signatures electronically and an electronically-printed copy of the Contract is e-mailed or is otherwise made available to the body by electronic means; and

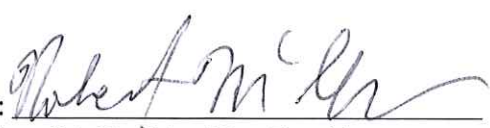
BE IT FURTHER RESOLVED, that the body will not contest the due authorization, execution, delivery, validity or enforceability of the electronic Contract under the provisions of a statute of frauds or any other applicable law. The Contract, if introduced as evidence on paper in any judicial, arbitration, mediation, or administrative proceedings, will be admissible as between the parties to the same extent and under the same conditions as other business records originated and maintained in documentary form and the admissibility thereof shall not be contested under either the business records exception to the hearsay rule or the best evidence rule; and

BE IT FURTHER RESOLVED, that the body will notify the Department's Bureau of Management Services promptly in the event that the above named individual is no longer authorized to execute agreements on behalf of the body electronically and that the Department shall be entitled to rely upon the above named officer's authority to execute agreements electronically on behalf of the body until such notice is received by the Department's Office of Chief Counsel.

ATTEST (*individual receiving signatory authority may not attest on behalf of himself/herself*)

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 
Ira S. Tackel, President

BY: 
Robert McGuckin, Vice President

TO BE EXECUTED BY SECRETARY OF THE GOVERNING BODY:

I, Ira S. Tackel, President, of the Board of Commissioners do certify that the foregoing is a true and correct copy of the Resolution adopted at a regular meeting of the Board of Commissioners held the 12th day of October 2021.

10/12/21
Date


Ira S. Tackel, President

TO BE EXECUTED BY AUTHORIZED SIGNATORY:

As the person authorized to sign on behalf of the above named municipality, I agree that I shall not provide any other person with my e-grants password or otherwise authorize any other individual to affix my electronic signature to any agreement with the Department.

10/12/21
Date


Paul A. Leonard, Township Manager

RESOLUTION NO. 21-2442

A RESOLUTION ESTABLISHING THE BUDGET FOR FISCAL YEAR 2022.

WHEREAS, in accordance with the First Class Township Code, the Board of Commissioners have prepared and reviewed an annual budget for the fiscal year 2022 detailing the estimated amounts of money required for the specific purposes of the Upper Dublin Township government for the ensuing fiscal year including estimated receipts, expenditures and appropriations, and,

WHEREAS, the proposed 2022 budget was advertised as required by law and made available for public inspection on November 15, 2021, and,

WHEREAS, the proposed 2022 budget was advertised as required by law and was presented and amended at a public hearing on November 20, 2021, and,

WHEREAS, the proposed budget as amended will take effect on January 1, 2022;

THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby adopts the annual budget, details of which are available upon request, for fiscal year 2022.

ADOPTED this 14th day of December 2021.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 

Ira S. Tackel, President

ATTEST: 

Paul A. Leonard, Secretary

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 21- 2443
APPLICATION U.D. NO. 20-08 FOR PRELIMINARY/FINAL LAND DEVELOPMENT
APPROVAL FOR PREMIER A-2 STORAGE, 1055 VIRGINIA DRIVE

WHEREAS, Premier A-2 Fort Washington, PA, LLC (“Developer”) is the owner of a property located at 1055 Virginia Drive, comprising approximately 2.32 acres of land (the "Property"); and,

WHEREAS, the Property is located in the GFW-Greater Fort Washington Zoning District, and improvement of the Property for an Indoor Self-Storage Use is permitted by Conditional Use, and the applicant has applied for Conditional Use approval from the Township; and,

WHEREAS, the Property will be developed pursuant to Land Development Plans prepared by Bohler Engineering PA, LLC, dated August 10, 2021, consisting of 21 sheets (the “Plans”), which is incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Developer desires to obtain preliminary/final land development approval of the Plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants preliminary and final approval of the land development as shown on the Plans subject, however, to the following conditions:

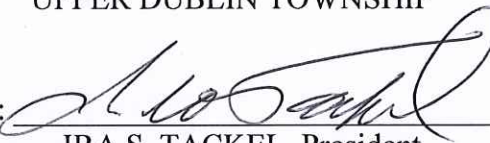
1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, the comments and details on the Plans, the terms and conditions of this Resolution, and the terms and conditions of a Land Development Agreement between the Developer and the Township, in a form to be approved by the Township Solicitor and entered into prior to recording of the final plans.
3. The Developer will provide security in a form acceptable to the Township Solicitor and in an amount to be agreed upon by the Township Engineer for the improvements and landscaping shown on the Plans.
4. The Township hereby approves the following waivers from the Subdivision and Land Development Regulations:
 - a. 212-23.E, which prohibits grading within 5 feet of property lines.
 - b. 212-24.C.4, which prohibits roof drain tie-in to stormwater facilities.
 - c. 212-24.C.12, which prohibits aboveground basins within 20 feet of property lines.
 - d. 212-35.2.F.4, F.5, which requires replacement of the existing 5’ wide sidewalk with a new 6’ wide sidewalk.
 - e. 212-41, which requires separate preliminary and final filing and review periods.
 - f. 206-102.D.3, which prohibits stormwater facilities in the floodplain.
 - g. 206-103.B.11, which would require modified PennDOT inlets for sump conditions.

5. The Developer shall comply with all conditions set forth in the review letter of the Township Engineer, Tom Fountain, dated October 17, 2021, attached as Exhibit 'A', except as modified herein.
6. The Developer shall comply with all conditions set forth in the review letter of the Township Landscape Consultant, Land Concepts, dated October 8, 2021, attached as Exhibit 'B', except as modified herein.
7. The Developer shall comply with all conditions set forth in the review letter of the Township Traffic Consultant, Boles, Smyth Associates, dated October 19, 2021, with emphasis on items 5, 6, and 7 of that letter, attached as Exhibit 'C'.
8. The Developer shall comply with all conditions set forth in the review e-mail of the Township Fire Marshal, Tim Schuck, dated October 1, 2021, attached as Exhibit 'D'.
9. The Developer shall comply with all conditions set forth in the review letter of the Montgomery County Planning Commission, by letter dated October 18, 2021, attached as Exhibit 'E', except as modified herein.
10. The Developer shall comply with all conditions set forth in the review letter of the Township Lighting Consultant, Stan Stubbe, by letter dated October 19, 2021.
11. Developer shall provide to the Township Engineer for his approval the legal descriptions for the easements and rights of way, prior to the Plans being recorded.
12. Developer shall obtain Township concurrence regarding compliance with Township Code 255.296.C regarding design and performance standards applicable to the GFW District.
13. Developer shall enter into a Stormwater PCSM Agreement satisfactory to the Township.
14. Developer shall provide a set of plans for review to the Pennsylvania Turnpike Commission.
15. All utilities serving the structures proposed to be built on the Property shall be placed underground.
16. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans and the Land Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.
17. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Land Development Agreement, and as required by the Upper Dublin Township Code, must be accomplished within ninety (90) days from the date of this Resolution unless a written extension is granted by Upper Dublin Township. Until such time as the applicable fees and contributions have been paid, the escrow is fully funded, the security provided and the Land


Development Agreement executed, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

Approved by the Board of Commissioners of Upper Dublin Township this 14th day of December, 2021.

UPPER DUBLIN TOWNSHIP

By: 
IRA S. TACKEL, President

ATTEST:


PAUL A. LEONARD, Township Manager/Secretary

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 21-2444

A RESOLUTION APPROVING THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY'S 2021 ANNUAL REPORT AND 2022 BUSINESS IMPROVEMENT PLAN; AND APPROVING THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022

WHEREAS, the Upper Dublin Township Municipal Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania pursuant to the Municipality Authorities Act of 1945, as amended (the "Act"), having been duly organized by the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township"); and

WHEREAS, pursuant to the Act, the Township has the right to approve any plan of the Authority; and

WHEREAS, the Authority filed Articles of Incorporation with the Commonwealth of Pennsylvania on October 11, 2016, and Amended Articles of Incorporation on August 3, 2018; and

WHEREAS, the Articles of Incorporation contain a statement that Upper Dublin Township has retained the right which exists under the Act to approve any plan of the Authority; and

WHEREAS, the Board of Directors of the Authority have by Resolution approved and adopted the Upper Dublin Township Municipal Authority's 2021 Annual Report and 2022 Business Improvement Plan (the "Plan"), attached hereto as Exhibit A; and

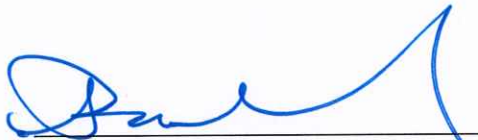
WHEREAS, the Board of Directors of the Authority have also by Resolution approved and adopted a budget for the fiscal year beginning January 1, 2022 and ending December 31, 2022 (the "Budget"), attached hereto as Exhibit B; and

WHEREAS, the Authority has submitted the Plan and the Budget to the Board of Commissioners of Upper Dublin Township for its review and approval; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Upper Dublin Township that the Upper Dublin Township Municipal Authority's 2021 Annual Report and 2022 Business Improvement Plan, attached hereto as Exhibit A, and budget for the fiscal year beginning January 1, 2022 and ending December 31, 2022, attached hereto as Exhibit B, are hereby approved.

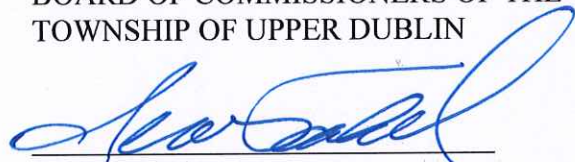
RESOLVED, this 14th day of December, 2021.

ATTEST:



Paul A. Leonard,
Secretary/Township Manager

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel,
President

Exhibit "A"
Upper Dublin Township Municipal Authority's
2021 Annual Report and 2022 Business Improvement Plan

Projects Status

1. Fort Washington Cross County Trail & Road Diet: Phase 1 advertised in May, 2020.
 - a. Inspection team selection was QCI Group for \$181k after UDTMA consideration of eight (8) proposals and interviews with the top three firms.
 - b. Construction was awarded to the responsible low bidder, James D. Morrissey, for \$3.189 Million. Notice to Proceed was provided on July 20, 2020, with completion scheduled for August, 2021. Engineer Estimate for construction was \$3.21 Million.
 - c. Incorporated NWWA into construction with Reimbursement Agreement to replace water main within project limits.
 - d. Incorporated BCWSA into construction with Reimbursement Agreement to install force main at Commerce & Delaware Drive intersection.
 - e. Completed construction date established as 11/2/21 with Maintenance Bond submitted (18 months for minimum 10% contract price). Final overall construction cost was \$4.00 Million which included approximately \$617K for NWWA Change Order, approximately \$66K for BCWSA Change Order and approximately \$128K for project Change Orders.
2. Zip Ramp Project: Construction Plans were reviewed four (4) times by the PA Turnpike Commission. Offer Sheet for the Required Right of Way from 335 Commerce Drive was sent in October, 2021. NPDES Permit approval was received on 11/4/21. Advertisement is estimated for April 2022, with bid opening May 2022, and selection in June 2022. This will still require a grant extension request.
3. Delaware Dr. Cross County Trail & Road Diet – Construction Plans are being finalized and NPDES permit will be submitted to Montgomery County Conservation District in early 2022. Trail Easements and Temporary Construction Easements being prepared for six (6) properties. Coordination ongoing with SEPTA for layby at 520 Virginia Drive. Project will incorporate NWWA and BCWSA into construction via Reimbursement Agreements for water main replacement and force main installation. Construction estimated to begin in Summer, 2022.
4. Fort Washington Cross County Trail & Road Diet: Phase 3 PennDOT approved Multimodal Transportation Fund grant extension until August, 2024 to complete construction. Construction Plans are being finalized and NPDES permit will be submitted to Montgomery County Conservation District in Fall, 2022 along with Joint USACOE/PA DEP permit for Bodenstein Channel streambank and culvert replacement work. Trail Easements and Temporary Construction Easement are being prepared for three (3) properties. Construction is estimated to begin in Spring, 2023.
5. Dreshertown Road Improvements – Phase 1: Grants executed for design and construction. Preliminary Engineering has begun. Project is advancing through PennDOT process and is beginning Safety Review and Environmental Clearance. Multiple meetings with PennDOT and FHWA have been held to establish a Cemetery Action Plan due to proposed impact to the Dresher Cemetery. In 2019, potential historic and archaeological resources were cleared, which has been commended by PennDOT as unique. As a result, the Scoping Field View has been approved by PennDOT and the Categorical Exclusion Evaluation is being prepared.
6. Camp Hill Road and Virginia Drive Signal: Upon authorization from the Township and UDTMA, the signal design has been submitted to PennDOT twice for review. Montgomery County has awarded \$275k for construction through the County Transportation Fund grant.

UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY
CONCISE FINANCIAL STATEMENT
DECEMBER 31, 2020

CONDENSED STATEMENT OF NET POSITION

ASSETS

| | |
|--------------------|---------------------|
| Current Assets | \$ 4,569,498 |
| Net Capital Assets | <u>3,671,294</u> |
| Total Assets | <u>\$ 8,240,792</u> |

LIABILITIES AND NET POSITION

| | |
|-------------------------------------|---------------------|
| Current Liabilities | \$ 414,864 |
| Long-Term Debt (Last Maturity 2043) | 5,655,000 |
| Net Investments in Fixed Assets | 717,073 |
| Unrestricted Net Position | <u>1,453,855</u> |
| Total Liabilities and Net Position | <u>\$ 8,240,792</u> |

STATEMENT OF NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2020

| | |
|---|---------------------|
| Balance, January 1, 2020 | \$ 1,436,312 |
| Add: Excess of Revenues Over Expenditures | <u>734,616</u> |
| Balance, December 31, 2020 | <u>\$ 2,170,928</u> |

CONDENSED STATEMENT OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31, 2020

| | |
|---|---------------------|
| Operating Revenues | \$ 555,423 |
| Operating, Administrative and Depreciation Expenses | <u>190,056</u> |
| Operating Income | <u>365,367</u> |
| Non-operating Revenues | |
| Investment Income | 32,971 |
| Interest Expense | (160,990) |
| Grants | <u>497,268</u> |
| Total Non-operating Revenues | <u>369,249</u> |
| Increase in Net Position | 734,616 |
| Net Position, Beginning of Year | <u>1,436,312</u> |
| Net Position, End of Year | <u>\$ 2,170,928</u> |

The audit report by an independent certified public accountant is available for inspection at the office of the Authority during regular business hours.

Capital Projects

Construction of the Fort Washington Cross County Trail & Road Diet – Phase 1 project began in July, 2020 and completed in November, 2021. This is the fifth of several Priority One projects within the UDTMA jurisdiction funded by the \$6,000,000 revenue notes and through grant funding.

Budget

Funding from the annual assessment also supports the UDTMA's operating costs. Both the Directors and the Board of Commissioners approved the UDTMA's 2021 operating budget and will approve the 2022 operating budget. The UDTMA is projected to have a year-end operating fund balance totaling \$283,994 at December 31, 2021. All revenues and expenditures are subject to an independent CPA audit, with a report filed with the Township and the Commonwealth, and available to both the Board of Commissioners and any member of the public.

Transparency

All meetings of the UDTMA were open to the public and live broadcast or live Zoom and are all available on the Township's website of video archives. There were no Right to Know Law Requests related to the UDTMA during 2021. The UDTMA is committed to not only complying with the Right to Know Law and the Sunshine Law, but communicating with property owners, businesses and employees within the UDTMA area via multiple means through 2022.

Municipal Authority Priority List and 2022 Projects

The Board of Commissioners and any interested parties are advised that the UDTMA works and focuses routinely on the attached priority list, currently dated November 22, 2021. This color-coded spreadsheet shows both the priorities, funding sources and current status of project designed to meet the mission statement at the beginning of this report. The UDTMA welcomes public participation in both their meetings and by comments to them in written format.

The Municipal Authority will continue to foster and support economic development and reinvestment in the Office Park.

Upper Dublin Township Municipal Authority Proposed Operating Budget for 2022

| | <u>2018 Revenues</u> | <u>2019 Revenues</u> | <u>2020 Revenues</u> | <u>2021 Budgeted Revenues</u> | <u>2021 Projected Revenues</u> | <u>2022 Proposed Revenues</u> |
|---------------------------------|----------------------|----------------------|----------------------|-------------------------------|--------------------------------|-------------------------------|
| Assessments | 539,201 | 554,450 | 555,423 | 555,000 | 555,000 | 525,000 |
| | | | | | | |
| | <u>2018 Expenses</u> | <u>2019 Expenses</u> | <u>2020 Expenses</u> | <u>2021 Budget</u> | <u>2021 Projected Expenses</u> | <u>2022 Proposed Budget</u> |
| Salaries | 17,775 | 17,903 | 18,373 | 22,000 | 20,000 | 22,000 |
| Legal Fees | 28,132 | 21,674 | 9,141 | 22,000 | 20,000 | 22,000 |
| Project engineer | 100,023 | 109,032 | 74,793 | 100,000 | 60,000 | 100,000 |
| Maintenance of FRS | 30,873 | 22,996 | 24,433 | 32,000 | 25,000 | 30,000 |
| Real estate appraisals | | | 2,800 | 10,000 | 3,000 | 10,000 |
| Audit fees | 2,500 | 5,800 | 6,000 | 6,000 | 6,000 | 6,000 |
| Other consultants | 3,189 | 23,009 | 9,833 | 20,000 | 12,000 | 20,000 |
| Administrative support/supplies | 1,446 | 1,906 | 1,892 | 2,000 | 1,500 | 2,000 |
| Miscellaneous | | | | 2,000 | | 2,000 |
| Debt Service | 140,779 | 335,898 | 335,990 | 339,697 | 339,697 | 339,754 |
| Total Expenses | 355,250 | 538,218 | 483,255 | 555,697 | 487,197 | 553,754 |
| | | | | | | |
| Beginning Balance | (58,060) | 125,891 | 142,123 | 214,291 | 214,291 | 282,094 |
| Net Income | 183,951 | 16,232 | 72,168 | (697) | 67,803 | (28,754) |
| Ending Balance | 125,891 | 142,123 | 214,291 | 213,594 | 282,094 | 253,340 |

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 21-2445

**A RESOLUTION ESTABLISHING THE UPPER DUBLIN
TREE PLANTING AND CARE FUND**

WHEREAS, the Board of Commissioners, recognizes the value of trees to this community wishes to respond to the unique tornadic events of September 1, 2021 during which hundreds of trees on public property and within public rights of way ("Public Lands") were destroyed; and

WHEREAS, the Township has received requests from businesses and residents of the Township and from surrounding communities that the Township facilitate the donation of trees and funds to enable the replanting of trees on the Public Lands.

NOW THEREFORE, the Board of Commissioners of Upper Dublin Township hereby resolves:

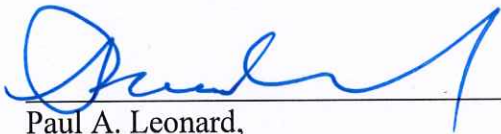
1. That there is hereby established within the Township's accounts a financial fund to be designated and known as the Tree Planting and Care Fund ("Tree Fund").
2. The purposes of the Tree Fund shall be: (1) to receive all appropriate gifts, donations, grants and public monies designated to the Tree Fund, and (2) to ensure that donated funds are used to add, replace, and otherwise care for the public trees of Upper Dublin Township.
3. Receipts allocated to the Tree Fund will be recorded on the Township's books and records together with the source of such receipts and the recipient and purpose of any disbursements.
4. Disbursements from the fund may be made to township operating departments, the Upper Dublin Shade Tree Commission or appropriate neighborhood groups to secure, plant and care for trees on Public Lands on terms consistent with public acquisition laws.
5. Donations to the Tree Fund may be restricted for use in a particular neighborhood or on a particular parcel of Public Land. Such designated funds must be utilized to fulfill the purpose of the donation within a three-year period.

6. Non-designated funds will have no limitation on the time within which they must be utilized, but must remain in the Tree Fund until disbursed in furtherance of the Tree Funds' purposes.
7. The Township Manager and Finance Director are directed to report on a routine basis to the Board of Commissioners on any and all activities within the fund. The Tree Fund will be in due course subject to all audit procedures required under the First Class Township Code.
8. The Tree Fund shall be exempt from the Board of Commissioner's current policy that any gift to the Township having a value in excess of Five Hundred Dollars (\$500) be acknowledged and approved by the Board.

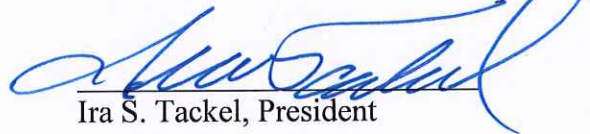
RESOLVED by the Board of Commissioners of Upper Dublin Township this 14th day of December, 2021.

ATTEST:

BOARD OF COMMISSIONERS OF
THE TOWNSHIP OF UPPER DUBLIN



Paul A. Leonard,
Secretary/Township Manager


Ira S. Tackel, President

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

Resolution No. 21-2446

**A RESOLUTION ESTABLISHING AND ADVANCING THE TOWNSHIP'S
RENEWABLE ENERGY GOALS**

WHEREAS, the Board of Commissioners recognizes global climate change is a long-term threat to the planet and that Upper Dublin Township is currently a contributor to that change through its use of fossil fuels; and

WHEREAS, adverse impacts associated with climate change pose immediate, long-term, direct and indirect health risks, as well as risks to property, and increasing costs; and

WHEREAS, the Township, residents and local businesses can achieve significant long-term energy cost savings through the adoption of clean energy best practices; and

WHEREAS, the Township can reasonably expect to meet economic, health, and environmental goals by joining the growing numbers of communities in Southeastern Pennsylvania, across the state, country and world that are moving to renewable energy and reducing energy use.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Upper Dublin that:

1. Upper Dublin Township hereby adopts the following four Renewable Energy Goals (“RE Goals”). Understanding that RE Goals #3 and #4 require community action, the Township will support and take appropriate actions to encourage the community to reach those RE Goals.

1. 100% renewable electricity for all Township municipal operations by 2025
2. 100% renewable energy for all Township municipal transportation and heating by 2040
3. 100% renewable electricity adoption by the community by 2035
4. 100% renewable energy adoption by the community for transportation and heating by 2050.

2. Renewable electricity and energy as used herein is defined as carbon-free and pollution-free energy generated sustainably from renewable sources such as wind, solar, small hydro, tidal, geothermal, and other similar technologies that may be developed. Priority should be given to locally produced and distributed energy whenever feasible for the many advantages it provides to the community.

3. We seek to achieve equity, affordability, and access for all members of the community in the transition to 100% renewable energy.

4. In furtherance of these RE Goals, the Upper Dublin Environmental Protection Advisory Board (EPAB) reported to the Board on November 9, 2021 a Transition Plan for Upper Dublin

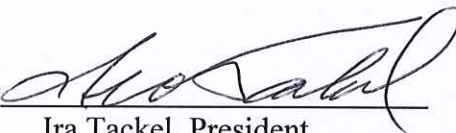
Municipal Operations. The EPAB shall report annually to the Board on the progress of achieving the Renewable Energy Goals according to the Transition Plan.


5. The EPAB shall develop a similar Transition Plan for the Upper Dublin Community, to include collaboration with the UD School District, businesses, nonprofit organizations, community members and other key stakeholders.

6. We commit to a transparent and inclusive process for planning and implementation, ensuring that all members of the community have an opportunity to participate, especially ensuring those who negatively impacted by current energy systems.

RESOLVED THIS 14th day of December, 2021.

BOARD OF COMMISSIONERS
OF UPPER DUBLIN TOWNSHIP

BY: 
Ira Tackel, President

ATTEST: 
Paul A. Leonard, Secretary/Township Manager

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 22-2447

Resolved by the Board of Commissioners of Upper Dublin Township, Montgomery County, Pennsylvania, that

WHEREAS, the Township of Upper Dublin (the "Township") is authorized by the Municipalities Planning Code, Section 503 and Section 510, 53 P.S. §§ 10503 and 10510, to impose reasonable fees for the review of subdivision and land development plans, and for the inspection of improvements at approved subdivisions and land developments in the Township; and

WHEREAS, the Township's Subdivision and Land Development Ordinance, Chapter 212, §212-54, provides that the Township will be reimbursed for professional fees and other costs incurred in its review of subdivision and land development plans, and for professional fees and other costs incurred in inspecting improvements constructed at approved subdivisions and land developments; and

WHEREAS, the Township Fee Ordinance, Chapter 110-13 E. provides that the Township will collect engineer and professional staff review and inspection fees, for subdivision and land development plan reviews and inspection services, as established by the Board of Commissioners by resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Upper Dublin as follows:

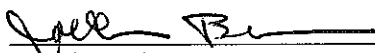
1. The engineer and professional staff review and inspection fees for subdivision and land development plan reviews and inspection services authorized at Chapter 110-13 E. shall be as follows:

| | | |
|----|----------------------------|---------|
| a. | Engineer: | \$96/hr |
| b. | Fire Marshal: | \$80/hr |
| c. | Public Works Director: | \$78/hr |
| d. | Code Enforcement Director: | \$76/hr |
| e. | Zoning Officer | \$66/hr |
| f. | Senior Inspector: | \$66/hr |
| g. | Inspector/Surveyor: | \$60/hr |
| h. | Property Inspector: | \$54/hr |
| i. | Engineering Assistant: | \$54/hr |
| j. | Office Assistants: | \$30/hr |

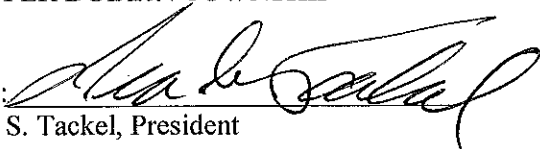
RESOLVED, this 11th day of January, 2022.

ATTEST:

BOARD OF COMMISSIONERS OF THE
UPPER DUBLIN TOWNSHIP



Jonathan Bleemer,
Secretary/Assistant Township Manager

By: 
Ira S. Tackel, President

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 22-2448

RESOLUTION FOR REVISION TO OFFICIAL SEWAGE FACILITIES PLAN

RESOLUTION OF THE BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS, Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act" as amended, and the Rules and Regulations of the Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the municipality to adopt an Official Sewage Facilities Plan (Facilities Plan), providing for sewage services adequate to prevent contamination of waters and/or environmental health hazards with sewage wastes, and to revise said Plan, whenever it is necessary to meet the sewage disposal needs of the municipality; and

WHEREAS, Upper Dublin Township has prepared a report title, "Upper Dublin WWTP Act 537 Amendment Plan No. 3" which provides for the sewage facilities in a portion of Upper Dublin Township, currently tributary to the Upper Dublin Wastewater Treatment Plant; and

The alternative of choice to be implemented is Option 2 – Alternative No. 1, to abandon the existing Upper Dublin Wastewater Treatment Plant and construct a new sewage pumping station and force main to connect directly to the Ambler Wastewater Treatment Plant, including necessary upgrades to the Ambler WWTP. In addition, the proposed amendment to the current Act 537 Plan revises wastewater flow projections for the 5-year, 10-year and the ultimate time frames and adjusts the boundaries of service areas within Upper Dublin Township.

The key implementation activities/dates include:

| <u>MILESTONE</u> | <u>ESTIMATED ELAPSED TIME IN DAYS</u> <u>(FROM DEP PLAN APPROVAL)</u> |
|--|--|
| DEP Approval of 537 Plan Amendment No. 3..... | 0 |
| Submission of DEP WQM Permit Application | 30 |
| Submission of other Permit Approvals | 60 |
| Advertise Force Main Project for Bids | 120 |
| Advertise Pump Station Project for Bids | 150 |
| Complete construction of the pumping station and associated force main to redirect flows from the Upper Dublin Wastewater Treatment Plant directly to the Ambler Wastewater Treatment Plant..... | 515 |

Complete modifications to the Ambler Wastewater Treatment Plant
to accept flows from the Upper Dublin Wastewater Treatment Plant.....515*

Complete demolition of the Upper Dublin Wastewater Treatment Plant.....880

**Elapsed times subject to PADEP approval for modifications to Ambler Wastewater Treatment Plant. Should the Diversion Pump Station and Force Main be completed prior to the Ambler WWTP Modifications, a partial diversion of flow could commence in an increment agreeable to the Borough of Ambler.*

WHEREAS, Upper Dublin Township finds that the Act 537 Sewage Facilities Plan Amendment described above conforms to zoning, subdivision, other municipal ordinances and plans and to a comprehensive program of pollution control and water quality management.

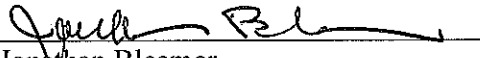
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Upper Dublin Township hereby adopts and submits to the Department of Environmental Protection for its approval as a revision to the "Official Facilities Plan" of the municipality, the above referenced Facilities Plan. The municipality hereby assures the Department of the complete and timely implementation of the said Plan, as required by law. (Section 5, Pennsylvania Sewage Facilities Act as amended).

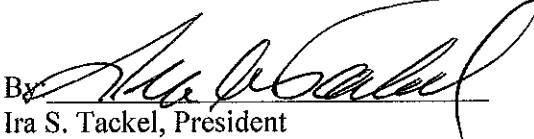
RESOLVED, this 11th day of January, 2022, at a public meeting of the Board of Commissioners of Upper Dublin Township.

I, Jonathan Bleemer, Secretary/Assistant Township Manager, Upper Dublin Township Board of Commissioners, hereby certify that the foregoing is a true copy of the Municipality's Resolution No. 22-2448 adopted January 11, 2022.

ATTEST:

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


Jonathan Bleemer,
Secretary/Assistant Township Manager

By: 
Ira S. Tackel, President

UPPER DUBLIN TOWNSHIP
BOARD OF COMMISSIONERS

RESOLUTION NO. 22-2449

Resolved by the Board of Commissioners of Upper Dublin Township, Montgomery County, Pennsylvania, That

WHEREAS, In 1872, Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our township increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal,

NOW, THEREFORE, BE IT RESOLVED that the Upper Dublin Township Board of Commissioners does hereby proclaim April 29, 2022 as


ARBOR DAY

in the Township of Upper Dublin, and urges all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

FURTHER, we urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

RESOLVED, this 8th day of February, 2022.

ATTEST:


Jonathan Bleemer, Secretary/
Assistant Township Manager

BOARD OF COMMISSIONERS OF
UPPER DUBLIN TOWNSHIP

By: 
Ira S. Tackel, President

RESOLUTION NO. 22-2450

BE IT RESOLVED, by authority of the Board of Commissioners of the Upper Dublin Township and it is hereby resolved by authority of the same, that Jonathan Bleemer who is the Assistant Township Manager and Township Secretary of the above named municipality is authorized and directed to sign any and all contracts, agreements, grants and/or licenses (hereinafter collectively referred to as contract(s)) with the Pennsylvania Department of Education (Department); and

BE IT FURTHER RESOLVED, that the body consents to the use of electronic signatures by the above named individual and that no handwritten signature from the above named individual shall be required in order for any contract with the Department to be legally enforceable and that by affixing his/her electronic signature to an electronic file of the contract via the Department's e-grants system, the above designated authorized individual shall have effectively executed and delivered the contract, binding the Board of Commissioners to comply with the terms of said contract; and

BE IT FURTHER RESOLVED, that no writing shall be required in order to make the contract valid and legally binding, provided that the Department and all other necessary Commonwealth approvers affix their signatures electronically and an electronically-printed copy of the Contract is e-mailed or is otherwise made available to the body by electronic means; and

BE IT FURTHER RESOLVED, that the body will not contest the due authorization, execution, delivery, validity or enforceability of the electronic Contract under the provisions of a statute of frauds or any other applicable law. The Contract, if introduced as evidence on paper in any judicial, arbitration, mediation, or administrative proceedings, will be admissible as between the parties to the same extent and under the same conditions as other business records originated and maintained in documentary form and the admissibility thereof shall not be contested under either the business records exception to the hearsay rule or the best evidence rule; and

BE IT FURTHER RESOLVED, that the body will notify the Department's Bureau of Management Services promptly in the event that the above named individual is no longer authorized to execute agreements on behalf of the body electronically and that the Department shall be entitled to rely upon the above named officer's authority to execute agreements electronically on behalf of the body until such notice is received by the Department's Office of Chief Counsel.

ATTEST (*individual receiving signatory authority may not attest on behalf of himself/herself*)

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 

Ira S. Tackel, President

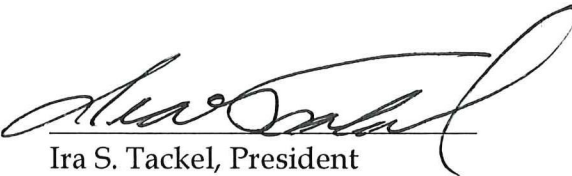
BY: 

Robert McGuckin, Vice President

TO BE EXECUTED BY SECRETARY OF THE GOVERNING BODY:

I, Ira S. Tackel, President, of the Board of Commissioners do certify that the foregoing is a true and correct copy of the Resolution adopted at a regular meeting of the Board of Commissioners held the 8th day of February 2022.

2/8/22
Date


Ira S. Tackel, President

TO BE EXECUTED BY AUTHORIZED SIGNATORY:

As the person authorized to sign on behalf of the above named municipality, I agree that I shall not provide any other person with my e-grants password or otherwise authorize any other individual to affix my electronic signature to any agreement with the Department.

2/8/22
Date


Jonathan Bleemer, Assistant Township
Manager/Township Secretary

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 22-2451

**A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION FOR THE 2022
ROUND OF THE MONTCO 2040 IMPLEMENTATION GRANT PROGRAM**

Whereas, Montgomery County has established the Montco 2040 Implementation Grant Program as a competitive funding program to assist municipalities in implementing the goals of the county comprehensive plan, *Montco 2040: A Shared Vision*; and

Whereas, the County is accepting applications for projects that advance specific goals under either of the county comprehensive plan's three themes: Connecting Communities, Sustainable Places, and a Vibrant Economy; and

Whereas, applications and projects must meet all stated requirements within the Montco 2040 Implementation Grant Program Guidebook; and

Whereas, The Zip Ramp is part of Montgomery County's PA Turnpike Corridor Reinvestment series of interchange improvements along the PA Turnpike corridor to improve access to mixed-use and employment destination centers; and

Whereas, the Upper Dublin Township has partnered with the Upper Dublin Township Municipal Authority who have funded design and have advanced the acquisition of Right of Way, utility relocation and construction of the Zip Ramp; and

Whereas, Upper Dublin Township wishes to obtain \$200,000 from the Montco 2040 Implementation Grant Program to provide funding for acquisition of the required Township Legal Right of Way for Limited Access for the new Zip Ramp;

Whereas, the Upper Dublin Township Municipal Authority has committed to funding over 20% of the local match as defined in the grant application on behalf of Upper Dublin Township;

Be It Resolved, Upper Dublin Township authorizes submittal of the 2022 MontoCo 2040 grant application for acquisition of Township Legal Right of Way for Limited Access for the new Zip Ramp.

Approved by the Board of Commissioners of Upper Dublin Township this 8th day of February, 2022.

UPPER DUBLIN TOWNSHIP

By: 

Ira S. Tackel, President

ATTEST:


Jonathan Bleemer, Secretary

CERTIFICATION

I hereby certify that the attached is a true and correct copy of a Resolution approved by the Board of Commissioners of Upper Dublin Township the 8th day of February, 2022.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Upper Dublin this 8th day of February, 2022.


Jonathan Bleemer, Secretary

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 22-2452

**A RESOLUTION APPROVING THE UPPER DUBLIN
TOWNSHIP MUNICIPAL AUTHORITY'S PROPOSED METHOD
OF ASSESSMENTS FOR 2022 FOR BUSINESS IMPROVEMENTS
AND CHARGES FOR ADMINISTRATIVE SERVICES**

WHEREAS, the Upper Dublin Township Municipal Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania pursuant to the Municipality Authorities Act of 1945, as amended, 53 Pa. C.S.A. §§ 5601-5623, (the "Act"), having been duly organized by the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township"); and

WHEREAS, pursuant to the Act, the Authority must submit a plan for business improvements and administrative services, together with estimated costs and the proposed method of assessments for business improvements and charges for administrative services, to the Township; and

WHEREAS, the Authority adopted a Business Improvement Plan and Budget for 2022 through the adoption of Resolution No. MA-21-0023 and Resolution No. MA-21-0022, respectively, on December 3, 2021; and

WHEREAS, the Board of Commissioners of Upper Dublin Township approved the Authority's Business Improvement Plan and Budget for 2021 by Resolution No. 21-2444, on December 14, 2021; and

WHEREAS, the Authority has approved and adopted a method of assessments for 2022 which is consistent with the requirements of the Act and the terms of the approved Business Improvement Plan, by Resolution No. MA-22-0024, dated February 4, 2022, attached hereto as Exhibit A (the "Authority Resolution"); and


WHEREAS, the Authority has submitted its proposed method of assessments for 2022 to the Board of Commissioners of Upper Dublin Township for its review and approval.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Upper Dublin Township, that the Upper Dublin Township Municipal Authority's 2022 proposed method of calculating assessments, as set forth in Authority Resolution No. MA-22-0024, attached as Exhibit A, is hereby approved.

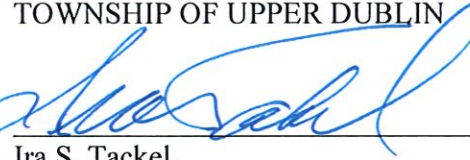
RESOLVED, this 8th day of February, 2022.

ATTEST:

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Jonathan Bleemer,
Secretary/Assistant Township Manager



Ira S. Tackel,
President

Exhibit "A"

Upper Dublin Township Municipal Authority Resolution No. MA-22-0024

RESOLUTION

NO. MA-22-0024

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP
MUNICIPAL AUTHORITY IMPOSING ANNUAL
ASSESSMENTS ON REAL PROPERTY WITHIN ITS
SERVICE AREA.**

WHEREAS, the Upper Dublin Township Municipal Authority ("Authority") is authorized by the Municipality Authorities Act, 53 Pa. C.S.A. §§ 5601-5623 ("Act") to impose an assessment on each benefited property within a business improvement district for the purpose of providing for the payment of the expenses of the Authority, and the construction, improvement, repair, maintenance and operation of its facilities and properties, among other permitted purposes;

WHEREAS, the Authority adopted a Business Improvement Plan and Budget for 2022 through the adoption of Resolution No. MA-21-0023 and Resolution No. MA-21-0022, respectively, on December 3, 2021;

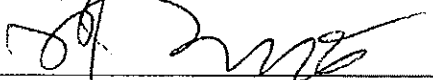
WHEREAS, in accordance with provisions of the Act, the Authority has calculated assessments on individual properties by multiplying the total improvement and service cost by the ratio of the 2022 assessed value for real estate tax purposes of the benefited property to the total assessed value of all benefited properties in the Service Area, as reflected by the records of the Montgomery County Board of Assessment Appeals as of January 1, 2022;

AND WHEREAS, this method of calculating assessments based on the Montgomery County assessed values of the properties as of January 1, 2022 has been used as specifically authorized by § 5607(d)(27)(i)(A) of the Act, for the purposes of determining reasonable and uniform rates of apportionment, and individual assessments shall not subsequently be adjusted as the result of any tax assessment appeals or settlements which are finalized after January 1, 2022.

NOW, THEREFORE, BE IT RESOLVED by the Board, that assessments be imposed upon the properties within the Service Area of the Upper Dublin Township Municipal Authority as set forth in the chart attached hereto at Exhibit "A".


DULY PASSED by the Board of Directors of the Upper Dublin Township Municipal Authority this 4th day of February, 2022.

APPROVED:



Robert Pesavento
Chairperson

ATTEST:



Paul A. Leonard,
Executive Director

Exhibit "A"

2022 Assessment Property List

Upper Dublin Township Municipal Authority
2022 Assessments

| Address | City | State | Zip | Parcel | Property Assessment | Owner | Attn | Street | City | State | Zip | 2022 Assessment |
|---------------------|-----------------|-------|-------|------------------|---------------------|---------------------------------|--|-------------------------------|------------------|-------|-------|-----------------|
| 101 Belknap Pike | Fort Washington | PA | 19004 | 54-00-02188-00-5 | 284,050 | Presidential Realty Partners LP | Attn: TD Bank NA Trd Casada Trust Lease & Tax Admin | 630 Old York Rd Unit 2F | Jardine | PA | 19046 | 544,94 |
| 105 Brinkham Pike | Fort Washington | PA | 19004 | 54-00-02191-00-5 | | Brinkham Holdings | | 263 West Baltimore Pike | Media | PA | 19063 | 634,09 |
| 106 Brinkham Pike | Fort Washington | PA | 19004 | 54-00-02177-00-4 | 342,360 | Brinkham Holdings | | 115 Brinkham Pike | Fort Washington | PA | 19004 | 1,397,15 |
| 115 Belknap Pike | Fort Washington | PA | 19004 | 54-00-02194-00-2 | 862,330 | INJ Properties LP | | 1281 Hoffman Road | Ambler | PA | 19002 | 158,28 |
| 123 Belknap Pike | Fort Washington | PA | 19004 | 54-00-02197-00-5 | 85,460 | Whisper Family Partnership LTD | | 4 Ward Placida Cir 14th Fl | New York | NY | 10281 | 827,82 |
| Camp Hill Road | Fort Washington | PA | 19004 | 54-00-03544-00-2 | 502,980 | WFP Permitted Co LP | Attn Brookfield Properties | 4 Ward Placida Cir 14th Fl | New York | NY | 10281 | 728,61 |
| Camp Hill Road | Fort Washington | PA | 19004 | 54-00-03544-00-2 | 338,730 | WFP Permitted Co LP | Attn Brookfield Properties | 4 Ward Placida Cir 14th Fl | New York | NY | 10281 | 1,015,49 |
| 585 Camp Hill Road | Fort Washington | PA | 19004 | 54-00-03520-00-8 | 548,250 | WFP Permitted Co LP | Attn Brookfield Properties | 1035 Camp Hill Rd | Fort Washington | PA | 19004 | 1,439,10 |
| 1035 Camp Hill Road | Fort Washington | PA | 19004 | 54-00-03520-00-5 | 777,000 | Mill Daniel F | | 1035 Camp Hill Rd | Fort Washington | PA | 19004 | - |
| 1085 Camp Hill Road | Fort Washington | PA | 19004 | 54-00-03538-00-8 | 1,089,000 | Mar Thomas Church | | 1085 Camp Hill Road | Fort Washington | PA | 19004 | 2,200,30 |
| Commerce Drive | Fort Washington | PA | 19004 | 54-00-04069-00-5 | 14,470 | WFP Permitted Co LP | Attn Brookfield Properties | 4 Ward Placida Cir 14th Fl | New York | NY | 10281 | 26,80 |
| Commerce Drive | Fort Washington | PA | 19004 | 54-00-04069-00-8 | 1,080 | SCWUSA | | 1275 Alabaster Rd | Warrington | PA | 19078 | 1,94 |
| 1315 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04556-00-8 | 2,483,600 | 1315 Commerce Inc PA Corp | | 1315 Commerce Dr | Fort Washington | PA | 19004 | 4,829,20 |
| 1455 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04397-00-7 | 792,500 | FAB Holdings LLC | | 135 Commerce Dr | Fort Washington | PA | 19004 | 1,407,81 |
| 1715 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04977-00-2 | 1,540,710 | Pamela Real Estate LLLP | | 404 Pennsylvania Avenue | Fort Washington | PA | 19004 | 2,853,56 |
| 185 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04975-00-8 | 1,863,500 | CM Holdings PA LLC | | 195 Commerce Dr Ste 1 | Fort Washington | PA | 19004 | 3,628,65 |
| 220 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04981-00-5 | 3,390,000 | Brookwood Philadelphia LLC | Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners | 138 Conant St | Beverly | MA | 01915 | 6,280,19 |
| 230 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04989-00-4 | 4,428,720 | Brookwood Philadelphia LLC | Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners | 73 Chesny Hill Dr | Beverly | MA | 01915 | - |
| 270 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04102-00-8 | 3,555,910 | 1305 Commerce Drive LP | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19004 | 8,202,55 |
| 275 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04578-00-5 | 2,898,720 | LSOP 3 PA 6 LLC | | 2 Post Rd West | Westport | CT | 06880 | 6,841,35 |
| 285 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04581-00-2 | 2,898,720 | Vihar F WLP | Attn: Groundfield Partners Lc | 285 Commerce Dr | Fort Washington | PA | 19004 | 4,766,64 |
| 290 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04605-00-5 | 2,898,720 | 1305 Commerce Realty LLC | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19004 | 1,500,78 |
| 335 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04383-00-1 | 7,003,000 | LSOP 3 PA 2 LLC | Attn: Triemark Financial Credit Union | 335 Commerce Dr | Fort Washington | PA | 19004 | 13,026,01 |
| 350 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04411-00-2 | 397,840 | Union Electric Contracting Co. | | 350 Commerce Dr | Fort Washington | PA | 19004 | 798,85 |
| 370 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04411-00-8 | 365,400 | Commerce Drive Realty LLC | | 333 E City Ave Ste 803 | St Louis | MO | 63104 | 1,788,32 |
| 375 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04374-00-8 | 14,281,460 | LOJ-LJK Folsom Mall LLC | GO LTF Real Estate Co Inc Avana Erlason | 2832 Corporate Pl | Channahon | IL | 61517 | 28,451,09 |
| 390 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04414-00-3 | 105,250 | 1305 Commerce Realty LLC | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19004 | 496,67 |
| 401 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04387-00-5 | 2,718,000 | Halleveria Real Estate Group | | 401 Commerce Dr Ste 108 | Fort Washington | PA | 19004 | 5,024,08 |
| 410 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04417-00-2 | 1,031,600 | Berr Group II | | 716 Twining Rd Ste 214 | Dresher | PA | 19026 | 1,811,03 |
| 414 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04620-00-3 | 2,471,700 | 144 Commerce Realty LLC | Attn: Joann Smith-Gardes | 6205 Millia Hill Road STE 200 | Plymouth Meeting | PA | 19142 | 4,571,00 |
| 425 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04380-00-2 | 2,145,600 | 425 Associates LP | | 425 Commerce Dr Ste 200 | Fort Washington | PA | 19004 | 3,973,80 |
| 465 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04441-00-2 | - | S & R Jay Realty LLC | | 485 Commerce Dr | Fort Washington | PA | 19004 | - |
| 465 Commerce Drive | Fort Washington | PA | 19004 | 54-00-04447-00-8 | 142,910 | S & R Jay Realty LLC | | 485 Commerce Dr | Fort Washington | PA | 19004 | - |
| Delaware Avenue | Fort Washington | PA | 19004 | 54-00-04824-01-1 | 100,000 | Upper Dublin Township | | 370 Commerce Drive | Fort Washington | PA | 19004 | 284,49 |
| Delaware Avenue | Fort Washington | PA | 19004 | 54-00-04824-01-1 | 189,990 | Upper Dublin Township | | 370 Commerce Drive | Fort Washington | PA | 19004 | 185,21 |
| Delaware Avenue | Fort Washington | PA | 19004 | 54-00-04824-01-1 | 189,990 | Upper Dublin Township | | 370 Commerce Drive | Fort Washington | PA | 19004 | 354,63 |

Upper Dublin Township Municipal Authority
2022 Assessments

| Address | City | State | Zip | Parcel | Property Assessment | Owner | Acct | Street | City | State | Zip | 2022 Assessment |
|------------------------|-----------------|-------|-------|------------------|---------------------|-----------------------------------|------|-----------------------------------|-----------------|-------|-------|-----------------|
| 420 Delaware Avenue | Fort Washington | PA | 19024 | 54-00-04821-00-5 | 6,744,000 | ACTS Management Services Inc | | 420 Delaware Avenue | Fort Washington | PA | 19024 | 12,480.75 |
| 425 Delaware Avenue | Fort Washington | PA | 19024 | 54-00-04818-00-8 | 689,870 | 425 Delaware Associates LP | | 428 Chestnutdown Rd | Fort Washington | PA | 19024 | 1,274.39 |
| 435 Delaware Avenue | Fort Washington | PA | 19024 | 54-00-04825-00-1 | 387,870 | Bucks County Water & Sewer | | 1275 Alhambra Rd | Fort Washington | PA | 19024 | 718.27 |
| 485 Delaware Avenue | Fort Washington | PA | 19024 | 54-00-04824-00-2 | 304,560 | Upper Dublin Township | | 370 Commerce Drive | Fort Washington | PA | 19024 | 694.08 |
| Dreshnaw Road | Dresher | PA | 19025 | 54-00-05167-00-7 | 182,300 | Upper Dublin Township | | 370 Commerce Drive | Fort Washington | PA | 19024 | 337.64 |
| Dreshnaw Road | Dresher | PA | 19025 | 54-00-05167-00-5 | 88,180 | Center Fort Washington Forest Est | | 404 Pennsylvania Ave | Fort Washington | PA | 19024 | 163.92 |
| Dreshnaw Road | Dresher | PA | 19025 | 54-00-05355-00-8 | 188,780 | Atlas Concrete & Supply | | 1752 Limestone Pkwy | Dresher | PA | 19025 | 245.94 |
| 1401 Dreshnaw Road | Dresher | PA | 19025 | 54-00-05355-00-8 | 1,387,220 | Pennaco Real Estate LLLP | | 454 Pennsylvania Avenue | Fort Washington | PA | 19024 | 2,587.33 |
| 1422 Dreshnaw Road | Dresher | PA | 19025 | 54-00-05355-00-2 | 281,740 | 1400 Dreshnaw Road LLC | | 1233 Haddensford Blvd, Rg | Fort Washington | PA | 19024 | 484.78 |
| 1424 Dreshnaw Road | Dresher | PA | 19025 | 54-00-05355-00-5 | 2,879,810 | Dresher Care Group LLC | | 1680 SW Mt Bachelor Drive STE 200 | Fort Washington | PA | 19024 | 5,518.89 |
| 1101 Ft Washington Ave | Fort Washington | PA | 19024 | 54-00-06448-00-5 | 424,370 | Viviana M & Jay H. Schmal | | 1313 N Honeycree Rd | Fort Washington | PA | 19024 | 805.43 |
| 165 Indiana Avenue | Fort Washington | PA | 19024 | 54-00-08788-00-5 | 659,870 | IMA Properties | | 1320 E Buder Pike | Fort Washington | PA | 19024 | 1,222.16 |
| 400 Maryland Drive | Fort Washington | PA | 19024 | 54-00-11734-00-8 | 1,891,700 | Timothy Knox Johnston & Womid | | 400 Maryland Dr, PO Box 7544 | Fort Washington | PA | 19024 | 2,986.55 |
| 428 Maryland Drive | Fort Washington | PA | 19024 | 54-00-11734-00-5 | 884,180 | Dorend & Jim Fish | | 425 Maryland Dr | Fort Washington | PA | 19024 | 1,627.63 |
| 455 Maryland Drive | Fort Washington | PA | 19024 | 54-00-11734-00-2 | 1,825,650 | 455 Properties LP | | 455 Maryland Dr | Fort Washington | PA | 19024 | 3,824.40 |
| 455 Maryland Drive | Fort Washington | PA | 19024 | 54-00-11734-00-9 | 89,200 | 455 Properties LP | | 455 Maryland Dr | Fort Washington | PA | 19024 | 163.28 |
| 460 Maryland Drive | Fort Washington | PA | 19024 | 54-00-11734-00-1 | 62,850 | North Wests Water Authority | | 220 W Walnut St, PO Box 1339 | Fort Washington | PA | 19024 | 87.29 |
| 470 Maryland Drive | Fort Washington | PA | 19024 | 54-00-11737-00-2 | 1,400,000 | GKT Properties LP | | 200 W Walnut St, PO Box 1339 | Fort Washington | PA | 19024 | 2,592.99 |
| 470 Maryland Drive | Fort Washington | PA | 19024 | 54-00-11739-00-7 | 915,000 | The Motion Family LP | | P O Box 1011 | Fort Washington | PA | 19024 | 1,894.70 |
| 500 Maryland Drive | Fort Washington | PA | 19024 | 54-00-11739-00-8 | 3,092,360 | WP Fort Washington LP | | 670 Maryland Dr | Fort Washington | PA | 19024 | 5,560.75 |
| 270 New Jersey Drive | Fort Washington | PA | 19024 | 54-00-12178-00-6 | 874,380 | Amy Gillis & Michael Brody | | 500 Maryland Dr | Fort Washington | PA | 19024 | 1,804.85 |
| 279 New Jersey Drive | Fort Washington | PA | 19024 | 54-00-12175-00-2 | 1,842,170 | NJD Realty Partners LP | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19024 | 3,041.51 |
| 290 New York Drive | Fort Washington | PA | 19024 | 54-00-12180-00-5 | 881,580 | Myer Realty Associates LP | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19024 | 1,262.52 |
| 295 New York Drive | Fort Washington | PA | 19024 | 54-00-12187-00-8 | 309,320 | 225 New York Drive LP | | 230 New York Dr | Fort Washington | PA | 19024 | 1,488.68 |
| 240 New York Drive | Fort Washington | PA | 19024 | 54-00-12184-00-5 | 1,728,120 | 240 New York Avenue Assoc LP | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19024 | 3,200.70 |
| 245 New York Drive | Fort Washington | PA | 19024 | 54-00-12184-00-2 | 709,410 | Bimark Realty LP | | 240 New York Dr Ste 1 | Fort Washington | PA | 19024 | 1,302.81 |
| 280 New York Drive | Fort Washington | PA | 19024 | 54-00-12190-00-3 | 867,700 | Horsham Real Estate Group LP | | 245 New York Dr | Fort Washington | PA | 19024 | 1,792.30 |
| 1850 N Limestone Pkwy | Dresher | PA | 19025 | 54-00-05355-00-8 | 10,646,860 | Dresher All Vinyl Trc LLC | | 401 Commerce Dr Ste 102 | Fort Washington | PA | 19024 | 19,524.02 |
| 1857 N Limestone Pkwy | Dresher | PA | 19025 | 54-00-02882-00-5 | 91,800 | Leslie Wolter Ledermaner | | 1820 N Limestone Pkwy | Dresher | PA | 19025 | 170.03 |
| 1738 N Limestone Pkwy | Dresher | PA | 19025 | 54-00-00939-00-2 | 245,650 | Dharm Realty LLC | | 1701 Cottontail Avenue | Dresher | PA | 19025 | 489.82 |
| 1710 N Limestone Pkwy | Dresher | PA | 19025 | 54-00-00939-00-3 | 500,510 | Wendy Ole Farnstead Hamburgers | | 1701 Cottontail Avenue | Dresher | PA | 19025 | 583.13 |
| 1711 N Limestone Pkwy | Dresher | PA | 19025 | 54-00-10276-00-2 | 463,420 | King Hero Suk and Soon Ki | | One Dave Thomas Blvd | Dresher | PA | 19025 | 962.04 |
| 1719 N Limestone Pkwy | Dresher | PA | 19025 | 54-00-0279-00-5 | 789,570 | PHIL DPML LLC | | 1008 Choptank Cir | Dresher | PA | 19025 | 1,423.45 |
| 2038 S Limestone Pkwy | Fort Washington | PA | 19024 | 54-00-10270-00-6 | 374,770 | Schmidt, Frederik | | 2459 Research Ct | Fort Washington | PA | 19025 | 894.72 |
| Office Center Drive | Fort Washington | PA | 19024 | 54-00-18390-00-4 | - | 602 WDC Properties | | 1820 Twinning Rd, PO Box 87 | Fort Washington | PA | 19025 | - |
| Office Center Drive | Fort Washington | PA | 19024 | 54-00-12719-00-7 | - | AFEP Ft Washington LLC | | 625 W Ridge Pike Bldg C - Ste 102 | Fort Washington | PA | 19028 | - |
| | | | | | | | | 887 7th Ave | New York | NY | 10106 | - |

Upper Dublin Township Municipal Authority
2022 Assessments

| Address | City | State | Zip | Parcel | Property Assessment | Owner | Altn | Street | City | State | Zip | 2022 Assessment |
|-------------------------|-----------------|-------|-------|------------------|---------------------|------------------------------------|--|--------------------------------|-------------------|-------|-------|-----------------|
| Office Center Drive | Fort Washington | PA | 19004 | 54-00-12706-01-1 | - | GS & LVI Office Center LLC | Altn Lynn Minick | 90 Box 121604 | Arlington | TX | 76012 | - |
| 500 Office Center Drive | Fort Washington | PA | 19004 | 54-00-12706-01-2 | 7,138,500 | Brook Wood Philadelphia LLC | Altn Brookwood Philadelphia LLC | 198 Central St | Beverly | MA | 01915 | 14,350.89 |
| 501 Office Center Drive | Fort Washington | PA | 19004 | 54-00-12706-01-3 | 8,892,200 | Brook Wood Philadelphia LLC | Altn Brookwood Philadelphia LLC | 138 Central St | Beverly | MA | 01915 | 15,919.85 |
| 502 W Office Center Dr | Fort Washington | PA | 19004 | 54-00-15380-00-9 | 1,989,900 | Open Library of Pennsylvania LLC | | 300 Pinerose Avenue | San Francisco | CA | 94118 | 3,645.32 |
| 600 Office Center Drive | Fort Washington | PA | 19004 | 54-00-12710-01-8 | 9,299,000 | ZCA Fort Washington LLC | Altn Zaka Capital Advisors Est Anshah | 1205 Westlakes Dr Ste 270 | Berwyn | PA | 19312 | 18,026.02 |
| 601 Office Center Drive | Fort Washington | PA | 19004 | 54-00-12710-01-5 | 10,985,200 | ZCA Fort Washington LLC | Altn Zaka Capital Advisors Est Anshah | 1205 Westlakes Dr Ste 270 | Berwyn | PA | 19312 | 20,290.92 |
| 602 Office Center Drive | Fort Washington | PA | 19004 | 54-00-12710-03-4 | 10,985,250 | ZCA Fort Washington LLC | Altn Zaka Capital Advisors Est Anshah | 1205 Westlakes Dr Ste 270 | Berwyn | PA | 19312 | 20,290.92 |
| 169 Pinerose Road | Fort Washington | PA | 19004 | 54-00-13441-00-5 | 166,800 | Hermes Tamarite & Shoppes Sandra | | 1145 Merriv Ave | Coatesville | PA | 19320 | 286.88 |
| 510 Pinerose Road | Fort Washington | PA | 19004 | 54-00-13441-00-8 | 192,800 | 510 Pinerose Rd Assoc LP | | PO Box 1220 | Pico Rivera | CA | 90660 | 398.67 |
| 520 Pinerose Road | Fort Washington | PA | 19004 | 54-00-13441-00-2 | 208,840 | Corston International LTD | | 1481 Jodi Dr | Ambler | PA | 19002 | 363.09 |
| 530 Pinerose Road | Fort Washington | PA | 19004 | 54-00-13441-00-5 | 5,674,000 | Vista III Assoc LP | | 550 Pinerose Road, Ste 180 | Fort Washington | PA | 19004 | 10,879.40 |
| 570 Pinerose Road | Fort Washington | PA | 19004 | 54-00-13441-00-5 | 992,510 | 1999 Accate LLC | | 75 Columbia Avenue | Cedarhurst | NY | 11616 | 1,834.26 |
| Summit Avenue | Fort Washington | PA | 19004 | 54-00-14467-00-5 | 39,900 | Penn Crest Properties LLC | | 403 Richmond Avenue, STE 102 | Pr Pleasant Beach | NJ | 08742 | 74.42 |
| 100 Summit Avenue | Fort Washington | PA | 19004 | 54-00-14470-00-5 | 113,600 | Penn Crest Properties LLC | | 403 Richmond Avenue, STE 102 | Pr Pleasant Beach | NJ | 08742 | 210.36 |
| Susquehanna Road | Fort Washington | PA | 19004 | 54-00-16093-00-8 | 165,800 | WFPF Partnership Co LP | Altn Broadfield Properties | 4 World Financial Ct 14th Fl | New York | NY | 10281 | 154.88 |
| Susquehanna Road | Fort Washington | PA | 19004 | 54-00-16093-00-2 | 191,610 | Manverox Realty Associates LP | | 638 Old York Rd 2nd Fl | Jenkintown | PA | 19048 | 187.39 |
| Susquehanna Road | Fort Washington | PA | 19004 | 54-00-14851-00-5 | 187,540 | SP Holdings PA LLC | | 100 Tournament Drive, STE 229 | Horseshoe | PA | 19044 | 368.97 |
| Susquehanna Road | Fort Washington | PA | 19004 | 54-00-14851-00-4 | 913,500 | FIV Triadco LP | Altn BET Investments Inc | 200 Dwyden Rd Ste 200 | Dresher | PA | 19025 | 1,897.89 |
| Susquehanna Road | Fort Washington | PA | 19004 | 54-00-14851-00-3 | 422,070 | FAY Triadco LP | Altn BET Investments Inc | 200 Dwyden Rd Ste 200 | Dresher | PA | 19025 | 792.84 |
| 1668 Susquehanna Road | Dresher | PA | 19025 | 54-00-16095-00-1 | 212,000 | North Vales Water Authority | | 200 W Walnut St, PO Box 1339 | North Wales | PA | 19446 | 395.76 |
| 1704 Susquehanna Road | Dresher | PA | 19025 | 54-00-14846-00-5 | 158,890 | Marcello Disposito | | 955 Old York Rd 2nd Fl | Jenkintown | PA | 19046 | 675.26 |
| 1755 Susquehanna Road | Dresher | PA | 19025 | 54-00-16092-00-2 | 3,112,680 | North Property Mgr Partnership | | 1159 Herkram Road | Ambler | PA | 19002 | 288.16 |
| 1755 Susquehanna Road | Dresher | PA | 19025 | 54-00-16092-00-5 | 709,750 | Robert Wasler Co | | 1759 Limekiln Pike | Dresher | PA | 19025 | 5,783.53 |
| Virginia Drive | Fort Washington | PA | 19004 | 54-00-18372-00-3 | - | Virginia Drive LP | | 1755 Susquehanna Rd | Dresher | PA | 19025 | 1,314.59 |
| Virginia Drive | Fort Washington | PA | 19004 | 54-00-18372-00-5 | 892,250 | Upper Dublin Township | | 301 Oxford Valley Rd Ste 702-A | Morrisville | PA | 19007 | - |
| Virginia Drive | Fort Washington | PA | 19004 | 54-00-18372-00-3 | 181,400 | Upper Dublin Township | | 601 Loch Ash Ave | Fort Washington | PA | 19004 | 1,652.52 |
| Virginia Drive | Fort Washington | PA | 19004 | 54-00-18372-00-5 | 555,350 | WFPF Partnership Co LP | Altn Broadfield Properties | 801 Loch Ash Ave | Fort Washington | PA | 19004 | 280.45 |
| Virginia Drive | Fort Washington | PA | 19004 | 54-00-18372-00-3 | 1,120 | LD Acquisition Company 47 LLC | | 4 World Plaza Ste 14th Fl | New York | NY | 10281 | 1,028.59 |
| Virginia Drive | Fort Washington | PA | 19004 | 54-00-16046-10-2 | 3,19,570 | Virginia Drive Land, LLC | | 400 Continental Blvd Ste 500 | Ir Seguindo | CA | 92645 | 2.07 |
| 480 Virginia Drive | Fort Washington | PA | 19004 | 54-00-18372-00-4 | 220,510 | Triuse Group LLC | CFO Envas Capital Partners LTD | 3843 West Chester Pike | Wilmington | PA | 19073 | 586.33 |
| 454 Virginia Drive | Fort Washington | PA | 19004 | 54-00-18372-00-6 | 290,650 | Holzhauser Properties LLC | | 430 Virginia Dr | Fort Washington | PA | 19004 | 408.41 |
| 440 Virginia Drive | Fort Washington | PA | 19004 | 54-00-18372-00-5 | 467,290 | Two Girls Investments LLC | | 434 Virginia Dr | Fort Washington | PA | 19004 | 464.01 |
| 475 Virginia Drive | Fort Washington | PA | 19004 | 54-00-18380-00-8 | 3,138,360 | The Holding LLC & DNV Holdings LLC | Altn: IbricoPharmaceutical Development | 1407 Barlowen Dr | Ambler | PA | 19002 | 865.46 |
| 500 Virginia Drive | Fort Washington | PA | 19004 | 54-00-18372-00-5 | 4,018,130 | Alliance HP Virginia Drive LLC | | 530 Pinerose Road STE 160 | Fort Washington | PA | 19004 | 5,912.83 |
| 500 Virginia Drive | Fort Washington | PA | 19004 | 54-00-18372-18-1 | 839,820 | Alliance HP Virginia Drive LLC | | 40 Monte Avenue Ste 200 | Brookline | PA | 19010 | 7,483.84 |
| 500 Virginia Drive | Fort Washington | PA | 19004 | 54-00-18372-18-1 | 839,820 | Alliance HP Virginia Drive LLC | | 40 Monte Avenue Ste 200 | Brookline | PA | 19010 | 1,650.08 |

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 22- 2453
**REQUEST FOR WAIVER OF LAND DEVELOPMENT APPROVAL FOR TOLL BROTHERS-
HEADQUARTERS**

WHEREAS, LSOP 3 PA LLC is owner ("Owner") of a property located at 1100 Virginia Drive, consisting of approximately 65 acres of land; and Toll Brothers ("Developer") is a tenant within the property, with a street address of 1140 Virginia Drive ("Property"); and,

WHEREAS, the Property is located in the GFW-Greater Fort Washington Zoning District, and expansion of the existing use is permitted by right, subject to approval of land development plans; and,

WHEREAS, the Property will be developed pursuant to Site Plans prepared by ESE Consultants, Inc., dated January 20, 2022, consisting of 1 sheet (the "Plans"), which is incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Developer desires to obtain a waiver of filing formal land development plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants a waiver from filing formal land development plans for improvements of a non-residential building subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, and the terms and conditions of this Resolution.
3. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans, and compliance with this resolution shall be borne entirely by the Owner and Developer and shall be at no cost to the Township.

Approved by the Board of Commissioners of Upper Dublin Township this 8th day of February, 2022.

UPPER DUBLIN TOWNSHIP

By:


IRA S. TACKEL, President

ATTEST:


JONATHAN BLEEMER, Assistant Township Manager

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 22-2454
APPLICATION U.D. NO. 19-06- FOR PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL, J@DRESHER/JEFFERSON GROUP, 1125 VIRGINIA
DRIVE

WHEREAS, Virginia Drive Land, LLC, and Ft. Washington Property Owner, LLC (“Developer”) is the owner of a property located at 1125 Virginia Drive, comprising approximately 16.45 acres of land (the “Property”); and,

WHEREAS, the Property is located in the GFW-Greater Fort Washington Zoning District, and improvement of the Property for an Multi-Family Apartment Use is permitted by Conditional Use, and the applicant has received Conditional Use approval from the Township; and,

WHEREAS, the Property will be developed pursuant to Land Development Plans prepared by Bohler Engineering PA, LLC, dated November 19, 2021, consisting of 59 sheets (the “Plans”), which is incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Developer desires to obtain preliminary/final land development approval of the Plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants preliminary and final approval of the land development as shown on the Plans subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, the comments and details on the Plans, the terms and conditions of this Resolution, and the terms and conditions of a Land Development Agreement between the Developer and the Township, in a form to be approved by the Township Solicitor and entered into prior to recording of the final plans.
3. The Developer will provide security in a form acceptable to the Township Solicitor and in an amount to be agreed upon by the Township Engineer for the improvements and landscaping shown on the Plans.
4. The Township hereby approves the following waivers from the Subdivision and Land Development Regulations:
 - a. 212-14.F, which prohibits improvements within the riparian buffer.
 - b. 212-17.D, which prohibits parking within 20 feet of building walls.
 - c. 212-17.H, which prohibits parking lot radius of less than 5 feet.
 - d. 212-24.C.2, which requires stormwater pipe diameter of 18” minimum.
 - e. 212-24.C.4, which prohibits roof drain tie-in to stormwater facilities.

- f. 212-32.F.4.c. which requires parking island size of 400 square feet minimum and 20 feet width minimum.
 - g. 212-41, which requires separate preliminary and final filing and review periods.
 - h. 206-31.1.4.c.1, 206-31.1.4.c.3, which requires roof drains to discharge to vegetated swales.
 - i. 206-31.J, to allow parking within riparian buffer areas.
 - j. 206-36.B, which requires Stormwater BMP's to infiltrate within 48 hours.
 - k. 206-102.D.4, which requires Stormwater BMP's to return to normal conditions within 24 hours.
 - l. 206-102.D.11, which requires 1 foot of freeboard in Stormwater BMP rain gardens.
 - m. 206-103.B.11, which would require modified PennDOT inlets for sump conditions.
5. The Developer shall comply with all conditions set forth in the review letter of the Township Engineer, Tom Fountain, dated December 12, 2021, attached as Exhibit 'A', except that Sewage Planning Approval from PA DEP must be obtained prior to Township issuance of building permits.
 6. The Developer shall comply with all conditions set forth in the review letter of the Township Landscape Consultant, Land Concepts, dated December 14, 2021, attached as Exhibit 'B', except as modified herein.
 7. The Developer shall comply with all conditions set forth in the review letter of the Township Traffic Consultant, Boles, Smyth Associates, dated December 16, 2021, attached as Exhibit 'C', except as modified herein.
 8. The Developer shall comply with all conditions set forth in the review e-mail of the Township Fire Marshal, Tim Schuck, dated December 7, 2021, attached as Exhibit 'D'.
 9. The Developer shall put forth reasonable effort to incorporate recommendations set forth in the review letter of the Montgomery County Planning Commission, by letter dated December 20, 2021, attached as Exhibit 'E', except as modified herein.
 10. The Developer shall comply with all conditions set forth in the review letter of the Township Lighting Consultant, Stan Stubbe, by letter dated December 16, 2021.
 11. Developer shall provide to the Township Engineer for his approval the legal descriptions for the easements and rights of way, prior to the Plans being recorded.
 12. Developer shall enter into a Stormwater PCSM Agreement satisfactory to the Township.
 13. All utilities serving the structures proposed to be built on the Property shall be placed underground.
 14. Developer will comply with Township Planning Commission additional conditions regarding the following:

- a. Provide wayfinding signage for public access from end-to-end along the property frontage;
 - b. Install amenities commensurate with percentage completion of dwelling units, as approved by the Township staff;
 - c. Provide connection details to adjacent properties for pedestrian trail, if Developer is able to secure necessary rights to connect;
 - d. Provide details for temporary barrier placement along the driveways leading to Virginia Drive as approved by Township Fire Marshal
15. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans and the Land Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.
16. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Land Development Agreement, and as required by the Upper Dublin Township Code, must be accomplished within ninety (90) days from the date of this Resolution unless a written extension is granted by Upper Dublin Township. Until such time as the applicable fees and contributions have been paid, the escrow is fully funded, the security provided and the Land Development Agreement executed, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

Approved by the Board of Commissioners of Upper Dublin Township this 8th day of March, 2022.

UPPER DUBLIN TOWNSHIP

By: 

IRA S. TACKEL, President

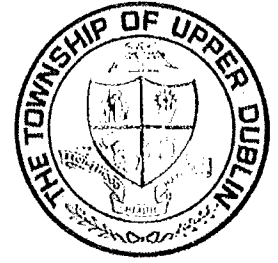
ATTEST:



Jonathan Bleemer, Township Secretary



370 COMMERCE DRIVE
 FORT WASHINGTON, PA 19034-1697
 Phone: (215) 643-1600
 Fax: (215) 542-0797
 www.upperdublin.net



IRA S. TACKEL
President

December 12, 2021

ROBERT H. MCGUCKIN
Vice President

Fort Washington Property Owner LLC
 1420 Spring Hill Road
 Suite 420
 McLean, VA 22102

LIZ FERRY

GARY V. SCARPELLO

MEREDITH L. FERLEGER

RE: J @ DRESHER
1125 VIRGINIA DRIVE
PRELIMINARY LAND DEVELOPMENT
UD #19-06

ALYSON J. FRITZGES

CHERYL KNIGHT

PAUL A. LEONARD
Township Manager

To whom it may concern:

GILBERT P. HIGH, JR.
Solicitor

Upper Dublin Township has received plans for Land Development Approval for the tract at 1125 Virginia Drive. Fort Washington Property Owner LLC has submitted a preliminary land development plan for the 16 +/- acre tract along Virginia Drive. The site currently is developed with a vacant office building, and parking. The applicant proposes a multi-structure, multi-story apartment and mixed-use building with elevated under-building parking, surface parking, stormwater improvements and amenities required by the GFW Overlay District. We offer the following comments and requests regarding this plan:

ZONING

1. Signature blocks need to be added for Owner's certification and Township/County approvals.
2. The planset needs to include sequential sheet numbers for each page. The Bohler sheet numbering should be smaller than the overall sheet numbering system.
3. The Overall Site Plan includes stream crossings and other miscellaneous site details which require some level of labeling and detail drawings to allow review of the proposed uses. This includes any covered pavilion areas, tennis (or pickleball) courts, and the unlabeled feature near the tennis courts, in the East corner.

4. A cut-and-fill analysis for the improvements needs to be supplied, including sources of fill or locations to dispose of excess cut.
5. Applicant must provide review and approval confirmation for the Montgomery County Conservation District, including NPDES review and approval.
6. A trash/refuse collection area should be depicted on the plans, and screened in accordance with the development regulations.
7. Applicant is advised that use of HDPE storm pipe internal to the site is subject to review of shop drawings for material that complies with specific ASTM standards.
8. More detail is required for the retaining walls and fence. Township should review a hedge and solid fence combination to prevent headlight spill onto adjacent properties or onto Virginia Drive. Also, the walls between Building #1 and #2 require extensive structural detail and review since they are vehicle-loaded areas with guiderail or fence.
9. Applicant should review with the Building Department and Fire Marshal if two separate water lines are required for potable water and fire water supply.
10. Plans should include sanitary sewer and water supply profiles from the roadway tie-ins to the buildings, to indicate possible conflicts.
11. A trench drain or some form of runoff control should be included at the entrance drives, to prevent runoff onto Virginia Drive.
12. The applicant must incorporate requirements and recommendations of the various outside Township consultants, including:
 - a. Township Lighting Consultant
 - b. Township Fire Marshal
 - c. Township Police Department
 - d. Township Traffic Consultant
 - e. Township Landscape Consultant
 - f. Township Fiscal Impact Consultant
13. A fence should be included in the design of the basins, along the walkway, wall, and above the 100-year elevation of basin flooding.
14. Sewage Planning approval (Act 537) from DEP shall be provided prior to final subdivision plan approval.
15. Grading Note #2 should indicate a minimum slope of 1% for paved areas.

16. Stormwater comments, to the extent they are technical and do not alter the layout of the improvements, will be detailed separately to the design engineer and discussed apart from the Planning Commission review. Part of this review relates to the acceptance of the multiple stormwater waivers being requested by the applicant.
17. Provisions for the community mailbox and other community services should be discussed and depicted on the plans.
18. Plans should be checked for ADA compliance prior to Final Approval of the plans.
19. Plans should include a note indicating "All work is to be in accordance with PADOT 408 or Upper Dublin Township standards, whichever is greater."
20. The list of waivers is long and does not include justification for each requested waiver, nor does it describe the minimum amount of waiver requested for each item. Although a fair amount of the waiver requests have been discussed and are generally acceptable, an overall letter of justification, extent of waiver, and alternative options or deferred requirements should be provide to the Township.

RECOMMENDATION: FURTHER REVIEW

The items noted in this letter should be addressed to the Township's satisfaction. If you have any questions, please do not hesitate to call.

Very truly yours,

Thomas J. Fountain, P.E.
Township Engineer
Upper Dublin Township

cc: Paul Leonard, Township Manager
Jim Ennis, Township Zoning Officer
Fran Wheatley, Chief of Police
Jack Smyth, Transportation Consultant
Rick Collier, Landscaping Consultant
Joe Fielder, Township Code Officer
Gil High, Township Solicitor
Tim Schuck, Township Fire Marshal
Bohler Engineering

LANDSCAPE REVIEW #1

MEMO TO: Jim Ennis, AICP
Alison Giles, CZO
Tom Fountain, P.E.
Upper Dublin Township

FROM: Rick Collier, FAICP, ASLA
LandConcepts

DATE: December 14, 2021

Re: Proposed Apartment Complex
1125 Virginia Drive
Preliminary/Final Land Development
Landscape Plan Review
UD #19-06

Per your request, we have reviewed the proposed Landscape Plan for the project proposed at this address. Engineering plans include 48 sheets prepared by Bohler Engineering, dated 11/19/21, 11 landscape sheets prepared by Glacken Thomas Panzak, dated 11/19/21, and 16 architecture sheets prepared by Barton Partners, dated 11/19/21. The project includes three apartment buildings totaling 310 units with studio, 1, 2, 3-bedroom units, parking (512 spaces), and other site improvements and amenities. The property is 16.45 acres comprised of 3 parcels. It is located in the Greater Fort Washington Zoning District and the Floodplain Conservation District. The Township Zoning Hearing Board granted Conditional Use for four conditions and two Variances in 2020 for this project per Sheet C-101.

a. Section B – General Landscape Requirements

B. (7) Planting details have been provided for trees and shrubs. They differ from the Township standard details and should be revised accordingly or replaced. It is also unclear if deciduous trees are to be staked per the detail and title on Sheet CD-2.

B. (13) Trees must be located to provide clear sight triangles. The sight triangles are on the plans. The trees shown near the entrance/exit drives are flowering trees, but the mature sizes are likely to interfere with sight distance. These should be repositioned to reflect mature spread for safety.

b. Section E. – Required Information on the Landscape Plan

Section (1) (a) A location map with zoning districts is required on the Landscape Plan. Zoning of this site and the adjacent parcels is needed to determine some of the landscape requirements per 212 Attachment Tables 1 and 2.

Section (1) (b) Setback lines are required to be shown.

Section (1) (g) All utility lines need to be shown. Based on the engineering plans, some are missing or a masked by labels on the Landscape Plans. These are needed to insure there are no conflicts between the plantings and the utilities. Note: A 10-foot separation is required. Some conflicts are indicated with sewer and water lines near Building #3 and should be resolved and checked elsewhere on the plan.

Section (1) (i) A schedule of existing tree 8" or greater to be removed is required. Information needs to include botanical and common names, height, spread, diameter, quantity and special remarks. Trees that are dead or in severe decline may be excluded. Trees are shown on Sheets L.P-3.1 and 3.2, including dead trees, but a schedule with details beside species and diameter is not provided. A waiver for a schedule is supportable.

Section (1) (j) A planting schedule listing all plant material (trees, shrubs, groundcover) proposed to be installed must be submitted on the plans. The schedules need to provide height and spread per this section of the Code.

Section (1) (l) As noted above, the Township has standard details, and those in the Landscape Plan need to be amended or replaced.

Section (1) (n) Proposed locations of plant material is provided, but the species for each item must be indicated. The plan is incomplete as some of the plantings are identified by Code requirement, but the species is missing. As an example, the number of Parking Lot trees is correct and shown by colored symbols, but some are unlabeled.

Section (1) (o) Information for lawns and other groundcovers needs to be indicated. That can be a reference note to Sheet C-605, Seeding Specifications or added to the Landscape Plan.

Section (1) (p) A Tree Protection Fence symbol and detail are missing, and where it will be used on the property needs to be shown graphically. In addition, it is recommended that wetland areas as identified on the plan in proximity to construction be temporarily fenced to avoid unintentional disturbance during construction.

c. Section F. -- Specific Plant Requirements

F. (1) Street Trees -- Street Trees are required on the Virginia Drive and PA Turnpike frontages. The plan only addresses Virginia Drive. The proposal to count the existing healthy trees along that frontage for the required number (23) is permitted by F.(1)(b)[4]. Based on a site visit, some of the trees along Virginia Drive appear to meet criteria of size and health. Per section (b)[2], the applicant should confirm that the trees to be counted for each frontage are no closer than 2 feet or further than 15 feet outside the right-of-way. The tree inventory indicates that there are trees that qualify as shade trees like Sycamore and Maple and many that do not such as Mulberry and Box Elder. Marking the qualified trees on the inventory would be useful to confirm this.

The plan needs to address Street Trees along the PA Turnpike. The same or similar approach could be used as noted above.

Per Section F. (1) (b)[3], trees must be located a minimum of 40 feet from the intersection of the curbs. There are several conflicts at the entrance/exit drives and trees should be relocated on the plan to meet this requirement.

F. (2) Softening Buffer -- A Softening Buffer is not required; however, a Screen Buffer is given the proposed residential use per Section 212, Attachment 2, Table 2. See Section F.(3) below.

F. (3) Screen Buffer -- A Screen Buffer is required along both side yards given the proposal residential apartment use abutting commercial use (Wawa) to the east and office use to the west. Note: Screen Buffers are not required in front yards (Section F.(3)(b)[3]. Screen Buffers must be primarily evergreen species (80%), 30 feet in width, and a double row, staggered at spaced based on species per Table 1 Notes. This buffer needs to be added or documentation provided that the existing vegetation meets these criteria. A site visit suggests that the vegetation is mostly deciduous.

Although noted that Screen Buffers are not required in the front yards, it is recommended that one be added along the Turnpike with a **waiver** request. Residential use adjacent to a busy highway justifies the buffer, and a **waiver** is supportable. This is referred to the Zoning Officer for additional clarification, as needed.

Further, part of the existing vegetation along the Turnpike is very thin and mostly canopy level trees with no evergreen vegetation or shrubs at the lower levels. It is noted that the plans show a significant number of evergreen trees in single and double rows along this boundary as part of the Individual Lot Landscape (See Section F. (6) below). The applicant is asked to show a continuous buffer and fill gaps to meet the Screen Buffer criteria.

Per Section F. (3)[3], a Screen Buffer is required around all truck loading, outside storage areas, mechanical equipment and trash receptacles to screen them from view from streets and abutting residential areas. There are three proposed trash enclosures, and the Landscape Plan indicates that these are to be screened by an evergreen hedge. The hedge screen needs to be added to the plans and evaluated for adequate buffering with the

enclosure details. Those details required by the GFW District are labeled “by others”, and they need to be added or referenced to other plan sheets.

F. (4) Parking Area Landscape – Per Section F.(4)(a), Table 1, 212 Attachment 1, Parking Area Landscaping is required and at a rate of one tree per 10 parking spaces. The proposal of 52 spaces based on the 512 spaces is correct. These are shown on the plan and as noted above are incomplete as species are required to be shown.

Section F.(4)(b) requires that a minimum of 10% of a parking lot over 5,000 s.f. must be devoted to landscape in addition to buffer and parking area planting. The parking lot area and green space are shown (Sheet LP-2) and the calculation of green space percentage. The amount exceeds the 10% requirement.

The applicant is asked to explain the use of the different parking area numbers for this section of the Code and for Section 212-32E. (1)(q) above. If this section excludes some of the parking area, it should be indicated graphically and labeled on Sheet LP-2.

Section F.(4)(f) requires, in addition to the above requirements, any parking area closer than 50 feet to a public street right-of-way or any residential district shall have a continuous row of shrubs, fence, wall, earth berm or a combination of these to a minimum height of 3’-6” at the time of installation. This requirement applies to a portion of the parking lots adjacent to the Turnpike, and the additional landscape must be added per this section.

F. (5) Detention Basin Landscaping – Stormwater management for the project is proposed to be a combination of subsurface infiltration beds and rain gardens. This section of the Code does not apply. The rain garden planting has been reviewed. It is proposed to be a mix of seeding the bottom with a retention basin floor seed (Ernst 253) and a nurse crop of annual rye grass which is acceptable, plus a variety of grasses and shrubs. The applicant is asked to compile the rain garden species in a separate plant list from the overall Plant List on Sheet LP-4. Installation notes are provided and acceptable. A section of the typical rain garden(s) with soil profile and specifications is requested.

F. (6) Individual Lot Landscaping – This section of the Code requires individual lot landscaping based on Section 212, Attachment 1, Table 1. For this use, the number is one shade tree per unit resulting in 310. Per Section F. (6)(c)[2], it is proposed that 50% be shade trees and tree equivalents per the Code ratios for flowering trees, evergreen trees, and shrubs, which is acceptable and encouraged for greater diversity. Note per Section (6) (c)[1], these trees must be three (3) inches, and these should be specified as such on the plan. The count of plants should be checked to confirm that they match the plan. There appears to be some differences.

F. (8) Watercourse Buffers – The buffer is calculated based on linear feet and the required plants are specified. It must be 50 feet wide. The applicant proposes that the existing vegetation be used to satisfy this requirement. It is possible that the shade tree and flowering trees requirements can be met. This should be further documented using the tree survey sheets. It is likely that shrubs will need to be added to meet the 255 required. These need to be native, suitable to the floodplain environment, and deer resistant/protected.

d. Section G. Preservation and Protection of Existing Trees

This section of the Code encourages preservation and protection of existing healthy trees and shrubs to the extent possible. A portion of the east end, west end, and along the frontage of Virginia Drive and the Turnpike will remain undisturbed.

e. Section II. Tree Replacement

Tree preservation and replacement information is based on an inventory of what exists on site before the project and what needs to be removed. It is calculated based on trees that are 8" diameter or more. The inventory and identification of trees indicate that there are 701 qualifying trees on site, and 197 will be removed. The 25% for which replacement is not needed is 176 trees. The replacement number is 21 trees and will be satisfied as indicated by a mix at 1/3 shade trees, flowering/evergreen trees, and shrubs. This count and the species are acceptable. The shrub count should be checked on the plan as they appear short or unlabeled for this category.

f. Section I. Recommended Plant List

The Plant List is diverse and generally acceptable. There are a number of species listed that are not native, and the Township has a strong preference for native plants. The applicant is requested to identify suitable substitutes. Plants not on the list but acceptable and supportable for a waiver are:

Thuja (Arborvitae) - given its specific application
Clethra
Rosa

Public Plaza Comments:

Given that the site is located in the Greater Ft. Washington (GFW) District, there are other landscape requirements. The Code section below and Section 212-35.2, Manual of Design Standards, should be consulted for additional requirements.

Section 255-293.B.(3) (and Section 212-32.5 (2)(4)) requires a minimum of 15% of the gross lot area to be Green Space within which a minimum of 3% of the gross lot area shall be built and maintained as a Public Space. These requirements are met as follows:

Green Space (15% required) = 2.485 ac.; provided = 6.2 ac. (37.4%) *

Public Space (3% required) = 0.5 ac; provided = 0.55 ac. (3.3%) *

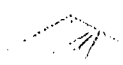
* Differs on Landscape Plans from Engineering Plans based on LOD and site size

The Public Space is a proposed plaza/gathering area in front of Building #2 with access from the proposed sidewalk along Virginia Drive and the internal trails. It will be 23,769 s.f. and include concrete pavers, (27) trees, bike rack, benches, litter receptacle, and planters. Colors, patterns, finishes are to be determined later. The tree palette is diverse and attractive. It is noted that some of the trees are outside the area marked as the public plaza area per Sheet LP-2. This is acceptable as they help define the entrance/exit to this space. The applicant

should verify all species are labeled on the plan. It is noted that not all species are native (e.g., Paperbark Maple, Zelkova) , but they are on the Township list and are suitable for this space. The Manual of Design Standards gives guidance on materials, color, seasonal interest which will inform the next stage of preparing the design. It is noted that many of the furnishings are different than listed in the Manual. These appear to be acceptable given the intended building design and finishes. Relief for use of these may be required.

Other Comments: Additional information/details should be submitted on the following:

- Proposed Monument Sign(s)
- Trash Enclosures
- Colored/Stamped Concrete & Details/Location
- Outdoor Amenities – Courts & Community Garden
- Maintenance Shed
- Crushed Stone Trail
- Pedestrian Trail Bridges
- Crosswalk Treatment



Boles, Smyth Associates, Inc.
Consulting Civil Engineers Since 1972

December 16, 2021

Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Attn: Mr. James Ennis, AICP, Community Planner and Zoning Officer

Subject: Preliminary/Final Land Development – 1125 Virginia Drive, J @ Dresher

Dear Mr. Ennis:

Boles, Smyth Associates, Inc. has performed a review of the Preliminary/Final Land Development Plans received on December 1, 2021, prepared by Bohler Engineering and dated November 19, 2021 for the J @ Dresher development. The Applicant is proposing 310 apartment units with access from two existing bridge structures. The development proposes a full movement driveway at the Virginia Drive western access and a Right-In/Right-Out driveway at the eastern access. This review also contains comments on the Transportation Impact Study for J @ Dresher, dated November 15, 2021 prepared by McMahon Associates.

This review follows the August 14, 2019 and October 10, 2019 Conceptual Sketch Plan reviews and the July 17, 2020 Conditional Use review. The following comments are provided on the traffic and transportation elements of this submittal:

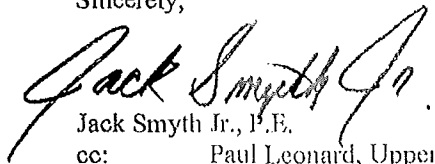
1. Update Truck Turning sheets to analyze trucks turning left from the property's western driveway to westbound Virginia Drive and revise the limits of the new median as needed. Add a crescent shape to either end of the median between the 1100 Virginia Drive Western driveway and 1125 Virginia western driveway. Analyze truck turns from the 1100 Virginia Drive western driveway to ensure no conflict as well.
2. Where the Rapid Flashing Beacon is proposed, please update the crosswalk note to indicate "Prop. Overhead Rapid Flashing Beacon with 8' Crosswalk".
3. Please label the new medians and pavement markings with a note indicating "Proposed medians and pavement markings on Virginia Drive are subject to review and approval by the Township Traffic and Transportation Engineer. Proposed Rapid Flashing Beacon to be maintained by the property owner."
4. Please define the walking trail to the west as Public Open Space as this trail is intended to accommodate public pedestrian access in lieu of a sidewalk along Virginia Drive. Update the reference to the need for an easement on the west side of the property as "1075 Virginia" and not "1100 Virginia".
5. Please define the limits of the Trail Easements for both adjacent properties.

Mr. James Ennis
December 16, 2021
Page 2

6. Early construction of the Virginia Drive improvements is critical. Please coordinate with the Township and Boles, Smyth Associates for review of the road design Construction Plans, including the Pavement Marking & Signing Plan and Traffic Signal Plan for the proposed Rapid Flashing Beacon.
7. Per the previous review letter, if not previously submitted then please provide a Bridge Inspection Report for each structure that includes a Load Rating analysis. The analysis should include a specific section to analyze the maximum temporary construction equipment/material loads.
8. Per the previous review letter, if not previously submitted then please prepare a Bridge Inspection Agreement with the Township that specifies a bridge inspection program consistent with PennDOT inspection criteria for local bridges.
9. Per the previous review letter, provision of the mid-block pedestrian crossing with a Rapid Flashing Beacon is supported with the following provisions:
 - a. The Applicant enters into a Maintenance Agreement with the Township for responsibility of future traffic device maintenance as specified by PennDOT Signal Permit Plan requirements.
 - b. The Rapid Flashing Beacon will include powder-coated equipment for the overhead mast arm with LED luminaire, controller box and sign mounting hardware, subject to review and approval by the Township and PennDOT.
10. Upon review of the Transportation Impact Study prepared by McMahon Associates, dated November 15, 2021, the following comments are provided:
 - a. For Table 1, please provide the source listed as (4) for Virginia Drive Average Daily Traffic Volume.
 - b. For Pedestrian-Bicycle Facilities, please update this section from 2.5 miles to 3.0 miles of the Cross County Trail and update the limits of the trail from Pennsylvania Avenue to Beacon Hill/Bantry Drive along Commerce, Delaware Virginia and Dreshertown Road.
 - c. Please update the Table 2 and 3 Crash Summaries to delete 2014 and include 2019.
 - d. For Local Traffic Growth, please add 1250 Virginia Drive, 171 apartments to the list of area development projects. The Transportation Impact Study for that project will be provided.
 - e. There are some minor differences between the Synchro files and the average delays listed in Table 6, Overall Intersection Levels of Service and Table 7, Level of Service Matrices.
 - f. Please update Synchro files for the concepts with the updated volumes, as needed.

Please feel free to contact me should you have any questions or require additional information.

Sincerely,



Jack Smyth Jr., P.E.

cc: Paul Leonard, Upper Dublin Township
Tom Fountain, Upper Dublin Township

1125 Virginia Drive

Schuck, Tim <tschuck@upperdublin.net>

Tue 12/7/2021 10:54 AM

To: Ennis, James <jennis@upperdublin.net>; Giles, Alison <agiles@upperdublin.net>

A review has been completed for this Preliminary/Final Land Development for 1125 Virginia Drive.

Utility Plan C-502 and C-503 was reviewed for Fire Hydrant placement. Additional Fire Hydrants will be required to provide adequate fire protection.

I will drop off the marked pages of the plan that indicate the location of the additional fire hydrants.

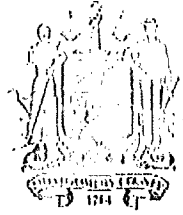
Timothy P. Schuck
Upper Dublin Township
Fire Marshal/Fire Services Administrator
1245 Fort Washington Ave.
Fort Washington, PA 19034
tschuck@upperdublin.net
Office 215-643-1600 x 3923
Cell 267-718-1879



Virginia Drive

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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



MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANGE, AICP
EXECUTIVE DIRECTOR

December 20, 2021

James Ennis, Community Planner and Zoning Officer
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Re: MCPC # 19-0184-005
Plan Name: J @ Dresher
(310 dwelling units on 1 lot comprising 16.45 acres)
Situate: 1125 Virginia Drive (cross street: W Office Center Drive)
Upper Dublin Township

Dear Mr. Ennis:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 23, 2021. We forward this letter as a report of our review.

BACKGROUND

The applicant, Virginia Drive Land, LLC, is proposing to construct three five-story multi-family residential buildings, consisting of 310 units, requiring the consolidation of three lots. All apartment buildings would be constructed over podium parking as well as surface parking lots for a total of 512 parking spaces. The property is located between Virginia Drive and the Pennsylvania Turnpike, and Pine Run flows along the entire frontage of the property. A proposed pedestrian path circumventing the proposed buildings and parking areas would connect to the two abutting properties.

The site is located in the GFW-Greater Fort Washington Zoning District, which permits apartment buildings by conditional use, for which the applicant received the necessary approval in June 2020. We have reviewed earlier submissions of this proposed development in letters dated August 20, 2019; October 3, 2019; February 14, 2020; and July 14, 2020.

COMPATIBILITY WITH MONTCO 2040

MONTCO 2040 – The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the site as a *Regional Mixed Use Center* future land use area. Regional Mixed Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses.

Upper Dublin Comprehensive Plan – The proposal is generally consistent with the Upper Dublin Comprehensive Plan and the goal to promote infill development, encourage a diversity of housing options, and diversify the township's economy through redevelopment within the Fort Washington Office Park.

RECOMMENDATION

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

REVIEW COMMENTS

PEDESTRIAN CIRCULATION

We commend the applicant for extending the pedestrian path to neighboring properties, and for including a crosswalk and sidewalk segment to connect to the existing crosswalk to the Cross County Trail on the opposite side of Virginia Drive. However, we feel that the internal pedestrian circulation could be improved with the addition of crosswalks in key locations to connect segments of the walking trail and between parking areas. Attached to this review letter is an illustration of recommended additional crosswalks to improve pedestrian safety and connection throughout the proposed development site.

PUBLIC OPEN SPACE AREA

The GFW-Greater Fort Washington Zoning District requires 3% of the gross lot area to be public space (§ 212-35.2.H.(1)).

- A. Shared Plaza. A large portion of the area that is designated as public open space is located in front of the large center building on the site, and will also be the location for 18 parking spaces. While there are proposed seating areas and elements that appear to make the space feel plaza-like, the plan and renderings provided nevertheless illustrate a space that is more vehicle-oriented, as it is shown to function as a driveway and parking area. We recommend the applicant and township consider the purpose of this space and how it can be utilized by the public, and to consider the following questions:
 1. What makes this area qualify as "public space"?
 2. What kind of programming would be in place to activate the space; would it be used for movie nights, farmers markets, or other publicly-accessible events?
 3. Would the space ever be closed to vehicular traffic and open for people to use?
- B. Trail. A proposed trail makes up the other portion of the required public space. Based on the Site Plan provided (Sheet No. C-301), only the eastern part of the trail connecting to the neighboring Wawa property would be counted as public space. We suggest the applicant clarify if the other segments of the trail would be open only to the residents of the development, or if the entire length of the trail would be accessible by the general public.

- C. Signage. Because the property is separated and obscured from public streets, sidewalks, and trails by Pine Run, we recommend the applicant install pedestrian wayfinding signage to direct people to the proposed public space, in particular to the proposed trail.

LANDSCAPING

The Montgomery County Planning Commission is currently preparing a landscape and streetscape plan for the Fort Washington Office Park, which is meant to provide guidance for landscaping along property frontages and the Cross County Trail. We recommend the applicant coordinate with the township and county on the proposed landscaping to ensure consistency within the office park and the recommendations of the project.

- A. Deciduous Trees. The Green Mountain Sugar Maple is proposed to be planted as part of the landscaping for this development. The Sugar Maple is not suitable for paved environments, such as parking lots and urban streetscapes. It is intolerant of poor soils, urban heat, and pollution, and would be better suited for park-like environments. If there is more open and pervious soil, the heat and drought-tolerant cultivar Acer saccharum 'Bailsta' Fall Fiesta Sugar Maple may be better suited for the development.

FLOODPLAIN

We wish to reiterate a comment from our previous review letters, dated February 14, 2020 and July 14, 2020.

- A. Vehicular Access. The frontage of the site along Virginia Drive is located within the floodplain. During a heavy rain event, the driveways to the site could flood, blocking vehicular access and isolating the site. The applicant has submitted a Flood Evacuation Plan, which we commend. As stated previously, we recommend the applicant consider alternate locations to provide vehicular access in the event of an emergency evacuation. Specifically, we suggest that the applicant consider building the pedestrian path with the capacity to allow vehicular access when necessary. In addition, we suggest the applicant coordinate with the township to consider alternate parking locations in case of a flood event that may damage vehicles in the ground-level parking.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Dublin's planning objectives for residential development within the Greater Fort Washington District.

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

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

Please print the assigned MCPC number (19-0184-005) on any plans submitted for final recording.

Sincerely,



Claire Warner, Community Planner II
cwarner@montcopa.org -- 610-278-3755

c: Drew Chapman, Applicant
Jason Korczak, P.E., Applicant's Engineer
Michael J. Cover, Chair, Upper Dublin Planning Commission
Paul A. Leonard, Township Manager

Attachments: Reduced Copy of Applicant's Proposed Site Plan
Aerial Image of Site
Recommended Pedestrian Circulation Improvements



STUBBE CONSULTING LLC

1438 Shaner Drive
Pottstown, PA 19465

GLE IEEE

Phone: 610 972-9803

stubbleconsultingllc@gmail.com

December 16, 2021

Mr. James Ennis
801 Loch Alsh Avenue
Fort Washington, PA 19034

Subject: 1125 Virginia Drive Application
Site Lighting Review

Dear Mr. Ennis:

In accordance with your office's 11/30/21 request, a review of the information related to proposed site-lighting contained in the transmitted plans with respect to the proposed 1125 Virginia Drive Application, of which Sheet LI1 and CD-1 Rev. 0, dated 11/19/21, related to lighting, has been conducted in order to judge compliance with Upper Dublin Township Lighting Ordinance requirements.

Proposed exterior lighting consists of fully-shielded, 3000K luminaires pole-top mounted at 28' and 25' and 14' AFG in single and double luminaire per pole configurations; and 40" high 3000K, bollards in landscaping/pedestrian areas.

In accordance with the lighting requirements contained in Township Ordinance Chapter § 158-14, [Added 10-8-2002 by Ord. No. 1093], and reasonable and customary engineering practices, the following comments and recommendations are offered for Township consideration.

1. Lighting On/Off Control -- Lighting Notes 6., 10., and 11. state that contractor is to provide sufficient nighttime adjustment to all lighting to satisfy Township requirements and Owner or Owner's representative's that on/off control of exterior lighting is to be by automatic switches, (i.e. time clock, photocells, etc.) to permit extinguishing light between 11 p.m. and dawn. All-night safety or security lighting shall not have lighting intensity levels which exceed 25% of the levels normally permitted by the Township, but in no case shall intensities levels be less than the minimum levels for safety and security as invoked by IESNA."

This description of what is on and what is off, and when it is on, and at what percentage, and where the controls are to be located, if left in the hands of the contractor after plan approval, is judged to be insufficiently specific to permit Township to render judgment on acceptability, prior to plan approval and to assure that the resultant lighting installation distribution and lighting levels are Ordinance compliant. To better assure Township acceptance, it is recommended Applicant be requested to commit to a more specific control scheme, to provide contractor with more specific direction.

2. Luminaire Design - § 158-14.D.(2)(b) requires that luminaires are to be rated full-cutoff (now defined by IESNA as fully shielded). Specified bollards, with a BUG upright rating of U1, are neither full-cutoff nor fully shielded.

It is recommended Applicant be requested to specify a bollard with a U0 distribution rating.

'F'

3. Luminaire Mounting Height - § 158-14.D.(3)(j) requires that full-cutoff luminaires are not to be mounted in excess of 20' AFG. Area-lighting luminaires are specified to be mounted at 28' and some at 25' AFG.

It is recommended Applicant be requested to provide a lighting design using luminaire mounting heights not exceeding 20' AFG.

4. Township-Approval Vagaries – There are a number of instances on plans where Township Lighting Ordinance compliance decisions are left in the hands of the contractor, i.e., "All final light locations to be approved by Owner's representative".

It is recommended that Township require that such plan statements include that approval by Township shall also be required.

5. Pole Protection - § 158-14.D.(4)(b) requires that poles supporting lighting fixtures shall be set back a minimum of 5' outside of paved area, or on concrete pedestals at least 30" high, or otherwise suitably protected from backing vehicles. Lighting Note 3 establishes a minimum set back of 2' behind curb.

It is recommended this issue be requested to be corrected.

6. Additional Plan Information – General Note 4. on LI-1 states: "See Sheet CD-1 for Lighting Notes and Details." No lighting notes and details could be found on Sheet CD-1. Additionally, Luminaire Schedule on Sheet 8 states: "Refer to lighting fixture cut sheets for complete catalog number." Cut sheets were not found and therefore the specified luminaires could not be evaluated for Ordinance compliance.

It is recommended Applicant be requested to submit this missing information.

7. Landscape/Lighting Conflicts – Ample evidence was found of potential foliage blockage of intended light distribution at or before tree maturity.

It is recommended Applicant's lighting and landscaping disciplines be requested to review plans for potential light blockage and to take appropriate corrective action.

8. Other Exterior Lighting – Only parking area, cartway and pedestrian lighting was submitted for review and approval.

It is recommended Applicant be requested to also submit for Township review and approval any other exterior lighting connected with this Application, e.g., building-mounted, flag, landscape lighting and internally or externally lighted building-mounted or site-entrance signage.

If there are questions regarding this review and its recommendations, please advise.

Sincerely,

Stubbe Consulting LLC

C. Stanley Stubbe

C. Stanley Stubbe

RESOLUTION NO. 22-2455

UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

A Resolution Proclaiming National Library Week, April 3-9, 2022

WHEREAS, libraries are accessible and inclusive places that foster a sense of connection and build community;

WHEREAS, libraries connect people to technology, providing access to broadband internet, computers, and training that are critical for accessing education and employment opportunities;

WHEREAS, libraries offer opportunities for everyone to connect with new ideas and become their best selves through access to multimedia content, programs, and classes – in addition to books;

WHEREAS, today’s libraries and their services extend far beyond the four walls of a building and everyone is welcome to use their resources;

WHEREAS, in times of crisis, libraries and library professionals play an invaluable role in supporting their communities both in person and virtually;

WHEREAS, libraries strive to develop and maintain programs and collections that are as diverse as the populations they serve and ensure equity of access for all;

WHEREAS, to adapt to our changing world, libraries are expanding their resources and continuing to meet the needs of their patrons;

WHEREAS, libraries have long served as trusted and treasured institutions for all members of the community regardless of race, ethnicity, creed, ability, sexual orientation, gender identity, or socio-economic status;

WHEREAS, libraries are cornerstones of democracy, promoting the free exchange of information and ideas for all;

WHEREAS, libraries, librarians, and library workers are joining library supporters and advocates across the nation to celebrate National Library Week;

NOW, THEREFORE, BE IT RESOLVED THAT the Upper Dublin Township Board of Commissioners proclaim National Library Week, April 3-9, 2022 in Upper Dublin Township. During this week, we encourage all residents to connect with their library by visiting online or in person to access resources and services.

SO RESOLVED this 8th day of March 2022.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

By: 
IRA S. TACKEL, President

ATTEST:


JONATHAN BLEEMER, Assistant Township Manager/Secretary

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 22-2456
REQUEST FOR WAIVER OF LAND DEVELOPMENT APPROVAL FOR WISSAHICKON TRAILS

WHEREAS, Wissahickon Trails ("Developer") is the owner of a property located at 12 Morris Road, comprising approximately 2.39 acres of land (the "Property"); and,

WHEREAS, the Property is located in the A-Residential Zoning District, and expansion of the existing use is permitted by right, subject to approval of land development plans; and,

WHEREAS, the Property will be developed pursuant to Plans prepared by Daedalus Design Build, dated February 15, 2022, consisting of 2 sheets and renderings (the "Plans"), which is incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Developer desires to obtain a waiver of filing formal land development plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Developer received a variance for construction in a floodplain for in-ground foundation work.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants a waiver from filing formal land development plans for improvements of a non-residential building subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, and the terms and conditions of this Resolution.
3. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans, and compliance with this resolution shall be borne entirely by the Developer and shall be at no cost to the Township.

Approved by the Board of Commissioners of Upper Dublin Township this 8th day of March, 2022.

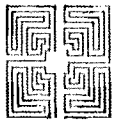
UPPER DUBLIN TOWNSHIP

By:


IRA S. TACKEL, President

ATTEST:


JONATHAN BLEEMER, Township Secretary



Daedalus Design Build

Construction | Design | Sustainability

Terry Fedorchak
Township Manager
Upper Dublin Township at Commerce
370 Commerce Drive
Fort Washington, PA 19034
tfedorchak@upperdublin.net

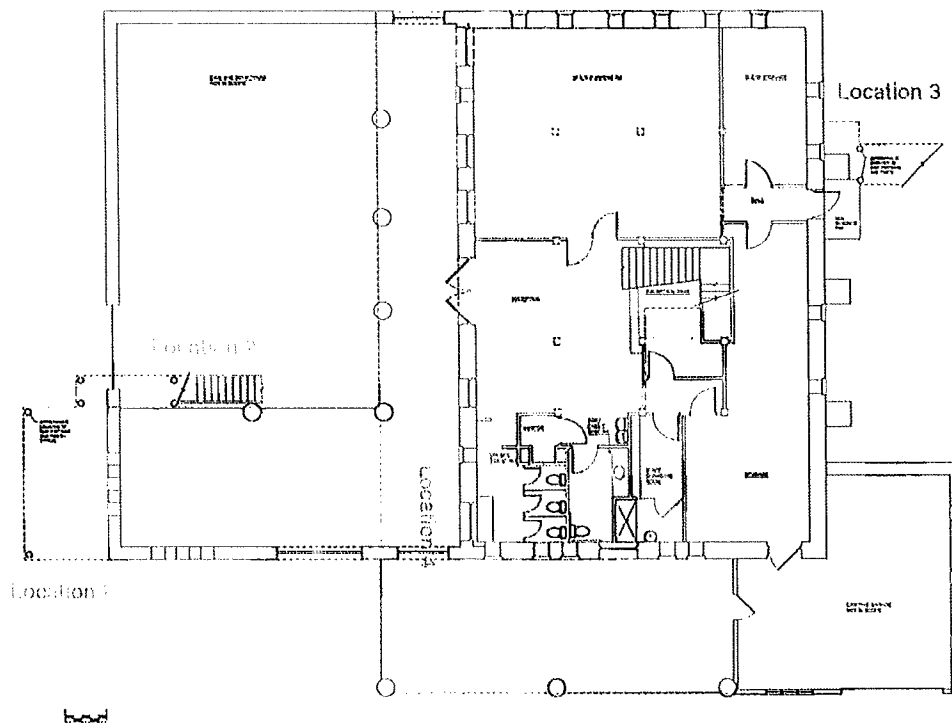
February 15, 2022

cc: **Michaëlle Fleisher**
michaell@wssahickontrails.com

RE: The Renovation of the Wissahickon Trails Headquarters
Four Mills Barn
12 Morris Rd
Ambler, PA

Dear Mr. Fedorchak

The Wissahickon Trails is currently planning the interior renovation of their headquarters at 12 Morris Rd. There are three locations at which the design will extend to the exterior. It is our understanding that these locations trigger a land development review. This letter is a request to waive that review.



Location 1: A proposed second floor balcony size 18'-2" x 10' will be attached to an existing 18'-2" x 32' conference room and will require 4 new posts and footings. Wissahickon Trails understands from communications with the Township that the Township has previously granted a land development waiver for a similar deck/ balcony structure for another property in the Township that was not residential in nature (i.e. the synagogue).

Location 2: A required egress stair from the second floor will require footings and a solid pad at the base.

Location 3: The existing Morris Road bridge will be widened to meet ADA requirements for the second floor. This will require 2 new posts and footings.

Location 4: The existing concrete walk will be replaced in-kind.

We request that this waiver be granted based on the following:

- All four locations will be de minimus in nature and impact.
- Location 2 and 3 are required for egress and to comply with the ADA.
- Location 4 is replacement of an existing material which is in poor condition and is currently a tripping hazard.

Sincerely,

Alan Henderson, Daedalus Design Build *in collaboration with*

Kate Cowing, Kate Cowing Architects.

RESOLUTION NO. 22-2457

A RESOLUTION OF THE BOARD OF COMMISSIONERS ADOPTING A POLICY TO APPROVE REMOTE PARTICIPATION BY MEMBERS OF TOWNSHIP BOARDS AND COMMISSIONS

WHEREAS, the Board of Commissioners recognizes that it may be impossible or contrary to the public health for certain members of Boards and Commissions appointed by the Board to attend certain public meetings of the body on which they serve; and

WHEREAS, the Pennsylvania Sunshine Act defines a “meeting” as follows:

[A]ny prearranged gathering of an agency which is attended or participated in by a quorum of the members of an agency held for the purpose of deliberating agency business or taking official action.

(65 Pa.C.S. § 702); and

WHEREAS, the Pennsylvania Supreme Court has ruled that, under the forgoing section of the Sunshine Act,

[A] quorum of members can consist of members not physically present at the meeting but who nonetheless participate in the meeting and that such quorum can take official action, provided that the absent members are able to hear the comments of and speak to all those present at the meeting and all those present at the meeting are able to hear the comments of and speak to such absent members contemporaneously. Participation by speaker telephone clearly satisfies this mandate.

(*Babac v. Pa. Milk Mktg. Board*, 531 Pa. 391, 613 A.2d 551 (1992));

and

WHEREAS, the Board of Commissioners desires and finds it advisable to adopt a policy pertaining to remote participation by members of appointed Boards and Commissions at public meetings.

NOW, THEREFORE, the Board of Commissioners of Upper Dublin Township does hereby Resolve that the following policy regarding remote participation by appointed members of Township Boards and Commissions is hereby approved:

**REMOTE PARTICIPATION POLICY FOR UPPER DUBLIN
TOWNSHIP APPOINTED BOARDS AND COMMISSIONS**

- A. Whenever possible, a quorum of members of all appointed Boards and Commissions shall be physically present at public meetings of such bodies.
- B. Members who are unable to attend a public meeting of the body to which they have been appointed may participate in the meeting remotely, provided that the absent member is able to hear the comments of and speak to all those present at the meeting and all those present at the meeting are able to hear the comments of and speak to such absent members contemporaneously. Participation by teleconference (speaker telephone or by computer terminal utilizing such software as Zoom[®] or similar application) satisfies this requirement.
- C. Members participating remotely shall be acknowledged as participating by verifying that they can communicate successfully with the member(s) and staff physically present at the meeting.
- D. Members participating remotely shall be included for purposes of constituting a quorum, and may deliberate and vote on matters of agency business as if they were physically present at the meeting.
- E. There shall be no limit on the number of Board members participating remotely at a public meeting, provided that at least one member of the Board shall be physically present at the meeting place to accommodate members of the public who may wish to attend the meeting.

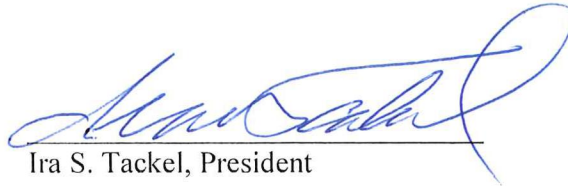
RESOLVED and **ADOPTED** this 8 day of March, 2022.

BOARD OF COMMISSIONERS
OF UPPER DUBLIN TOWNSHIP

Attest:


Jonathan Bleemer, Secretary

By:


Ira S. Tackel, President

RESOLUTION

NO. 22-2458

**A RESOLUTION OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY,
COMMONWEALTH OF PENNSYLVANIA, APPROVING THE TRANSFER OF
RESTAURANT LIQUOR LICENSE #R10187 INTO UPPER DUBLIN TOWNSHIP**

WHEREAS, Section 461 of the Pennsylvania Liquor Code (47 P.S. 4-461, hereinafter, "Code") authorizes, among other things, the Pennsylvania Liquor Control Board (hereinafter, "PLCB") to approve the transfer of liquor licenses across municipal boundaries within the same county and under certain conditions to issue restaurant and eating place retail dispenser licenses without regard to quota restrictions for the purpose of economic development; and

WHEREAS, Subsection (b.3) of Section 461 requires that an intermunicipal transfer or issuance of a new license for economic development must, under certain conditions, first be approved by the governing body of the receiving municipality; and

WHEREAS, that subsection also requires that a receiving municipality issue a resolution approving or disapproving the intermunicipal transfer or issuance of a new liquor license prior to submission of an application for such transfer to the PLCB; and

WHEREAS, that subsection mandates that, prior to adoption of such a resolution, at least one hearing be held for the purpose of receiving comments and recommendations from interested individuals residing within the receiving municipality concerning the intent to transfer the license into the municipality or the issuance of an economic development license; and

WHEREAS, Redstone American Grill, Inc. (hereinafter, "Applicant"), owns or is leasing property located at 201 Concourse Blvd., Dresher, Upper Dublin Township, Montgomery County, Pennsylvania; and

WHEREAS, on April 12, 2022, and pursuant to Section 461, the Applicant filed a request for approval by the Township of Upper Dublin Board of Commissioners (hereinafter, "Board") of a proposed intermunicipal transfer of Restaurant Liquor License No. R-10187 (the "Liquor License"); and

WHEREAS, on April 12, 2022, and in accordance with Section 461(b.3) the Board held a public hearing on the proposed Liquor License transfer; and

WHEREAS, the purpose of this Resolution is to comply with Code Section 461(b.3).

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Upper Dublin, Montgomery County, Pennsylvania as follows:

1. Applicant seeks approval of an intermunicipal transfer of Restaurant Liquor License No. R-10187 from Martin's Wings, LLC, 622 Gravel Pike, Ste 115, East Greenville, Montgomery County, Pennsylvania, 18041 to Applicant for the property located at 201 Concourse Blvd., Dresher, Upper Dublin Township, Montgomery County, Pennsylvania, 19025 (the "Property") pursuant to Code Section 461.
2. Applicant proposes to, and will, utilize the Liquor License to complement its restaurant with on-premises alcohol sales at the Property (the "Proposed Use").

3. The Applicant will comply with all other local ordinances including, without limitation, zoning and building codes.

4. The Applicant's Proposed Use will be located in the Office Commercial ("OC") zoning district.

5. There is no evidence that the proposed intermunicipal transfer will adversely affect the welfare, health, peace and morals of this Township or the residents hereof.

6. The Board hereby approves the Applicant's request for an intermunicipal transfer of Pennsylvania Liquor License No. R-10187 pursuant to Code Section 461(b.3).

7. The transfer of the Liquor License contemplated hereby is subject to final approval by the PLCB.


ADOPTED, this 12th day of April, 2022, by the Board of Commissioners of Upper Dublin Township, Montgomery County, Pennsylvania.

BOARD OF COMMISSIONERS OF
UPPER DUBLIN TOWNSHIP



Ira S. Tackel, President

ATTEST:



Jonathan Bleemer, Secretary

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 22- 2459
APPLICATION U.D. NO. 20-06 FOR PRELIMINARY LAND DEVELOPMENT
APPROVAL, KSMA, L.P. AND METROPOLITAN 4, 1250 VIRGINIA DRIVE

WHEREAS, KSMA, L.P. ("Developer") is the owner of a property located at 1250 Virginia Drive, comprising approximately 3.62 acres of land (the "Property"); and,

WHEREAS, the Property is located in the GFW-Greater Fort Washington Zoning District, and improvement of the Property for an Multi-Family Apartment Use is permitted by Conditional Use, and the applicant has received Conditional Use approval from the Township; and,

WHEREAS, the Property will be developed pursuant to Land Development Plans prepared by T and M Associates Inc., dated November 19, 2021, consisting of 23 sheets (the "Plans"), which is incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Developer desires to obtain preliminary land development approval of the Plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants preliminary approval of the land development as shown on the Plans subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, the comments and details on the Plans, the terms and conditions of this Resolution, and the terms and conditions of a Land Development Agreement between the Developer and the Township, in a form to be approved by the Township Solicitor and entered into prior to recording of the final plans.
3. The Developer will provide security in a form acceptable to the Township Solicitor and in an amount to be agreed upon by the Township Engineer for the improvements and landscaping shown on the Plans prior to the recording of the final plans.
4. The Township hereby approves the following waivers from the Subdivision and Land Development Regulations:
 - a. §206-36.A – Requiring that BMPs shall be provided to retain all runoff generate by the groundwater recharge design storm for infiltration.
 - b. §212-32.E.(1)(i) – Requiring a schedule of existing trees with trunks eight (8) inches or more in diameter.

- c. §212-32.F.(1)(b) – Requiring street trees to be no closer than two (2) feet nor more than fifteen (15) feet outside the street right-of-way and no closer than eight (8) feet to any public walkway and no closer than ten (10) feet nor more than twenty five (25) feet from the center line of utilities.
 - d. §212-32.F.(3)(a) – Requiring a twenty five (25) foot softening buffer along the west property line to the extent a waiver is deemed required, notwithstanding that the Greater Fort Washington Zoning District is not listed in the Chapter 212 Table 2 Screen Buffer Requirements (which is tabulated by zoning district categories) and the adjoining lot to the west is vacant land.
 - e. §212-32.F.(6) and 212-32.H.– Requiring individual lot landscaping plantings on a per unit basis and tree replacement.
5. The Developer shall comply with all conditions set forth in the review letter of the Township Engineer, Tom Fountain, dated December 12, 2021, attached as Exhibit 'A', except as modified herein.
6. The Developer shall comply with all conditions set forth in the review letter of the Township Landscape Consultant, Land Concepts, dated December 16, 2021, attached as Exhibit 'B', except as modified herein.
7. The Developer shall comply with all conditions set forth in the review letter of the Township Traffic Consultant, Boles, Smyth Associates, dated December 16, 2021, attached as Exhibit 'C', except for the work referenced in paragraphs 8, 9, 11 and 13 of said review letter, as the Developer has agreed to contribute the sum of \$150,000 to Upper Dublin Township. This contribution will be reduced if the Virginia Drive median improvements required by the Township, as referenced in Paragraph 10 of the Jack Smyth review letter, involve inlet adjustments or roadway widening beyond the curb radii of the western driveway limits.
8. The Developer shall comply with all conditions set forth in the review e-mail of the Township Fire Marshal, Tim Schuck, dated December 7, 2021, attached as Exhibit 'D'.
9. The Developer shall put forth reasonable effort to incorporate recommendations set forth in the review letter of the Montgomery County Planning Commission, by letter dated December 9, 2021, attached as Exhibit 'E', except no pedestrian entrance from Virginia Drive is required.
10. The Developer shall comply with all conditions set forth in the review letter of the Township Lighting Consultant, Stan Stubbe, by letter dated December 16, 2021.

11. Developer shall provide to the Township Engineer the legal descriptions for the easements and rights of way, prior to the Plans being recorded.
12. Developer shall enter into a Stormwater PCSM Agreement satisfactory to the Township.
13. All utilities serving the structures proposed to be built on the Property shall be placed underground.
14. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans and the Land Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

Approved by the Board of Commissioners of Upper Dublin Township this 12th day of April, 2022.

UPPER DUBLIN TOWNSHIP

By: 

IRA S. TACKEL, President

ATTEST:


Jonathan Bleemer, Township Secretary

Exhibit "A"

Review letter of the Township Engineer, Tom Fountain, dated December 12, 2021

DRAFT

December 12, 2021

KSMA, LP
2001 State Hill Road
Suite 205
Wyomissing, PA 19610

**RE: 1250 VIRGINIA DRIVE
PRELIMINARY LAND DEVELOPMENT
UD #20-06**

To whom it may concern:

Upper Dublin Township has received plans for Land Development Approval for the tract at 1250 Virginia Drive. KSMA, LP, and Metropolitan 4 have submitted a preliminary land development plan for the 3.62 acre tract at the corner of Office Center Dive and Virginia Drive. The site currently is developed with a vacant office building, and parking. The applicant proposes a multi-story apartment and mixed-use building (171 dwelling units) with elevated under-building parking, surface parking, stormwater improvements and amenities required by the GFW Overlay District. We offer the following comments and requests regarding this plan:

ZONING

1. Some disparity may exist between the depicted “Road R-O-W” line and the “Bike Trail R-O-W” line. Setbacks need to be measured from Ultimate R-O-W lines, applicant should provide the evidence of the R-O-W used for setback depiction.
2. A trash/refuse collection area should be depicted on the plans, and screened in accordance with the development regulations.
3. A solar array is proposed for the roof. We request specifications for the array, and potential visual renderings from the street or adjacent properties.
4. A cut-and-fill analysis for the improvements needs to be supplied, including sources of fill or locations to dispose of excess cut.

5. Sewage Planning approval (Act 537) from DEP shall be provided prior to final subdivision plan approval.
6. Applicant is advised that use of HDPE storm pipe internal to the site is subject to review of shop drawings for material that complies with specific ASTM standards.
7. Some sections of the proposed storm pipe are tying into existing Township inlets. These sections are required to be RCP. Additional storm manholes may be required to effect a transition to the required materials.
8. Applicant must provide review and approval confirmation for the Montgomery County Conservation District, including NPDES review and approval.
9. SO 212.25.C.3: Areas of the plan indicate slopes of 2:1, which exceeds the allowable slope of 3:1 maximum.
10. The existing sidewalk along Office Center Drive should be improved to 5 feet wide.
11. More extensive review of the internal traffic circulation in the parking garage is required, due to small or no turning radius and minimum parking space separation. Sight distance may be compromised due to lack of proper geometry.
12. Applicant should review with the Building Department and Fire Marshal if two separate water lines are required for potable water and fire water supply.
13. Plans should include sanitary sewer and water supply profiles from the roadway tie-ins to the buildings, to indicate possible conflicts.
14. A minimum clear-sight triangle should be depicted on the Site Plan and Landscaping Plan (at Office Center and Virginia Drives).
15. SO 212.30: The plan should depict monuments at all lot corners.
16. Plans should indicate "Commissioners" instead of "Supervisors" at the signature blocks. Also, all signature blocks should indicate the actual owner's names, instead of sub-companies or former owners.
17. Grading Note #2 should indicate a minimum slope of 1% for paved areas.
18. The applicant must incorporate requirements and recommendations of the various outside Township consultants, including:
 - a. Township Lighting Consultant
 - b. Township Fire Marshal
 - c. Township Traffic Consultant
 - d. Township Landscape Consultant

19. The plans should include the following Township-approved details, and remove and conflicting or non-Township standard details for:
 - a. RD-112
 - b. RD-114
 - c. RD-116
 - d. RD-117
 - e. CC-200
 - f. DR-306
 - g. Add others as necessary
20. The 1st-floor cistern, near the pool, appears to drain to the storm pipe collection system. Applicant should indicate if this cistern will receive chlorine- or contaminant-laden water, since it discharges to waters of the Township.
21. Provisions for the community mailbox should be discussed and depicted on the plans.
22. Plans should be checked for ADA compliance prior to Final Approval of the plans.
23. Plans should include a note indicating “All work is to be in accordance with PADOT 408 or Upper Dublin Township standards, whichever is greater.”

RECOMMENDATION: FURTHER REVIEW

The items noted in this letter should be addressed to the Township’s satisfaction. If you have any questions, please do not hesitate to call.

Very truly yours,

Thomas J. Fountain, P.E.
Township Engineer
Upper Dublin Township

cc: Paul Leonard, Township Manager
Jim Ennis, Township Zoning Officer
Fran Wheatley, Chief of Police
Jack Smyth, Transportation Consultant
Rick Collier, Landscaping Consultant
Joe Fielder, Township Code Officer
Gil High, Township Solicitor
Tim Schuck, Township Fire Marshal
T & M Associates

Exhibit "B"

Review letter of the Township Landscape Consultant, Land Concepts, dated December 16, 2021

LANDSCAPE REVIEW #3

MEMO TO: Jim Ennis, AICP
Alison Giles, CZO
Tom Fountain, P.E.
Upper Dublin Township

FROM: Rick Collier, FAICP, ASLA
David Cavanaugh, RLA, ASLA
LandConcepts

DATE: December 16, 2021

Re: Proposed Residential Building
1250 Virginia Drive
Conditional Use/Preliminary Land Development
Landscape Plan Review
UD #20-6

Per your request, we have reviewed the plans for the proposed residential building at this location. Previously, the Tentative Sketch Plan was reviewed, and memoranda submitted to guide the applicant's consultant for a formal submission. This application must meet the Code requirements for landscape compliance with the SALDO (Section 212-32. (F)) and Zoning – Greater Ft. Washington District (GFW) (Section 255-287).

The plans reviewed include 23 sheets prepared by TandM Associates, dated 11/19/2021. The Landscape Plan and details are on Sheets 7 and 23. Architecture Plans were submitted and include 8 sheets prepared by Meister Cox Architects, dated 11/18/2021. Information and color renderings dated 11/19/21 related to the design standards for the GFW accompanied the architecture plans.

The site totals 3.62 acres at the intersection of Virginia Drive and Office Center Drive. The project proposes to construct a new 5-story residential building (45,252 s.f.) with the lower level as parking (surface/garage parking total 273 spaces) to serve the 171 units. Units located on the upper 4 floors will be 1- and 2-bedroom apartments with varying styles. There will also be amenities including an internal courtyard with outdoor pool, lobby, mailroom, bike storage, community lounge/kitchen, fitness facilities, meeting spaces, business center, etc.

Access will be from Virginia Drive and Office Center Drive. The site is in the Floodplain Conservation District (Section 255-165). A LOMR was prepared adjusting floodplain and floodway lines due to the upstream flood retardant structures and surrounding conditions. The existing building on the site will be demolished for this single structure.

a. Section B – General Landscape Requirements

B. (4) The Landscape Plan must be prepared and sealed by a landscape architect registered in Pennsylvania. These plans were prepared by the project engineer and should be revised as required.

B. (7) Planting details have been provided for trees and shrubs. They differ from the Township standard details and should be revised accordingly or replaced.

B. (13) Trees must be located to provide clear sight triangles. Landscape at each exit/entrance must be installed to be outside of these triangles for safety.

b. Section E. – Required Information on the Landscape Plan

Section (1) (a) A location map with zoning districts is required on the Landscape Plans. Zoning of this site and the adjacent parcels is needed to determine some of the landscape requirements per 212 Attachment Tables 1 and 2.

Section (1) (b) Setback lines are required to be shown. These are shown but should be labeled.

Section (1) (e) The location of outside storage and trash/recycling areas need to be shown. Most of the trash storage is inside this building. Outside areas should be screened as noted below.

Section (1) (g) All utility lines above and below ground need to be shown. Based on the engineering plans, some are missing, including power and communications. These are needed to insure there are no conflicts between the plantings and the utilities. Note: A 10-foot separation is required.

Section (1) (i) A schedule of existing tree 8” or greater to be removed is required. Information needs to include botanical and common names, height, spread, diameter, quantity and special remarks. Trees that are dead or in severe decline may be excluded. Trees are shown on Sheet 3 but only locations and caliper, and part of that information is obscured. The Code also requires trees of ≥ 8 ” caliper, consequently there are trees shown that are not part of the base data. A schedule of existing trees is required and is not provided. Given the limited number of trees on this site, a **waiver** for the schedule is supportable.

Section (1) (j) A planting schedule listing all plant material (trees, shrubs, groundcover) proposed to be installed must be submitted on the plans. The schedules need to provide spread per this section of the Code.

Section (1) (l) As noted above, the Township has standard details, and those in the Landscape Plan need to be amended or replaced.

Section (1) (o) Information for lawns and other groundcovers needs to be indicated. That can be a reference note to in the plan set or added to the Landscape Plan. Section (1) (r) A table showing compliance with each Code section is required with symbols or labels to indicate which plants meet which requirements. Only a partial schedule is provided on Sheet 23 and other requirements, compliance, and symbols or labels need to be added.

c. Section F – Specific Planting Requirements

F. (1) Street Trees – The proposed development is required to have Street Trees along the two road frontages – Virginia and Office Center Drives. The plan shows the existing trees to be replaced. Given their condition, this decision is supported. Based on the maximum spacing (75’), the number required by the Code is twelve (five for Virginia Drive and seven for Office Center Drive). Note that at minimum spacing (50’) the number would be seven and ten trees, respectively. The Landscape Plan shows sixteen trees (six along Virginia Drive and ten along Office Center Drive). That number is acceptable, but the spacing is not fully compliant.

The applicant should consider an alternative shade tree species for the Tulip Poplars as they are not good street trees and are not noted in the Code for such use. An additional species should be included in the Plant Schedule for Street Trees to have fewer than 11 of the same and greater diversity in case of disease. Clear sight triangles must be added to the plans.

Per Section F. (1) (b) [5], Street Trees may be grouped with 40’ spacing versus a uniform, evenly spaced pattern with no reduction in number. These must be suitable shade tree species for the locations and conditions. Spacing on the Plan varies and does not meet the minimum of 40’ in all cases and should be adjusted.

Street Trees shall be planted no closer than 2’ nor more than 15’ outside the street right-of-way. Trees shall be planted no closer than 8’ to any public walkway (Section F. (1) (b) [2]). The Street Trees need to be adjusted for these requirements, if possible, and allowing for the Cross County Trail. A **waiver** is supportable given the location of the Trail and utilities.

F. (2) Softening Buffer – This buffer is determined based on 212 Attachment 2, Table 2 and is dependent on the abutting land use and zoning.

Table 2 has not been updated to include the GFW District. In the absence of that, the Township defers to the applicable proposed land use as specified by the table and adjacent land use or zoning district.

North Side - The property and land use adjacent to this parcel is an office use and will, therefore, abut 4-story, multi-family residential per the plans. Residential adjacent to the Office Center or the Employment Center use(s) or zoning requires

a Screen Buffer (see Section F.(3) below), and a Softening Buffer is not applicable.

West Side - The property and use to the west is vacant and zoned as the GFW District. There is no specified buffer requirement for vacant, open land. If the adjacent use becomes residential which is permitted in the GFW under certain conditions, a Softening Buffer would be required according to this section. If it were to become office, commercial or institutional, a Screen Buffer would be required rather than a Softening Buffer. The developer of that tract would be under the same obligations on that side of the property line. Additionally, per note 2, when the land use or zone are identical, a Screen Buffer is not required unless the Board of Commissioners so determines it. This is referred to the Zoning Officer for additional input. However, given this proposed residential use, the most stringent buffer, Screen Buffer, is recommended given the use could be non-residential. This solution will ultimately benefit the future residents of this development.

Note: From the prior reviews and discussion with the Township, neither Softening nor Screen Buffers are required along the frontage.

F. (3) Screen Buffer – This type of buffer is determined based on Table 2 accounting for the proposed land use and the abutting uses or zoning district. Section F. (3) (a) through (c) are required as applicable.

As noted above, a Screen Buffer is required between residential use on this property and office use to the north. It is to be 30 feet in width and aligned adjacent to property lines and an ultimate right-of-way. Grade change to the adjacent office should be taken into account in achieving this buffer. The species selection should consider installation height and rate of maturation to screen the upper levels over time. Native species are preferred in Upper Dublin Township.

Per Section F. (3)[3], a Screen Buffer is required around all truck loading, outside storage areas, mechanical equipment and trash receptacles to screen them from view from streets and abutting residential areas. A dumpster space and loading space are shown in the rear (northwest) corner. No screening is provided, and details of the enclosure are required on the plans consistent with the GFW District requirements.

F. (4) Parking Area Landscaping – Landscape in parking is required in accordance with Section F. (4) (a) through (g) as applicable.

The Landscape Plan shows some trees in the parking lot. The number of trees is dependent on 212 Attachment 1, Table 1. For multi-family residential, the requirement is 1 shade tree per 10 (exterior) parking spaces.

The plans (Sheet 3) show a calculation of 273 spaces of which 75 are exterior. At the required rate, which is eight parking lot trees. The Landscape Plan shows six trees. Two additional trees need to be added allowing for utilities and may

require one or more additional tree islands. The species selected is on the Township list, but it is a Flowering Tree and not a Shade Tree as required. An alternative native shade tree must be shown.

Per Section F. (4) (b), the plan addresses the minimum requirement green area of 10% for parking lots greater than 5,000 s.f. The table and colored areas of the plan on Sheet 7 indicate that there will be 13.7%, more than required.

Section F. (4) (f). Requires a continuous row of shrubs to be planted where parking is within 50 feet of the public street right-of-way and to be a minimum height of 3'-6." This is required for the exterior parking along Office Center Drive and must be added to the plan or the alternative buffers listed in the Code (i.e., fence, wall, berm).

F. (5) Detention Basin Landscaping – The plan shows most of the detention underground and under the exterior parking in the northwest part of the site, plus several bioretention islands in the exterior parking lot. Additionally, a level spreader is shown for the courtyard area. This section of the Code is not applicable to underground facilities.

Six bioretention islands are shown on the plan (871 s.f.) and are to be vegetated with a plug mix consisting of three species (Butterfly Weed, NE Aster, Switchgrass). Plugs (total 383) are to be 2' size, mixed ~1/3 each, and spaced at 18". The species selected need to be tolerant of wet and dry conditions. Additional details such as specialized soils mix as referenced in the submission should be included. We question the selection of plugs as the bioretention islands will be wet for periods of time and suggest selecting plants better suited for wet and dry conditions. Also, a Maintenance and Management Plan is required and must be reviewed.

F. (6) Individual Lot Landscaping – Individual lot landscaping is required and must meet subsections F. (6) (a) through (c). These are additional to the above-stated requirements.

The quantity is determined by 212 Attachment 1, Table 1 and requires 1 shade tree per unit. The proposed number of 171 units will require 18 shade trees or tree equivalents per the ratios as the Code permits for up to 50%. It is unclear from the Landscape Plan if this is addressed. Additional trees and shrubs are shown along the frontage of both roads. Identification is missing for what is for Street Trees and for this category. Per Section (1) (r) above, symbols or labels are required to make such distinctions and need to be added. It is noted that landscape is also required for the Public Space at the corner and that should be identified.

(7) Landscaping on Slopes – This site is relatively flat, and this section is Not Applicable.

(8) Watercourse Buffers – Pine Run is northwest and south of this property and does not enter the site. This section is Not Applicable.

Section G – Preservation and Protection of Existing Trees – This section of the Code encourages retaining healthy trees wherever possible. There are some (~35) trees on site, and most are older street trees and foundation plantings around the building to be demolished. All are noted as removed; some do not meet the 8”diameter Code requirement and need not be counted.

Section H – Replacing Trees Destroyed by Development – This section of the Code requires replacement of trees above a certain threshold (25% of the total) at the ratio specified. This cannot be determined from the information submitted on the plans (Sheet 3). Trees to be counted are to be ≥ 8 ” diameter. Some on the plan are not that size and some are unlabeled or masked (e.g., existing street trees along Office Center Drive). It is noted from a site visit that these unlabeled trees are 14-21” and will qualify for the calculation. With this information, the number above the 25% threshold needs to be calculated and shown on the site as replacement plantings. Note replacement plantings are to be shade trees, flowering trees, and shrubs (1/3 each), and are additional to the other requirements of SALDO Section 212-32.

Section I – Recommended Plant List – The species on the Plant Schedule are on the Township list and are acceptable, except as noted above for Street and Parking Lot Trees and the plugs for Bioretention tree islands.

Other Comments:

The GFW District requires a designed public space of at a minimum of 3% of the site with finishes as prescribed in the SALDO (Section 212-35.2) to include pavers, plantings, street furniture, etc. A Design Manual for 1250 Virginia Drive was submitted and the Public Green Space and Gathering Space are shown on the Plans and in the color renderings. Criteria to be met are highlighted in the submission. The Green Area overall is noted as >15% of the gross lot area. That should be documented on the engineering plans in addition to the parking lot green space.

The public areas are a combination of green landscaped space and hardscape within the Gathering Area. The requirement of 3% of the gross area (~4700 s.f.) is met. Images of hardscape finishes, street furniture, and lights are provided and are consistent with the GFW Manual. The renderings show a concept that is attractive and the meets the intent of the GFW. A future submission should include a detailed Landscape Design Plan with the components (wall, seating, pavers, lights, plants, etc.) for the Gathering Area.

Exhibit "C"

Review letter of the Township Traffic Consultant, Boles, Smyth Associates, dated December 16, 2021



Boles, Smyth Associates, Inc.
Consulting Civil Engineers Since 1972

December 16, 2021

Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Attn: Mr. Jim Ennis, AICP
Community Planner and Zoning Officer

Subject: Transportation Impact Study Review – 1250 Virginia Drive

Dear Mr. Ennis:

Boles, Smyth Associates, Inc. has performed a review of the Transportation Impact Study (TIS) prepared by Pennoni Associates, Inc. dated March, 2021 and re-analyzed per a letter dated November 1, 2021 on behalf of Metropolitan Development Group. The Applicant is proposing to demolish the 44,000 SF office building and construct a 5-story building with 11 residential apartments.

This review is being performed to offer comments based on the submitted TIS that pertain to vehicular, pedestrian and bicycle access to/from the site. The following comments are provided for consideration by the Upper Dublin Planning Commission:

- 1) Please update references from Fort Washington Office Park to Greater Fort Washington District.
- 2) For the Planned Improvements, please revise to indicate the Cross County Trail sections are constructed and the traffic signal at Virginia Drive and Camp Hill Road is funded.
- 3) For the Existing Conditions, please update Susquehanna Road to indicate two (2) northbound travel lanes and one (1) southbound travel lane....
- 4) For the Pedestrian & Bicycle Facility, please update to indicate trail is provided along the north side of Virginia Drive along the 1250 Virginia frontage. Also, please revise 2.5 miles to 3.0 miles from Beacon Hill/Bantry Drive to Fort Washington Regional Rail station via Dreshertown Road, Virginia Drive, Delaware Drive and Commerce Drive. Please update the reference from "Madison at Dresher" to "J @ Dresher".
- 5) For the Background Traffic Growth, please update the number of proposed units at the J @ Dresher development from 316 to 310 and the TIS date to November 15, 2021.
- 6) Please submit the Synchro files that are the source for Table 3, Operational Analyses Summary.
- 7) Coordinate with Boles Smyth to ensure this project's Synchro files, J @ Dresher's Synchro files and the Township's Dreshertown Road Improvements project (MPMS #114172) are consistent.
- 8) Pedestrian access from the site to amenities such as Wawa or LA Fitness are critical. The Township would request reconstruction of the ADA ramps for the southbound approaches of the Virginia Drive/Office Center Drive/PA Turnpike Ramps intersection and re-establishment of the crosswalk across the south approach. The northbound approaches were reconstructed as part of

Mr. Jim Ennis, AICP

December 16, 2021

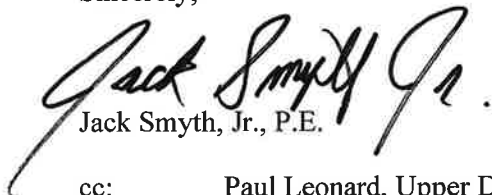
Page 2

the Virginia Drive Cross County Trail Final Segment project and the No Pedestrian crossing was installed due to the alignment of the existing ramps. The Township would also request installation of a new controller cabinet on the 1250 Virginia Drive corner to allow for improved pedestrian access along the sidewalk where the existing controller is located.

- 9) Please review the lane assignments and phasing for the Office Center Drive and PA Turnpike Ramps approaches at the Virginia Drive intersection to determine if operations may be improved.
- 10) Please provide a concept at the site's Right-In/Right-Out western driveway that analyzes the potential for a concrete median island in Virginia Drive to prevent illegal left turns.
- 11) To promote multimodal transportation through the Greater Fort Washington District, we would propose converting Office Center Drive into a boulevard concept that provides a Complete Streets approach. With the installation of the Cross County Trail along Virginia Drive and bike lanes along Susquehanna Road, trail or bike lane accommodations are critical to advancing these GFW District initiatives, as well as traffic calming initiatives to promote safe multimodal use.
- 12) When removing the site's eastern driveway, please coordinate with Boles Smyth for the trail design standards before constructing this new section of the Cross County Trail.
- 13) While not part of the TIS review, the October 20, 2020 comment referencing the concept for the private Office Center Drive section outlet onto Camp Hill Road to sharpen the exit radius and install a four (4) foot median to mitigate restricted left turns onto Camp Hill Road from the office buildings and potential residents from this site is included as part of this review letter.
- 14) From the February 12, 2021 email review of the Sketch Plan, it was noted that a Bituminous Paving Outdoor Gathering Area and 8 foot wide Asphalt Path connecting to the Cross County Trail have been added to the plans. The Asphalt Path leads to a "Steps with Hand Rail" to access the building Lobby. Please ensure there is a designated ADA compliant path from the Lobby to the Outdoor Gathering Area and Cross County Trail via the Asphalt Path.

Please feel free to contact me should you have any questions or require additional information.

Sincerely,



Jack Smyth, Jr., P.E.

cc: Paul Leonard, Upper Dublin Township
Tom Fountain, Upper Dublin Township

Exhibit "D"

Review e-mail of the Township Fire Marshal, Tim Schuck, dated December 7, 2021

1550 Virginia Drive

Schuck, Tim <tschuck@upperdublin.net>

Tue 12/7/2021 10:07 AM

To: Ennis, James <jennis@upperdublin.net>; Giles, Alison <agiles@upperdublin.net>

Cc: Schuck, Tim <tschuck@upperdublin.net>

The following are my comments concerning this new apartment complex located at 1250 Virginia Drive.

1. Enclosed Court Yard – Fire Department must have clear and direct access into the proposed enclosed court yard. Access path must be a direct path allowing the fire depart to move large equipment (Ladders) into the area for deployment in the event of an emergency.
2. Fire Hose Connections must be provided at each level of the court yard. The lower level shall have two connections at opposing sides.
3. Consideration should be given to relocating the 11 electrical vehicle charging stations from the current location to further away from the structure. Internal combustion engine vehicle fires are considered a low frequency/low risk event to the fire service. On the other hand, electric vehicle fires are a moderate frequency/high risk event to both fire fighters and the surrounding environment. Fires in an electrical vehicle is catastrophic.

Let me know if there are any questions.

Timothy P. Schuck
Upper Dublin Township
Fire Marshal/Fire Services Administrator
1245 Fort Washington Ave.
Fort Washington, PA 19034
tschuck@upperdublin.net
Office 215-643-1600 x 3923
Cell 267-718-1879



Exhibit "E"

Review letter of the Montgomery County Planning Commission, by letter dated December 9, 2021

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICF
EXECUTIVE DIRECTOR

December 9, 2021

James Ennis, Community Planner and Zoning Officer
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Re: MCPC # 20-0180-003
Plan Name: 1250 Virginia Ave
(171 dwelling units on 3.62 acres, approximately 49.7 du per acre)
Situate: Virginia Drive (S) and W Office Center Drive (E)
Upper Dublin Township

Dear Mr. Ennis:

We have reviewed the above-referenced conditional use plan as you requested on November 22, 2021. We forward this letter as a report of our review.

BACKGROUND

The applicant, Metropolitan 4, LLC, is proposing to develop a 171-unit residential apartment building. The proposed building would be 4 stories above ground-level parking (a total of 5 stories). There would be surface parking in the rear half of the property and a 3-story garage, providing a total of 273 parking spaces. The property has frontage along the existing Cross County Trail, which runs parallel to Virginia Drive. An existing office building and parking lot would be demolished and trees would be removed during construction.

The property is located within the GFW-Greater Fort Washington Zoning District and in the Floodplain Conservation Overlay District. The applicant is requesting Conditional Use Approval to permit an apartment development use within the GFW Zoning District (§ 255-288(B)(5)), development within the Floodplain Conservation District (§ 255-160(A)(3)), and stormwater facilities to be located within the floodplain of the property (§ 206-102.D.(3)). The property is served by public water and sewer. We reviewed previous versions of this plan in letters dated October 14, 2020 and February 9, 2021.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040 – The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as “regional mixed use” future land use category. Regional Mixed Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses.



Upper Dublin Comprehensive Plan – The proposal is generally consistent with the Upper Dublin Comprehensive Plan and the goal to promote infill development, create a diversity of housing options, and diversify the township's economy through redevelopment within the Fort Washington Office Park.

RECOMMENDATION

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

REVIEW COMMENTS

SITE DESIGN

- A. Building Orientation. Our understanding of the intent of the GFW District is to create a vibrant, walkable, and pedestrian-oriented place. Based on the information provided, the applicant has included sidewalk connections to the Cross County Trail (CCT) along Virginia Drive and to the sidewalk along W Office Center Drive, which we commend. However, the overall pedestrian environment is deferential to the space provided for vehicular circulation, illustrated by the lack of entrance on the side of the building with frontage along Virginia Drive and the CCT. The location and orientation of buildings and building entrances should encourage interactions between the buildings, sidewalk, and street. We commend the applicant for enhancing the building entrance on the W Office Center Drive side of the property. However, it is likely that there will be more people entering and leaving on the Virginia Drive side of the property to access the CCT. We recommend the applicant consider the benefits of a pedestrian entrance to the building on the Virginia Avenue side of the building.

LANDSCAPING

The Montgomery County Planning Commission is currently preparing a landscape and streetscape plan for the Fort Washington Office Park, which is meant to provide guidance for landscaping along property frontages and the Cross County Trail. We recommend the applicant coordinate with the township and county on the proposed landscaping to ensure consistency within the office park and the recommendations of the project. The plants that are recommended in the following comments are taken from the list that we have developed for the landscape plan, and that we believe would be appropriate for the office park.

- A. Streetscape. Due to the property's location, it is likely to receive a significant amount of rainwater from the west and result in a wet area that may not be suitable for all plants. Any plants that are selected for the site should be adaptable to flooding or saturated soils. For example, *Picea glauca*, white spruce is very intolerant of salt and salt spray, and may not be suitable along the streetscape. The applicant may want to consider the *Myrica pennsylvanica* - Northern bayberry, which is salt tolerant, semi-evergreen, and tolerant of poor soils.
- B. Deciduous Trees. Only two deciduous trees listed are on the landscape plan (Sheet No. 7): sugar maple and tulip poplar. We recommend including at least one more deciduous tree in the plantings for increased diversity. The *Quercus bicolor* – Swamp White Oak cultivar is one option that we believe would work well for the site.

1. **Sugar Maple.** The Sugar Maple is proposed to be planted as part of the landscaping for this development. The Sugar Maple is not suitable for paved environments, such as parking lots and urban streetscapes. It is intolerant of poor soils and urban heat and pollution, and would be better suited for park-like environments. If there is more open and pervious soil, the heat and drought tolerant cultivar *Acer saccharum* 'Bailsta' Fall Fiesta Sugar Maple may be better suited for the development.
- C. **Flowering Trees.** The applicant is proposing to plant *acer ginnala* 'amur maple' as one of the flowering trees for this development. We feel that this may not be the best choice because it is not a native plant. We recommend the applicant plant more appropriate trees that are native. Below are flowering trees that we recommend considering:
 1. *Cercis canadensis* - Eastern Redbud
 2. *Amelanchier canadensis* 'Autumn Brilliance' - Autumn Brilliance Serviceberry
 3. *Chionanthus virginicus* - Fringetree
- D. **Shrubs.** The VD- Blue Muffin are proposed to be planted in small, insignificant numbers, interspersed with other shrubs and trees. This species is most successful when planted in groupings of at least 5 in a cluster, and not widely spaced. The same comment applies to the Winterberry proposed to be planted along Virginia Drive. We suggest that the plan specify a cultivar and use groups of at least 5-7 each. The Red Sprite Winterberry, a smaller cultivar that is less robust, may be an appropriate shrub to plant along the driveway.
- E. **Gathering Space.** The gathering space at the southeast corner of the property has only one tree shown. We encourage the applicant to consider how to integrate and design with perennial shrubs and grasses.
- F. **Tree Islands.** The tree islands in the rear of the tract are a good opportunity to include more mid-size trees, such as *Gledista tricanthos*- Thornless Honeylocust, rather than smaller flowering trees.

PREVIOUS COMMENTS

We wish to reiterate the comments from our previous review letters, dated October 14, 2020 and February 9, 2021.

- A. **Cross County Trail.** The applicant is proposing to improve the driveway access from Virginia Drive, which could disrupt the existing Cross County Trail. We recommend that the applicant coordinate with the township engineer and county trail planners to ensure that the trail connection is made correctly.
- B. **Floodplain.** Approximately 3.37 (of the 3.62) acres of the site is located within the floodplain, and the southern portion of the site along Virginia Drive is within the floodway. We suggest the applicant coordinate with the township to consider alternate parking locations in case of a flood event that may damage vehicles in the ground-level parking.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Dublin's planning objectives for residential development within the Fort Washington Office Park.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (20-0180-003) on any plans submitted for final recording.

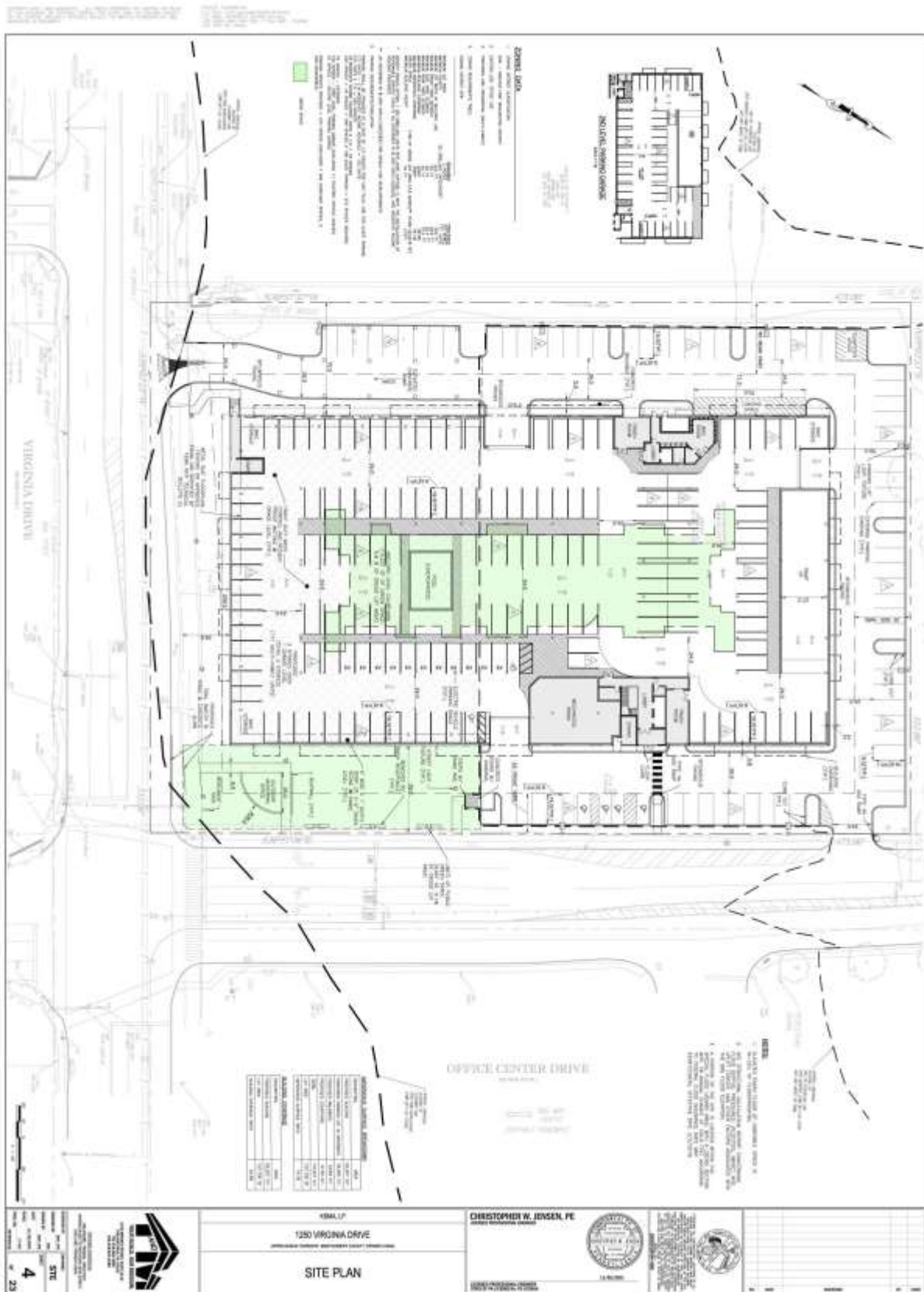
Sincerely,

A handwritten signature in black ink, appearing to read "Claire Warner".

Claire Warner, Community Planner II
cwarner@montcopa.org – 610-278-3755

- c: John Rathfon, Applicant
- Robert W. Gundlach, Jr., Applicant's Representative
- Michael J. Cover, Chair, Upper Dublin Planning Commission
- Paul A. Leonard, Township Manager

Attachments: Reduced Copy of Applicant's Proposed Site Plan
Aerial Image of Site





1250 Virginia Drive
MCPC #200180003

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
100 Base 333 • Newtown, PA 17048-0333
P: 610.275.3122 • F: 610.275.3341
www.montcopa.org/planning
Aerial photography provided by ViewTrek

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 22-2460
APPLICATION U.D. NO. 20-06 FOR FINAL LAND DEVELOPMENT
APPROVAL, KSMA, L.P. AND METROPOLITAN 4, 1250 VIRGINIA DRIVE

WHEREAS, KSMA, L.P. ("Developer") is the owner of a property located at 1250 Virginia Drive, comprising approximately 3.62 acres of land (the "Property"); and,

WHEREAS, the Property is located in the GFW-Greater Fort Washington Zoning District, and improvement of the Property for an Multi-Family Apartment Use is permitted by Conditional Use, and the applicant has received Conditional Use approval from the Township; and,

WHEREAS, the Property will be developed pursuant to Land Development Plans prepared by T and M Associates Inc., last revised April 15, 2022, consisting of 26 sheets (the "Plans"), which is incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Developer obtained preliminary land development approval from Upper Dublin Township as outlined in Resolution 22-2459, which contained specifications, conditions, requirements, and obligations of the Developer in order to achieve plan approval.

WHEREAS, the Developer desires to obtain final land development approval of the Plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants final approval of the land development as shown on the Plans subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, the comments and details on the Plans, the terms and conditions of this Resolution, and the terms and conditions of a Land Development Agreement between the Developer and the Township, in a form to be approved by the Township Solicitor and entered into prior to recording of the final plans.
3. The development shall be constructed in accordance with Resolution 22-2459, a copy of which is attached and incorporated herein, outlining conditions,

specifications, and obligations on the developer to create an Ordinance-compliant development.

4. The Developer will provide security in a form acceptable to the Township Solicitor and in an amount to be agreed upon by the Township Engineer for the improvements and landscaping shown on the Plans prior to the recording of the final plans.
5. The Developer shall comply with all conditions set forth in the review letter of the Township Engineer, Tom Fountain, dated May 17, 2022, attached as Exhibit 'A', except as modified herein.
6. The Developer shall comply with all conditions set forth in the review letter of the Township Traffic Consultant, Boles, Smyth Associates, dated December 16, 2021, attached as Exhibit 'C', except for the work referenced in paragraphs 8, 9, 11 and 13 of said review letter, as the Developer has agreed to contribute the sum of \$150,000 to Upper Dublin Township. This contribution will be reduced if the Virginia Drive median improvements required by the Township, as referenced in Paragraph 10 of the Jack Smyth review letter, involve inlet adjustments or roadway widening beyond the curb radii of the western driveway limits.
7. Developer shall provide to the Township Engineer for his approval the legal descriptions for the easements and rights of way, prior to the Plans being recorded.
8. Developer shall enter into a Stormwater PCSM Agreement satisfactory to the Township.
9. Developer shall provide the minimum number of electric vehicle charging stations in accordance with the GFW District standards.
10. Developer will maintain the property perimeter including the Cross-County trail for pedestrian trail clearance, access, and debris removal.
11. All utilities serving the structures proposed to be built on the Property shall be placed underground.
12. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans and the Land Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

13. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Land Development Agreement, and as required by the Upper Dublin Township Code, must be accomplished within ninety (90) days from the date of this Resolution unless a written extension is granted by Upper Dublin Township. Until such time as the applicable fees and contributions have been paid, the escrow is fully funded, the security provided and the Land Development Agreement executed, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

Approved by the Board of Commissioners of Upper Dublin Township this 14th day of June, 2022.

UPPER DUBLIN TOWNSHIP

By: 
IRA S. TACKEL, President

ATTEST:


Jonathan Bleemer, Township Secretary

Exhibit "A"

Review letter of the Township Engineer, Tom Fountain, dated May 17, 2022



370 COMMERCE DRIVE
 FORT WASHINGTON, PA 19034
 Phone: (215) 643-1600
 Fax: (215) 542-0797
 www.upperdublin.net



IRA S. TACKEL
President

May 17, 2022

ROBERT H. MCGUCKIN
Vice President

KSMA, L.P.
 2001 State Hill Road
 Suite 205

LIZ FERRY

Wyomissing, PA 19610

GARY V. SCARPELLO

MEREDITH L. FERLEGER

**RE: 1250 VIRGINIA DRIVE
 FINAL PLAN REVIEW #1
 UD #20-06**

ALYSON J. FRITZGES

CHERYL KNIGHT

To whom it may concern:

PAUL A. LEONARD
Township Manager

Upper Dublin Township has received Final plans for Land Development Approval for the 1250 Virginia Drive tract. KSMA, L.P. has submitted final land development plans for the 3.62 acre tract at the corner of Office Center Drive and Virginia Drive. The plan is by T and M Associates, last revised 4/15/2022. We offer the following comments and requests regarding this plan:

GILBERT P. HIGH, JR.
Solicitor

SUBDIVISION ORDINANCE COMMENTS

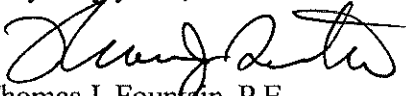
1. Section 212-14.O – Sewage Planning approval (Act 537) from DEP shall be provided prior to final subdivision plan approval. A “will serve” letter from the water utility provider should be supplied.
2. The plan requires approval from Montgomery County Conservation District and an NPDES permit. Copies of any approvals related to this project from outside agencies should be provided to the Township.
3. Applicant must enter into a Stormwater O&M Agreement as approved by the Township.
4. Applicant must comply with traffic management requirements of the Township traffic engineer, regarding turning conflicts and lane improvements along both Virginia Drive and Office Center Drive.

5. Applicant must comply with any outstanding review comments from the Township Lighting Consultant, Landscape Consultant, and Fire Services Department, or, provide letters of approval from each of those reviewing entities.
6. To the extent there are items or conditions from the Preliminary Plan review letter of Dec. 12, 2021, that have not been complied with, those conditions and the review letter should be incorporated into any proposed motion for Final Approval.

RECOMMENDATION: FURTHER REVIEW

The items noted in this letter should be addressed to the Township's satisfaction. If you have any questions, please do not hesitate to call.

Very truly yours,



Thomas J. Fountain, P.E.
Township Engineer
Upper Dublin Township

cc: Terry Fedorchak, Interim Township Manager
Alison Giles, Township Zoning Officer
Jack Smyth, Transportation Consultant
Joe Fielder, Township Code Officer
Gil High, Township Solicitor

Exhibit "C"

Review letter of the Township Traffic Consultant, Boles, Smyth Associates, dated December 16, 2021



Boles, Smyth Associates, Inc.
Consulting Civil Engineers Since 1972

December 16, 2021

Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Attn: Mr. Jim Ennis, AICP
Community Planner and Zoning Officer

Subject: Transportation Impact Study Review – 1250 Virginia Drive

Dear Mr. Ennis:

Boles, Smyth Associates, Inc. has performed a review of the Transportation Impact Study (TIS) prepared by Pennoni Associates, Inc. dated March, 2021 and re-analyzed per a letter dated November 1, 2021 on behalf of Metropolitan Development Group. The Applicant is proposing to demolish the 44,000 SF office building and construct a 5-story building with 11 residential apartments.

This review is being performed to offer comments based on the submitted TIS that pertain to vehicular, pedestrian and bicycle access to/from the site. The following comments are provided for consideration by the Upper Dublin Planning Commission:

- 1) Please update references from Fort Washington Office Park to Greater Fort Washington District.
- 2) For the Planned Improvements, please revise to indicate the Cross County Trail sections are constructed and the traffic signal at Virginia Drive and Camp Hill Road is funded.
- 3) For the Existing Conditions, please update Susquehanna Road to indicate two (2) northbound travel lanes and one (1) southbound travel lane....
- 4) For the Pedestrian & Bicycle Facility, please update to indicate trail is provided along the north side of Virginia Drive along the 1250 Virginia frontage. Also, please revise 2.5 miles to 3.0 miles from Beacon Hill/Bantry Drive to Fort Washington Regional Rail station via Dreshertown Road, Virginia Drive, Delaware Drive and Commerce Drive. Please update the reference from "Madison at Dresher" to "J @ Dresher".
- 5) For the Background Traffic Growth, please update the number of proposed units at the J @ Dresher development from 316 to 310 and the TIS date to November 15, 2021.
- 6) Please submit the Synchro files that are the source for Table 3, Operational Analyses Summary.
- 7) Coordinate with Boles Smyth to ensure this project's Synchro files, J @ Dresher's Synchro files and the Township's Dreshertown Road Improvements project (MPMS #114172) are consistent.
- 8) Pedestrian access from the site to amenities such as Wawa or LA Fitness are critical. The Township would request reconstruction of the ADA ramps for the southbound approaches of the Virginia Drive/Office Center Drive/PA Turnpike Ramps intersection and re-establishment of the crosswalk across the south approach. The northbound approaches were reconstructed as part of

Mr. Jim Ennis, AICP

December 16, 2021

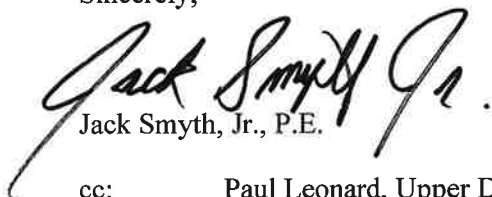
Page 2

the Virginia Drive Cross County Trail Final Segment project and the No Pedestrian crossing was installed due to the alignment of the existing ramps. The Township would also request installation of a new controller cabinet on the 1250 Virginia Drive corner to allow for improved pedestrian access along the sidewalk where the existing controller is located.

- 9) Please review the lane assignments and phasing for the Office Center Drive and PA Turnpike Ramps approaches at the Virginia Drive intersection to determine if operations may be improved.
- 10) Please provide a concept at the site's Right-In/Right-Out western driveway that analyzes the potential for a concrete median island in Virginia Drive to prevent illegal left turns.
- 11) To promote multimodal transportation through the Greater Fort Washington District, we would propose converting Office Center Drive into a boulevard concept that provides a Complete Streets approach. With the installation of the Cross County Trail along Virginia Drive and bike lanes along Susquehanna Road, trail or bike lane accommodations are critical to advancing these GFW District initiatives, as well as traffic calming initiatives to promote safe multimodal use.
- 12) When removing the site's eastern driveway, please coordinate with Boles Smyth for the trail design standards before constructing this new section of the Cross County Trail.
- 13) While not part of the TIS review, the October 20, 2020 comment referencing the concept for the private Office Center Drive section outlet onto Camp Hill Road to sharpen the exit radius and install a four (4) foot median to mitigate restricted left turns onto Camp Hill Road from the office buildings and potential residents from this site is included as part of this review letter.
- 14) From the February 12, 2021 email review of the Sketch Plan, it was noted that a Bituminous Paving Outdoor Gathering Area and 8 foot wide Asphalt Path connecting to the Cross County Trail have been added to the plans. The Asphalt Path leads to a "Steps with Hand Rail" to access the building Lobby. Please ensure there is a designated ADA compliant path from the Lobby to the Outdoor Gathering Area and Cross County Trail via the Asphalt Path.

Please feel free to contact me should you have any questions or require additional information.

Sincerely,



Jack Smyth, Jr., P.E.

cc: Paul Leonard, Upper Dublin Township
Tom Fountain, Upper Dublin Township

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 22- 2459
APPLICATION U.D. NO. 20-06 FOR PRELIMINARY LAND DEVELOPMENT
APPROVAL, KSMA, L.P. AND METROPOLITAN 4, 1250 VIRGINIA DRIVE

WHEREAS, KSMA, L.P. ("Developer") is the owner of a property located at 1250 Virginia Drive, comprising approximately 3.62 acres of land (the "Property"); and,

WHEREAS, the Property is located in the GFW-Greater Fort Washington Zoning District, and improvement of the Property for an Multi-Family Apartment Use is permitted by Conditional Use, and the applicant has received Conditional Use approval from the Township; and,

WHEREAS, the Property will be developed pursuant to Land Development Plans prepared by T and M Associates Inc., dated November 19, 2021, consisting of 23 sheets (the "Plans"), which is incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Developer desires to obtain preliminary land development approval of the Plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants preliminary approval of the land development as shown on the Plans subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, the comments and details on the Plans, the terms and conditions of this Resolution, and the terms and conditions of a Land Development Agreement between the Developer and the Township, in a form to be approved by the Township Solicitor and entered into prior to recording of the final plans.
3. The Developer will provide security in a form acceptable to the Township Solicitor and in an amount to be agreed upon by the Township Engineer for the improvements and landscaping shown on the Plans prior to the recording of the final plans.
4. The Township hereby approves the following waivers from the Subdivision and Land Development Regulations:
 - a. §206-36.A – Requiring that BMPs shall be provided to retain all runoff generate by the groundwater recharge design storm for infiltration.
 - b. §212-32.E.(1)(i) – Requiring a schedule of existing trees with trunks eight (8) inches or more in diameter.

- c. §212-32.F.(1)(b) – Requiring street trees to be no closer than two (2) feet nor more than fifteen (15) feet outside the street right-of-way and no closer than eight (8) feet to any public walkway and no closer than ten (10) feet nor more than twenty five (25) feet from the center line of utilities.
 - d. §212-32.F.(3)(a) – Requiring a twenty five (25) foot softening buffer along the west property line to the extent a waiver is deemed required, notwithstanding that the Greater Fort Washington Zoning District is not listed in the Chapter 212 Table 2 Screen Buffer Requirements (which is tabulated by zoning district categories) and the adjoining lot to the west is vacant land.
 - e. §212-32.F.(6) and 212-32.H.– Requiring individual lot landscaping plantings on a per unit basis and tree replacement.
5. The Developer shall comply with all conditions set forth in the review letter of the Township Engineer, Tom Fountain, dated December 12, 2021, attached as Exhibit 'A', except as modified herein.
6. The Developer shall comply with all conditions set forth in the review letter of the Township Landscape Consultant, Land Concepts, dated December 16, 2021, attached as Exhibit 'B', except as modified herein.
7. The Developer shall comply with all conditions set forth in the review letter of the Township Traffic Consultant, Boles, Smyth Associates, dated December 16, 2021, attached as Exhibit 'C', except for the work referenced in paragraphs 8, 9, 11 and 13 of said review letter, as the Developer has agreed to contribute the sum of \$150,000 to Upper Dublin Township. This contribution will be reduced if the Virginia Drive median improvements required by the Township, as referenced in Paragraph 10 of the Jack Smyth review letter, involve inlet adjustments or roadway widening beyond the curb radii of the western driveway limits.
8. The Developer shall comply with all conditions set forth in the review e-mail of the Township Fire Marshal, Tim Schuck, dated December 7, 2021, attached as Exhibit 'D'.
9. The Developer shall put forth reasonable effort to incorporate recommendations set forth in the review letter of the Montgomery County Planning Commission, by letter dated December 9, 2021, attached as Exhibit 'E', except no pedestrian entrance from Virginia Drive is required.
10. The Developer shall comply with all conditions set forth in the review letter of the Township Lighting Consultant, Stan Stubbe, by letter dated December 16, 2021.

11. Developer shall provide to the Township Engineer the legal descriptions for the easements and rights of way, prior to the Plans being recorded.
12. Developer shall enter into a Stormwater PCSM Agreement satisfactory to the Township.
13. All utilities serving the structures proposed to be built on the Property shall be placed underground.
14. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans and the Land Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

Approved by the Board of Commissioners of Upper Dublin Township this 12th day of April, 2022.

UPPER DUBLIN TOWNSHIP

By:


IRA S. TACKEL, President

ATTEST:


Jonathan Bleemer, Township Secretary

Exhibit "A"

Review letter of the Township Engineer, Tom Fountain, dated December 12, 2021

DRAFT

December 12, 2021

KSMA, LP
2001 State Hill Road
Suite 205
Wyomissing, PA 19610

**RE: 1250 VIRGINIA DRIVE
PRELIMINARY LAND DEVELOPMENT
UD #20-06**

To whom it may concern:

Upper Dublin Township has received plans for Land Development Approval for the tract at 1250 Virginia Drive. KSMA, LP, and Metropolitan 4 have submitted a preliminary land development plan for the 3.62 acre tract at the corner of Office Center Dive and Virginia Drive. The site currently is developed with a vacant office building, and parking. The applicant proposes a multi-story apartment and mixed-use building (171 dwelling units) with elevated under-building parking, surface parking, stormwater improvements and amenities required by the GFW Overlay District. We offer the following comments and requests regarding this plan:

ZONING

1. Some disparity may exist between the depicted “Road R-O-W” line and the “Bike Trail R-O-W” line. Setbacks need to be measured from Ultimate R-O-W lines, applicant should provide the evidence of the R-O-W used for setback depiction.
2. A trash/refuse collection area should be depicted on the plans, and screened in accordance with the development regulations.
3. A solar array is proposed for the roof. We request specifications for the array, and potential visual renderings from the street or adjacent properties.
4. A cut-and-fill analysis for the improvements needs to be supplied, including sources of fill or locations to dispose of excess cut.

5. Sewage Planning approval (Act 537) from DEP shall be provided prior to final subdivision plan approval.
6. Applicant is advised that use of HDPE storm pipe internal to the site is subject to review of shop drawings for material that complies with specific ASTM standards.
7. Some sections of the proposed storm pipe are tying into existing Township inlets. These sections are required to be RCP. Additional storm manholes may be required to effect a transition to the required materials.
8. Applicant must provide review and approval confirmation for the Montgomery County Conservation District, including NPDES review and approval.
9. SO 212.25.C.3: Areas of the plan indicate slopes of 2:1, which exceeds the allowable slope of 3:1 maximum.
10. The existing sidewalk along Office Center Drive should be improved to 5 feet wide.
11. More extensive review of the internal traffic circulation in the parking garage is required, due to small or no turning radius and minimum parking space separation. Sight distance may be compromised due to lack of proper geometry.
12. Applicant should review with the Building Department and Fire Marshal if two separate water lines are required for potable water and fire water supply.
13. Plans should include sanitary sewer and water supply profiles from the roadway tie-ins to the buildings, to indicate possible conflicts.
14. A minimum clear-sight triangle should be depicted on the Site Plan and Landscaping Plan (at Office Center and Virginia Drives).
15. SO 212.30: The plan should depict monuments at all lot corners.
16. Plans should indicate "Commissioners" instead of "Supervisors" at the signature blocks. Also, all signature blocks should indicate the actual owner's names, instead of sub-companies or former owners.
17. Grading Note #2 should indicate a minimum slope of 1% for paved areas.
18. The applicant must incorporate requirements and recommendations of the various outside Township consultants, including:
 - a. Township Lighting Consultant
 - b. Township Fire Marshal
 - c. Township Traffic Consultant
 - d. Township Landscape Consultant

19. The plans should include the following Township-approved details, and remove and conflicting or non-Township standard details for:
 - a. RD-112
 - b. RD-114
 - c. RD-116
 - d. RD-117
 - e. CC-200
 - f. DR-306
 - g. Add others as necessary
20. The 1st-floor cistern, near the pool, appears to drain to the storm pipe collection system. Applicant should indicate if this cistern will receive chlorine- or contaminant-laden water, since it discharges to waters of the Township.
21. Provisions for the community mailbox should be discussed and depicted on the plans.
22. Plans should be checked for ADA compliance prior to Final Approval of the plans.
23. Plans should include a note indicating “All work is to be in accordance with PADOT 408 or Upper Dublin Township standards, whichever is greater.”

RECOMMENDATION: FURTHER REVIEW

The items noted in this letter should be addressed to the Township’s satisfaction. If you have any questions, please do not hesitate to call.

Very truly yours,

Thomas J. Fountain, P.E.
Township Engineer
Upper Dublin Township

cc: Paul Leonard, Township Manager
Jim Ennis, Township Zoning Officer
Fran Wheatley, Chief of Police
Jack Smyth, Transportation Consultant
Rick Collier, Landscaping Consultant
Joe Fielder, Township Code Officer
Gil High, Township Solicitor
Tim Schuck, Township Fire Marshal
T & M Associates

Exhibit "B"

Review letter of the Township Landscape Consultant, Land Concepts, dated December 16, 2021

LANDSCAPE REVIEW #3

MEMO TO: Jim Ennis, AICP
Alison Giles, CZO
Tom Fountain, P.E.
Upper Dublin Township

FROM: Rick Collier, FAICP, ASLA
David Cavanaugh, RLA, ASLA
LandConcepts

DATE: December 16, 2021

Re: Proposed Residential Building
1250 Virginia Drive
Conditional Use/Preliminary Land Development
Landscape Plan Review
UD #20-6

Per your request, we have reviewed the plans for the proposed residential building at this location. Previously, the Tentative Sketch Plan was reviewed, and memoranda submitted to guide the applicant's consultant for a formal submission. This application must meet the Code requirements for landscape compliance with the SALDO (Section 212-32. (F)) and Zoning – Greater Ft. Washington District (GFW) (Section 255-287).

The plans reviewed include 23 sheets prepared by TandM Associates, dated 11/19/2021. The Landscape Plan and details are on Sheets 7 and 23. Architecture Plans were submitted and include 8 sheets prepared by Meister Cox Architects, dated 11/18/2021. Information and color renderings dated 11/19/21 related to the design standards for the GFW accompanied the architecture plans.

The site totals 3.62 acres at the intersection of Virginia Drive and Office Center Drive. The project proposes to construct a new 5-story residential building (45,252 s.f.) with the lower level as parking (surface/garage parking total 273 spaces) to serve the 171 units. Units located on the upper 4 floors will be 1- and 2-bedroom apartments with varying styles. There will also be amenities including an internal courtyard with outdoor pool, lobby, mailroom, bike storage, community lounge/kitchen, fitness facilities, meeting spaces, business center, etc.

Access will be from Virginia Drive and Office Center Drive. The site is in the Floodplain Conservation District (Section 255-165). A LOMR was prepared adjusting floodplain and floodway lines due to the upstream flood retardant structures and surrounding conditions. The existing building on the site will be demolished for this single structure.

a. Section B – General Landscape Requirements

B. (4) The Landscape Plan must be prepared and sealed by a landscape architect registered in Pennsylvania. These plans were prepared by the project engineer and should be revised as required.

B. (7) Planting details have been provided for trees and shrubs. They differ from the Township standard details and should be revised accordingly or replaced.

B. (13) Trees must be located to provide clear sight triangles. Landscape at each exit/entrance must be installed to be outside of these triangles for safety.

b. Section E. – Required Information on the Landscape Plan

Section (1) (a) A location map with zoning districts is required on the Landscape Plans. Zoning of this site and the adjacent parcels is needed to determine some of the landscape requirements per 212 Attachment Tables 1 and 2.

Section (1) (b) Setback lines are required to be shown. These are shown but should be labeled.

Section (1) (e) The location of outside storage and trash/recycling areas need to be shown. Most of the trash storage is inside this building. Outside areas should be screened as noted below.

Section (1) (g) All utility lines above and below ground need to be shown. Based on the engineering plans, some are missing, including power and communications. These are needed to insure there are no conflicts between the plantings and the utilities. Note: A 10-foot separation is required.

Section (1) (i) A schedule of existing tree 8” or greater to be removed is required. Information needs to include botanical and common names, height, spread, diameter, quantity and special remarks. Trees that are dead or in severe decline may be excluded. Trees are shown on Sheet 3 but only locations and caliper, and part of that information is obscured. The Code also requires trees of ≥ 8 ” caliper, consequently there are trees shown that are not part of the base data. A schedule of existing trees is required and is not provided. Given the limited number of trees on this site, a **waiver** for the schedule is supportable.

Section (1) (j) A planting schedule listing all plant material (trees, shrubs, groundcover) proposed to be installed must be submitted on the plans. The schedules need to provide spread per this section of the Code.

Section (1) (l) As noted above, the Township has standard details, and those in the Landscape Plan need to be amended or replaced.

Section (1) (o) Information for lawns and other groundcovers needs to be indicated. That can be a reference note to in the plan set or added to the Landscape Plan. Section (1) (r) A table showing compliance with each Code section is required with symbols or labels to indicate which plants meet which requirements. Only a partial schedule is provided on Sheet 23 and other requirements, compliance, and symbols or labels need to be added.

c. Section F – Specific Planting Requirements

F. (1) Street Trees – The proposed development is required to have Street Trees along the two road frontages – Virginia and Office Center Drives. The plan shows the existing trees to be replaced. Given their condition, this decision is supported. Based on the maximum spacing (75’), the number required by the Code is twelve (five for Virginia Drive and seven for Office Center Drive). Note that at minimum spacing (50’) the number would be seven and ten trees, respectively. The Landscape Plan shows sixteen trees (six along Virginia Drive and ten along Office Center Drive). That number is acceptable, but the spacing is not fully compliant.

The applicant should consider an alternative shade tree species for the Tulip Poplars as they are not good street trees and are not noted in the Code for such use. An additional species should be included in the Plant Schedule for Street Trees to have fewer than 11 of the same and greater diversity in case of disease. Clear sight triangles must be added to the plans.

Per Section F. (1) (b) [5], Street Trees may be grouped with 40’ spacing versus a uniform, evenly spaced pattern with no reduction in number. These must be suitable shade tree species for the locations and conditions. Spacing on the Plan varies and does not meet the minimum of 40’ in all cases and should be adjusted.

Street Trees shall be planted no closer than 2’ nor more than 15’ outside the street right-of-way. Trees shall be planted no closer than 8’ to any public walkway (Section F. (1) (b) [2]). The Street Trees need to be adjusted for these requirements, if possible, and allowing for the Cross County Trail. A **waiver** is supportable given the location of the Trail and utilities.

F. (2) Softening Buffer – This buffer is determined based on 212 Attachment 2, Table 2 and is dependent on the abutting land use and zoning.

Table 2 has not been updated to include the GFW District. In the absence of that, the Township defers to the applicable proposed land use as specified by the table and adjacent land use or zoning district.

North Side - The property and land use adjacent to this parcel is an office use and will, therefore, abut 4-story, multi-family residential per the plans. Residential adjacent to the Office Center or the Employment Center use(s) or zoning requires

a Screen Buffer (see Section F.(3) below), and a Softening Buffer is not applicable.

West Side - The property and use to the west is vacant and zoned as the GFW District. There is no specified buffer requirement for vacant, open land. If the adjacent use becomes residential which is permitted in the GFW under certain conditions, a Softening Buffer would be required according to this section. If it were to become office, commercial or institutional, a Screen Buffer would be required rather than a Softening Buffer. The developer of that tract would be under the same obligations on that side of the property line. Additionally, per note 2, when the land use or zone are identical, a Screen Buffer is not required unless the Board of Commissioners so determines it. This is referred to the Zoning Officer for additional input. However, given this proposed residential use, the most stringent buffer, Screen Buffer, is recommended given the use could be non-residential. This solution will ultimately benefit the future residents of this development.

Note: From the prior reviews and discussion with the Township, neither Softening nor Screen Buffers are required along the frontage.

F. (3) Screen Buffer – This type of buffer is determined based on Table 2 accounting for the proposed land use and the abutting uses or zoning district. Section F. (3) (a) through (c) are required as applicable.

As noted above, a Screen Buffer is required between residential use on this property and office use to the north. It is to be 30 feet in width and aligned adjacent to property lines and an ultimate right-of-way. Grade change to the adjacent office should be taken into account in achieving this buffer. The species selection should consider installation height and rate of maturation to screen the upper levels over time. Native species are preferred in Upper Dublin Township.

Per Section F. (3)[3], a Screen Buffer is required around all truck loading, outside storage areas, mechanical equipment and trash receptacles to screen them from view from streets and abutting residential areas. A dumpster space and loading space are shown in the rear (northwest) corner. No screening is provided, and details of the enclosure are required on the plans consistent with the GFW District requirements.

F. (4) Parking Area Landscaping – Landscape in parking is required in accordance with Section F. (4) (a) through (g) as applicable.

The Landscape Plan shows some trees in the parking lot. The number of trees is dependent on 212 Attachment 1, Table 1. For multi-family residential, the requirement is 1 shade tree per 10 (exterior) parking spaces.

The plans (Sheet 3) show a calculation of 273 spaces of which 75 are exterior. At the required rate, which is eight parking lot trees. The Landscape Plan shows six trees. Two additional trees need to be added allowing for utilities and may

require one or more additional tree islands. The species selected is on the Township list, but it is a Flowering Tree and not a Shade Tree as required. An alternative native shade tree must be shown.

Per Section F. (4) (b), the plan addresses the minimum requirement green area of 10% for parking lots greater than 5,000 s.f. The table and colored areas of the plan on Sheet 7 indicate that there will be 13.7%, more than required.

Section F. (4) (f). Requires a continuous row of shrubs to be planted where parking is within 50 feet of the public street right-of-way and to be a minimum height of 3'-6." This is required for the exterior parking along Office Center Drive and must be added to the plan or the alternative buffers listed in the Code (i.e., fence, wall, berm).

F. (5) Detention Basin Landscaping – The plan shows most of the detention underground and under the exterior parking in the northwest part of the site, plus several bioretention islands in the exterior parking lot. Additionally, a level spreader is shown for the courtyard area. This section of the Code is not applicable to underground facilities.

Six bioretention islands are shown on the plan (871 s.f.) and are to be vegetated with a plug mix consisting of three species (Butterfly Weed, NE Aster, Switchgrass). Plugs (total 383) are to be 2' size, mixed ~1/3 each, and spaced at 18". The species selected need to be tolerant of wet and dry conditions. Additional details such as specialized soils mix as referenced in the submission should be included. We question the selection of plugs as the bioretention islands will be wet for periods of time and suggest selecting plants better suited for wet and dry conditions. Also, a Maintenance and Management Plan is required and must be reviewed.

F. (6) Individual Lot Landscaping – Individual lot landscaping is required and must meet subsections F. (6) (a) through (c). These are additional to the above-stated requirements.

The quantity is determined by 212 Attachment 1, Table 1 and requires 1 shade tree per unit. The proposed number of 171 units will require 18 shade trees or tree equivalents per the ratios as the Code permits for up to 50%. It is unclear from the Landscape Plan if this is addressed. Additional trees and shrubs are shown along the frontage of both roads. Identification is missing for what is for Street Trees and for this category. Per Section (1) (r) above, symbols or labels are required to make such distinctions and need to be added. It is noted that landscape is also required for the Public Space at the corner and that should be identified.

(7) Landscaping on Slopes – This site is relatively flat, and this section is Not Applicable.

(8) Watercourse Buffers – Pine Run is northwest and south of this property and does not enter the site. This section is Not Applicable.

Section G – Preservation and Protection of Existing Trees – This section of the Code encourages retaining healthy trees wherever possible. There are some (~35) trees on site, and most are older street trees and foundation plantings around the building to be demolished. All are noted as removed; some do not meet the 8” diameter Code requirement and need not be counted.

Section H – Replacing Trees Destroyed by Development – This section of the Code requires replacement of trees above a certain threshold (25% of the total) at the ratio specified. This cannot be determined from the information submitted on the plans (Sheet 3). Trees to be counted are to be ≥ 8 ” diameter. Some on the plan are not that size and some are unlabeled or masked (e.g., existing street trees along Office Center Drive). It is noted from a site visit that these unlabeled trees are 14-21” and will qualify for the calculation. With this information, the number above the 25% threshold needs to be calculated and shown on the site as replacement plantings. Note replacement plantings are to be shade trees, flowering trees, and shrubs (1/3 each), and are additional to the other requirements of SALDO Section 212-32.

Section I – Recommended Plant List – The species on the Plant Schedule are on the Township list and are acceptable, except as noted above for Street and Parking Lot Trees and the plugs for Bioretention tree islands.

Other Comments:

The GFW District requires a designed public space of at a minimum of 3% of the site with finishes as prescribed in the SALDO (Section 212-35.2) to include pavers, plantings, street furniture, etc. A Design Manual for 1250 Virginia Drive was submitted and the Public Green Space and Gathering Space are shown on the Plans and in the color renderings. Criteria to be met are highlighted in the submission. The Green Area overall is noted as >15% of the gross lot area. That should be documented on the engineering plans in addition to the parking lot green space.

The public areas are a combination of green landscaped space and hardscape within the Gathering Area. The requirement of 3% of the gross area (~4700 s.f.) is met. Images of hardscape finishes, street furniture, and lights are provided and are consistent with the GFW Manual. The renderings show a concept that is attractive and the meets the intent of the GFW. A future submission should include a detailed Landscape Design Plan with the components (wall, seating, pavers, lights, plants, etc.) for the Gathering Area.

Exhibit "C"

Review letter of the Township Traffic Consultant, Boles, Smyth Associates, dated December 16, 2021



Boles, Smyth Associates, Inc.
Consulting Civil Engineers Since 1972

December 16, 2021

Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Attn: Mr. Jim Ennis, AICP
Community Planner and Zoning Officer

Subject: Transportation Impact Study Review – 1250 Virginia Drive

Dear Mr. Ennis:

Boles, Smyth Associates, Inc. has performed a review of the Transportation Impact Study (TIS) prepared by Pennoni Associates, Inc. dated March, 2021 and re-analyzed per a letter dated November 1, 2021 on behalf of Metropolitan Development Group. The Applicant is proposing to demolish the 44,000 SF office building and construct a 5-story building with 11 residential apartments.

This review is being performed to offer comments based on the submitted TIS that pertain to vehicular, pedestrian and bicycle access to/from the site. The following comments are provided for consideration by the Upper Dublin Planning Commission:

- 1) Please update references from Fort Washington Office Park to Greater Fort Washington District.
- 2) For the Planned Improvements, please revise to indicate the Cross County Trail sections are constructed and the traffic signal at Virginia Drive and Camp Hill Road is funded.
- 3) For the Existing Conditions, please update Susquehanna Road to indicate two (2) northbound travel lanes and one (1) southbound travel lane....
- 4) For the Pedestrian & Bicycle Facility, please update to indicate trail is provided along the north side of Virginia Drive along the 1250 Virginia frontage. Also, please revise 2.5 miles to 3.0 miles from Beacon Hill/Bantry Drive to Fort Washington Regional Rail station via Dreshertown Road, Virginia Drive, Delaware Drive and Commerce Drive. Please update the reference from "Madison at Dresher" to "J @ Dresher".
- 5) For the Background Traffic Growth, please update the number of proposed units at the J @ Dresher development from 316 to 310 and the TIS date to November 15, 2021.
- 6) Please submit the Synchro files that are the source for Table 3, Operational Analyses Summary.
- 7) Coordinate with Boles Smyth to ensure this project's Synchro files, J @ Dresher's Synchro files and the Township's Dreshertown Road Improvements project (MPMS #114172) are consistent.
- 8) Pedestrian access from the site to amenities such as Wawa or LA Fitness are critical. The Township would request reconstruction of the ADA ramps for the southbound approaches of the Virginia Drive/Office Center Drive/PA Turnpike Ramps intersection and re-establishment of the crosswalk across the south approach. The northbound approaches were reconstructed as part of

Mr. Jim Ennis, AICP

December 16, 2021

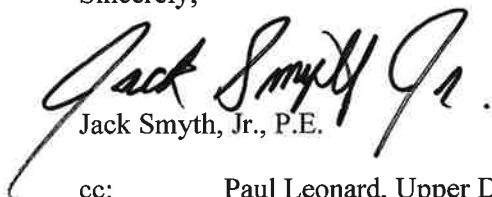
Page 2

the Virginia Drive Cross County Trail Final Segment project and the No Pedestrian crossing was installed due to the alignment of the existing ramps. The Township would also request installation of a new controller cabinet on the 1250 Virginia Drive corner to allow for improved pedestrian access along the sidewalk where the existing controller is located.

- 9) Please review the lane assignments and phasing for the Office Center Drive and PA Turnpike Ramps approaches at the Virginia Drive intersection to determine if operations may be improved.
- 10) Please provide a concept at the site's Right-In/Right-Out western driveway that analyzes the potential for a concrete median island in Virginia Drive to prevent illegal left turns.
- 11) To promote multimodal transportation through the Greater Fort Washington District, we would propose converting Office Center Drive into a boulevard concept that provides a Complete Streets approach. With the installation of the Cross County Trail along Virginia Drive and bike lanes along Susquehanna Road, trail or bike lane accommodations are critical to advancing these GFW District initiatives, as well as traffic calming initiatives to promote safe multimodal use.
- 12) When removing the site's eastern driveway, please coordinate with Boles Smyth for the trail design standards before constructing this new section of the Cross County Trail.
- 13) While not part of the TIS review, the October 20, 2020 comment referencing the concept for the private Office Center Drive section outlet onto Camp Hill Road to sharpen the exit radius and install a four (4) foot median to mitigate restricted left turns onto Camp Hill Road from the office buildings and potential residents from this site is included as part of this review letter.
- 14) From the February 12, 2021 email review of the Sketch Plan, it was noted that a Bituminous Paving Outdoor Gathering Area and 8 foot wide Asphalt Path connecting to the Cross County Trail have been added to the plans. The Asphalt Path leads to a "Steps with Hand Rail" to access the building Lobby. Please ensure there is a designated ADA compliant path from the Lobby to the Outdoor Gathering Area and Cross County Trail via the Asphalt Path.

Please feel free to contact me should you have any questions or require additional information.

Sincerely,



Jack Smyth, Jr., P.E.

cc: Paul Leonard, Upper Dublin Township
Tom Fountain, Upper Dublin Township

Exhibit "D"

Review e-mail of the Township Fire Marshal, Tim Schuck, dated December 7, 2021

1550 Virginia Drive

Schuck, Tim <tschuck@upperdublin.net>

Tue 12/7/2021 10:07 AM

To: Ennis, James <jennis@upperdublin.net>; Giles, Alison <agiles@upperdublin.net>

Cc: Schuck, Tim <tschuck@upperdublin.net>

The following are my comments concerning this new apartment complex located at 1250 Virginia Drive.

1. Enclosed Court Yard – Fire Department must have clear and direct access into the proposed enclosed court yard. Access path must be a direct path allowing the fire depart to move large equipment (Ladders) into the area for deployment in the event of an emergency.
2. Fire Hose Connections must be provided at each level of the court yard. The lower level shall have two connections at opposing sides.
3. Consideration should be given to relocating the 11 electrical vehicle charging stations from the current location to further away from the structure. Internal combustion engine vehicle fires are considered a low frequency/low risk event to the fire service. On the other hand, electric vehicle fires are a moderate frequency/high risk event to both fire fighters and the surrounding environment. Fires in an electrical vehicle is catastrophic.

Let me know if there are any questions.

Timothy P. Schuck
Upper Dublin Township
Fire Marshal/Fire Services Administrator
1245 Fort Washington Ave.
Fort Washington, PA 19034
tschuck@upperdublin.net
Office 215-643-1600 x 3923
Cell 267-718-1879



Exhibit "E"

Review letter of the Montgomery County Planning Commission, by letter dated December 9, 2021

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICF
EXECUTIVE DIRECTOR

December 9, 2021

James Ennis, Community Planner and Zoning Officer
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Re: MCPC # 20-0180-003
Plan Name: 1250 Virginia Ave
(171 dwelling units on 3.62 acres, approximately 49.7 du per acre)
Situate: Virginia Drive (S) and W Office Center Drive (E)
Upper Dublin Township

Dear Mr. Ennis:

We have reviewed the above-referenced conditional use plan as you requested on November 22, 2021. We forward this letter as a report of our review.

BACKGROUND

The applicant, Metropolitan 4, LLC, is proposing to develop a 171-unit residential apartment building. The proposed building would be 4 stories above ground-level parking (a total of 5 stories). There would be surface parking in the rear half of the property and a 3-story garage, providing a total of 273 parking spaces. The property has frontage along the existing Cross County Trail, which runs parallel to Virginia Drive. An existing office building and parking lot would be demolished and trees would be removed during construction.

The property is located within the GFW-Greater Fort Washington Zoning District and in the Floodplain Conservation Overlay District. The applicant is requesting Conditional Use Approval to permit an apartment development use within the GFW Zoning District (§ 255-288(B)(5)), development within the Floodplain Conservation District (§ 255-160(A)(3)), and stormwater facilities to be located within the floodplain of the property (§ 206-102.D.(3)). The property is served by public water and sewer. We reviewed previous versions of this plan in letters dated October 14, 2020 and February 9, 2021.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040 – The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as “regional mixed use” future land use category. Regional Mixed Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses.



Upper Dublin Comprehensive Plan – The proposal is generally consistent with the Upper Dublin Comprehensive Plan and the goal to promote infill development, create a diversity of housing options, and diversify the township's economy through redevelopment within the Fort Washington Office Park.

RECOMMENDATION

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

REVIEW COMMENTS

SITE DESIGN

- A. Building Orientation. Our understanding of the intent of the GFW District is to create a vibrant, walkable, and pedestrian-oriented place. Based on the information provided, the applicant has included sidewalk connections to the Cross County Trail (CCT) along Virginia Drive and to the sidewalk along W Office Center Drive, which we commend. However, the overall pedestrian environment is deferential to the space provided for vehicular circulation, illustrated by the lack of entrance on the side of the building with frontage along Virginia Drive and the CCT. The location and orientation of buildings and building entrances should encourage interactions between the buildings, sidewalk, and street. We commend the applicant for enhancing the building entrance on the W Office Center Drive side of the property. However, it is likely that there will be more people entering and leaving on the Virginia Drive side of the property to access the CCT. We recommend the applicant consider the benefits of a pedestrian entrance to the building on the Virginia Avenue side of the building.

LANDSCAPING

The Montgomery County Planning Commission is currently preparing a landscape and streetscape plan for the Fort Washington Office Park, which is meant to provide guidance for landscaping along property frontages and the Cross County Trail. We recommend the applicant coordinate with the township and county on the proposed landscaping to ensure consistency within the office park and the recommendations of the project. The plants that are recommended in the following comments are taken from the list that we have developed for the landscape plan, and that we believe would be appropriate for the office park.

- A. Streetscape. Due to the property's location, it is likely to receive a significant amount of rainwater from the west and result in a wet area that may not be suitable for all plants. Any plants that are selected for the site should be adaptable to flooding or saturated soils. For example, *Picea glauca*, white spruce is very intolerant of salt and salt spray, and may not be suitable along the streetscape. The applicant may want to consider the *Myrica pennsylvanica* - Northern bayberry, which is salt tolerant, semi-evergreen, and tolerant of poor soils.
- B. Deciduous Trees. Only two deciduous trees listed are on the landscape plan (Sheet No. 7): sugar maple and tulip poplar. We recommend including at least one more deciduous tree in the plantings for increased diversity. The *Quercus bicolor* – Swamp White Oak cultivar is one option that we believe would work well for the site.

1. **Sugar Maple.** The Sugar Maple is proposed to be planted as part of the landscaping for this development. The Sugar Maple is not suitable for paved environments, such as parking lots and urban streetscapes. It is intolerant of poor soils and urban heat and pollution, and would be better suited for park-like environments. If there is more open and pervious soil, the heat and drought tolerant cultivar *Acer saccharum* 'Bailsta' Fall Fiesta Sugar Maple may be better suited for the development.
- C. **Flowering Trees.** The applicant is proposing to plant *acer ginnala* 'amur maple' as one of the flowering trees for this development. We feel that this may not be the best choice because it is not a native plant. We recommend the applicant plant more appropriate trees that are native. Below are flowering trees that we recommend considering:
 1. *Cercis canadensis* - Eastern Redbud
 2. *Amelanchier canadensis* 'Autumn Brilliance' - Autumn Brilliance Serviceberry
 3. *Chionanthus virginicus* - Fringetree
- D. **Shrubs.** The VD- Blue Muffin are proposed to be planted in small, insignificant numbers, interspersed with other shrubs and trees. This species is most successful when planted in groupings of at least 5 in a cluster, and not widely spaced. The same comment applies to the Winterberry proposed to be planted along Virginia Drive. We suggest that the plan specify a cultivar and use groups of at least 5-7 each. The Red Sprite Winterberry, a smaller cultivar that is less robust, may be an appropriate shrub to plant along the driveway.
- E. **Gathering Space.** The gathering space at the southeast corner of the property has only one tree shown. We encourage the applicant to consider how to integrate and design with perennial shrubs and grasses.
- F. **Tree Islands.** The tree islands in the rear of the tract are a good opportunity to include more mid-size trees, such as *Gledista tricanthos*- Thornless Honeylocust, rather than smaller flowering trees.

PREVIOUS COMMENTS

We wish to reiterate the comments from our previous review letters, dated October 14, 2020 and February 9, 2021.

- A. **Cross County Trail.** The applicant is proposing to improve the driveway access from Virginia Drive, which could disrupt the existing Cross County Trail. We recommend that the applicant coordinate with the township engineer and county trail planners to ensure that the trail connection is made correctly.
- B. **Floodplain.** Approximately 3.37 (of the 3.62) acres of the site is located within the floodplain, and the southern portion of the site along Virginia Drive is within the floodway. We suggest the applicant coordinate with the township to consider alternate parking locations in case of a flood event that may damage vehicles in the ground-level parking.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Dublin's planning objectives for residential development within the Fort Washington Office Park.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (20-0180-003) on any plans submitted for final recording.

Sincerely,



Claire Warner, Community Planner II
cwarner@montcopa.org – 610-278-3755

- c: John Rathfon, Applicant
- Robert W. Gundlach, Jr., Applicant's Representative
- Michael J. Cover, Chair, Upper Dublin Planning Commission
- Paul A. Leonard, Township Manager

Attachments: Reduced Copy of Applicant's Proposed Site Plan
Aerial Image of Site



1250 Virginia Drive
MCPC #200180003

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
100 Base 333 • Northwest, OK 73104-0333
P: 405.270.3122 • F: 405.270.3341
www.montgomeryplanning.com
Aerial photography provided by ViewTrek



RESOLUTION NO. 22-2461

**RESOLUTION TO ACCEPT A DEED OF DEDICATION
FOR EMLLEN WAY, NORTH LANDMARK LANE AND SOUTH LANDMARK LANE**

WHEREAS, the Board of Commissioners of Upper Dublin Township has received from Spring House Land, Inc. (hereinafter "Grantor") a deed of dedication for three private streets known as Emlen Way, North Landmark Lane and South Landmark Lane (the "Streets") as more particularly set forth on the subdivision plan prepared by Charles E. Shoemaker, Inc. Engineers and Surveyors, dated January 28, 2015 and September 30, 2015, last revised July 6, 2016, recorded November 4, 2016 in the office of the Recorder of Deeds of Montgomery County, Norristown, in Plan Book 044, Page 00239, which plan was previously approved by the Board of Commissioners of Upper Dublin Township ; and

WHEREAS, the Township Engineer has certified that the Streets have been improved according to Township specifications; and

WHEREAS, the Board of Commissioners deems it to be in the public interest to accept the deed of dedication so that the Streets will be opened and dedicated for public use.

NOW, THEREFORE, in consideration of the above, the Board of Commissioners of Upper Dublin Township does hereby resolve as follows:

1. The deed of dedication offered to the Township for Emlen Way, North Landmark Land and South Landmark Lane is accepted.

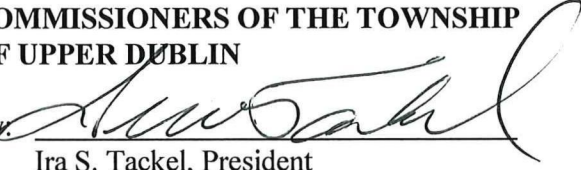
2. The proper officers of the Township are authorized to reference this Resolution in the deed of dedication and to record same in the Office of Recorder of Deeds, Montgomery County, Pennsylvania.

RESOLVED, this 14th day of June, 2022.

ATTEST:


Jonathan Bleemer, Secretary

**COMMISSIONERS OF THE TOWNSHIP
OF UPPER DUBLIN**

By: 
Ira S. Tackel, President

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 22-2462

**A RESOLUTION ACKNOWLEDGING JUNE 2022
TO BE PRIDE MONTH**

WHEREAS, since the 1998 declaration of President William Clinton, June of each year has been set aside as Pride Month; and


WHEREAS, Pride is a movement that celebrates sexual diversity and provides a way for lesbian, gay, bisexual and transgender (LGBTQ) people to protest about discrimination and violence; but it is also a way of promoting the dignity, equal rights, self-awareness and self-affirmation of the LGBTQ community and of increasing society's awareness of the issues that they face.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Upper Dublin Township:

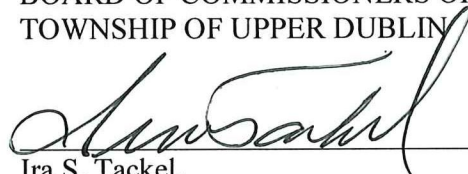
The Board of Commissioners, wishing to affirm that all people deserve to live with dignity and respect, free from fear and violence, and protected against discrimination, regardless of their gender identity or sexual orientation, hereby calls upon the citizens of Upper Dublin Township to share with one another in celebrating June, 2022 as Pride Month, and in recognizing the manifest contributions that members of the LGBTQ community, our friends and neighbors, make to the fabric of Upper Dublin Township.

RESOLVED, this 14th day of June, 2022.

ATTEST:


Jonathan Bleemer,
Secretary/Assistant Township Manager

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


Ira S. Tackel,
President

RESOLUTION NO. 22-2463

AUTHORIZED OFFICIAL RESOLUTION

Be it RESOLVED, that the Township of Upper Dublin of Montgomery County does hereby designate the Township Secretary as the official to execute remaining documents and agreements between the Township of Upper Dublin and the Pennsylvania Department of Transportation for the Welsh Road Green Light Go Project, Grant Agreement 2016GLG055.

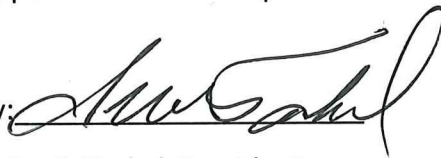
I, Jonathan Bleemer duly qualified Secretary of the Township of Upper Dublin of Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners at a regular meeting held 6-14-2022 and said Resolution has been recorded in the Minutes of the Township of Upper Dublin and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Upper Dublin, this 14 day of June, 2022

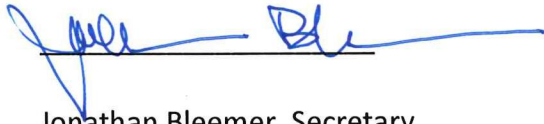
Board of Commissioners

Upper Dublin Township

By:



Ira S. Tackel, President



Jonathan Bleemer, Secretary

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 22-2464
RESOLUTION TO ACCEPT DEED OF DEDICATION FOR STREET RIGHT OF WAY

WHEREAS, the Board of Commissioners of Upper Dublin Township has received from Toll PA XIV, LP (hereinafter "Grantor") a "Deed of Dedication Regency at Upper Dublin Jarrettown Road Right-Of-Way" offering additional right-of-way along Jarrettown Road, as more fully described in the deed of dedication attached as Exhibit "A" and incorporated by reference as if set forth in full; and,

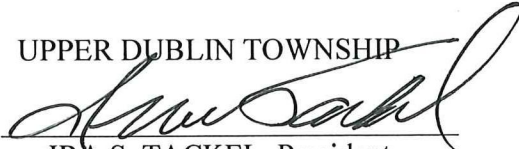
WHEREAS, the Board of Commissioners heretofore approved a Subdivision Plan for the Regency at Upper Dublin, filed by or on behalf of Grantor, showing the 12,652 square feet right-of-way conveyance, which Subdivision Plan is recorded at the Recorder of Deeds in Norristown at Plan Book 0043, page 00860; and,

WHEREAS, Grantor now wishes to dedicate the additional Jarrettown right-of-way created and depicted on the Record Plan, and located in the Township of Upper Dublin, to Grantee.

NOW, THEREFORE, the Board of Commissioners of Upper Dublin Township does hereby resolve as follows:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The "Deed of Dedication Regency at Upper Dublin Jarrettown Road Right-Of-Way" offered to the Township, and more fully described in Exhibit "A" attached, is accepted.
3. The proper officers of the Township are authorized to incorporate this Resolution as an exhibit to the Deed of Dedication and to record same in the Office of Recording of Deeds, Norristown, Montgomery County, Pennsylvania.

Resolved by the Board of Commissioners of Upper Dublin Township this 12th day of July, 2022.

UPPER DUBLIN TOWNSHIP
By: 
IRA S. TACKEL, President

ATTEST:


JONATHAN BLEEMER, Township Secretary

DEED OF DEDICATION
REGENCY AT UPPER DUBLIN
JARRETTOWN ROAD RIGHT-OF-WAY

NOW this 23rd day of June, 2022, TOLL PA XIV, LP (hereinafter called Grantor) in and for the sum of One (\$1.00) Dollar lawful money of the United States of America, unto it well and truly paid by UPPER DUBLIN TOWNSHIP (hereinafter called Grantee), hereby grants and conveys unto Grantee, its successors or assigns all right, title and interest to the lands which the undersigned owns as more particularly described within the legal description attached hereto as Exhibit "A".

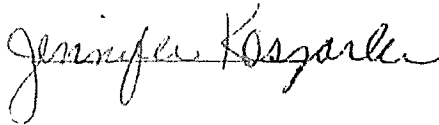
BEING a portion of the same property conveyed to the Grantor by Zieger Floral, Inc. of Virginia, dated November 1, 2018 and recorded in Deed Book 6115, page 974. This conveyance contains 12,652 square feet as depicted upon the recorded subdivision plan for Regency at Upper Dublin as recorded in the Office for the Recording of Deeds in Norristown at Plan Book 0043, page 00860 on October 13, 2015.

TO HAVE AND TO HOLD the said lands described and premises hereby granted, or mentioned and intended so to be, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

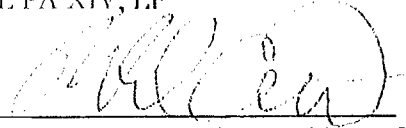
AND THE SAID Grantor, for itself, its successors and assigns does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them, shall and will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the parties hereto set their hands and seals the 23rd day of June, 2022.

ATTEST:



TOLL PA XIV, LP

By 
Michael A. Downs, Vice President of
Toll Mid-Atlantic LP Company, Inc.
General Partner of Toll PA XIV, L.P.

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF MONTGOMERY :

On this, the 23rd day of June, 2022 before me, a Notary Public, the undersigned officer, personally appeared Michael A. Downs, Vice President of Toll Mid-Atlantic LP Company, Inc., General Partner of Toll PA XIV, L.P., and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing on behalf of the entity as General Partner of Toll PA XIV, L.P.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Nancy M. McMeans (Seal)
Notary Public

Commonwealth of Pennsylvania - Notary Seal
NANCY M. McMEANS, Notary Public
Montgomery County
My Commission Expires September 29, 2025
Commission Number 1046786

EXHIBIT "A"



December 22, 2014

**LEGAL DESCRIPTION
JARRETTOWN ROAD ULTIMATE RIGHT-OF-WAY
THE ZIEGER TRACT SUBDIVISION
PROJECT #4813**

ALL THAT CERTAIN tract or strip of ground situate in Upper Dublin Township, Montgomery County, Pennsylvania, being shown as a portion of the south side of Jarrettown Road on an Overall Subdivision Plan of the Zieger Tract, prepared for The Cutler Group, Inc., by S.T.A. Engineering, Inc., dated June 30, 2014, as last revised December 22, 2014 and being more fully described as follows:

BEGINNING at a point in the southeast legal right-of-way line of Jarrettown Road (of variable width), said point being located in the east line of land now or formerly of John R. & Theresa M. Wiese and being located the following two (2) courses from the centerline intersection of Jarrettown Road with Tuckerstown Road (50 feet wide): (1) approximately 70 feet in a northeasterly direction to a point; (2) South 53°10'51" East, 20.75 feet; thence, from said beginning point, along said legal right-of-way line, the following three (3) courses: (1) North 55°23'33" East, 1.80 feet to a point of curvature; (2) by a line curving to the left in a northeasterly direction, having a radius of 1,020.00 feet, with a chord of 283.37 feet, bearing North 47°24'29" East, for an arc distance of 284.29 feet to a point of tangency; (3) North 39°25'24" East, 735.90 feet to a point in the southwest line of Welsh Road, S.R. 0063 (of variable width); thence, along said line, the following two (2) courses: (1) South 53°07'06" East, 14.21 feet to a point-on-curve; (2) by a line curving to the right in a northeasterly direction, having a radius of 35.00 feet, with a chord of 10.57 feet, bearing

North $72^{\circ}45'59''$ East, for an arc distance of 10.61 feet to a point; thence, on and through land now or formerly of Zieger Floral, Inc., the following four courses: (1) South $39^{\circ}25'24''$ West, 212.94 feet to a point; (2) South $47^{\circ}15'32''$ West, 73.35 feet to a point; (3) South $39^{\circ}25'24''$ West, 459.75 feet to a point of curvature; (3) by a line curving to the right in a southwesterly direction, having a radius of 1,030.00 feet, with a chord of 284.60 feet, bearing South $47^{\circ}21'53''$ West, for an arc distance of 285.52 feet to a point in the aforesaid line of Wiese; thence, along said line, North $53^{\circ}10'51''$ West, 10.55 feet to the point of beginning.

CONTAINING 12,652 square feet of land, be the same, more or less.

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 22- 2465
REQUEST FOR WAIVER FROM LAND DEVELOPMENT APPROVAL
FOR UPPER DUBLIN SCHOOL DISTRICT

WHEREAS, Upper Dublin School District ("Applicant") is the owner of a property located at 1010 Fort Washington Avenue, comprising approximately 29 acres of land (the "Property"); and,

WHEREAS, the Property is located in the A Residential Zoning District, and schools are a permitted use in that district; and,

WHEREAS, the Property will be improved with temporary classrooms, subject to plans provided by the applicant; and

WHEREAS, the Developer desires to obtain a waiver from filing formal land development plans that would otherwise be required in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby approves a waiver from submission of formal land development plans, and receipt of formal land development approval subject, however, to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The project shall be constructed in accordance with the Plans.
3. The Applicant shall remove all temporary classrooms and other required construction within 18 months of the date of this resolution, and restore all disturbed areas to pre-development conditions.

Approved by the Board of Commissioners of Upper Dublin Township this 12th day of July, 2022.

UPPER DUBLIN TOWNSHIP

By: 
IRA S. TACKEL, President

ATTEST:


JONATHAN BLEEMER, Assistant Township Manager

**UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA**

**RESOLUTION NO. 22- 2466
RESOLUTION TO ACCEPT A DEED OF DEDICATION FOR
ADDITIONAL RIGHT OF WAY**

WHEREAS, the Township, in coordination with and funding through the Upper Dublin Township Municipal Authority, has undertaken a project to construct a new off ramp (also known as “Ramp A” or “Zip Ramp”) enabling motorists to directly exit the Pennsylvania Turnpike Commission Fort Washington Interchange onto local road Commerce Drive (the “Project”); and

WHEREAS, certain parties own land along, near or adjacent to Commerce Drive, in Upper Dublin Township, Montgomery County, Pennsylvania; and

WHEREAS, LSOP 3 PA 2, LLC is the owner in fee of a certain parcel of land located at 335 Commerce Drive, Upper Dublin Township, Montgomery County, Pennsylvania, Tax Parcel Numbers 54-00-04383-08-1 and 54-00-04383-00-9 (the “Premises”); and

WHEREAS, the acquisition or condemnation of additional right of way from LSOP 3 PA 2, LLC, and a temporary construction easement, was determined to be necessary to construct and maintain the Zip Ramp; and

WHEREAS, the Board of Commissioners of Upper Dublin Township has received from LSOP 3 PA 2, LLC (hereinafter “Grantor”) a Deed of Right of Way, more fully described in Exhibit ‘A’ attached hereto and incorporated by reference as if set forth in full; and,


WHEREAS, the consideration to be paid Grantor for the additional right of way, in lieu of condemnation, is Two Hundred, Twenty Nine Thousand, Thirty Three Dollars and No Cents (\$229,033.00).

NOW, THEREFORE, the Board of Commissioners of Upper Dublin Township does hereby resolve as follows:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The Deed of Right of Way offered to the Township for additional right of way along Commerce Drive, more fully described in Exhibit “A” attached hereto, is accepted.
3. The proper officers of the Township are authorized to incorporate this Resolution as an exhibit to the Deed of Right of Way and to record same in the Office of Recorder of Deeds, Norristown, Montgomery County, Pennsylvania.

Resolved by the Board of Commissioners of Upper Dublin Township this 9th
day of August, 2022.

UPPER DUBLIN TOWNSHIP

By: 
IRA S. TACKEL, President

ATTEST:


JONATHAN BLEEMER, Township Secretary

Prepared By and

Return to:

**David J. Brooman
High Swartz LLP
40 East Airy Street
Norristown, PA 19404
(610) 275-0700**

Parcel Nos: Part of 54-00-04383-08-1 and 54-00-04383-00-9

Deed of Right of Way

This Indenture made the 11th day of July, two thousand and twenty-two (2022), between,

LSOP 3 PA 2, LLC, 335 Commerce Drive, Upper Dublin Township, Montgomery County, Pennsylvania (hereinafter called the Grantor) of the first part, and,

AND

TOWNSHIP OF UPPER DUBLIN, 801 Loch Alsh Avenue, Fort Washington, Montgomery County, Pennsylvania, (hereinafter called the Grantee) of the other part,

WITNESSETH that the said Grantor for and in consideration of the sum of Two-Hundred, Twenty-Nine Thousand, Thirty-Three Dollars and No Cents (\$229,033.00) lawful money of the United States of America unto it well and truly paid by the said Grantee, at or before the sealing and delivery thereof, the receipt whereof is hereby acknowledged, has granted, bargained, sold and confirmed, and by these presents does grant, bargain, sell and confirm unto the said Grantee, its successors and assigns, an easement and right of way (referred to herein as the Right of Way) for the free and uninterrupted use, liberty and privilege of, and passage in, through and over the following described premises:

ALL THAT CERTAIN lot, tract or parcel of land, SITUATE in the Township of Upper Dublin, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a plate prepared by Boles Smyth Associates, Inc., dated August 23, 2021, as follows, to wit:

BEGINNING at a point, said point being the northwest property corner, thence along said property line South 35 degrees 46 Minutes 34 Seconds West, 149.03 feet to the Point of Beginning for the Right-of-Way for Limited Access; thence along the Right-of-Way for Limited Access line South 54 degrees 13 Minutes 11 Seconds East, 20.00 feet to a point; thence South 35 degrees 46 Minutes 35 Seconds West, 315.48 feet to a point of curvature; thence on a line curving to the left with a Radius of 150.00 feet and an arc distance of 235.62 feet (chord bearing South 09 degrees 13 Minutes 26 Seconds East and a chord length of 212.13 feet) to a point on the Legal Right-of-Way for Limited Access (Pennsylvania Turnpike Commission Block 0050, Unit 019); thence North 54 degrees 13

Minutes 26 Seconds West, 200.00 feet to a point coincident with the Legal Right of Way for Limited Access (Pennsylvania Turnpike Commission Block 0050, Unit 019) and the east property line for Parcel 54-00-04381-00-2; thence North 35 degrees 46 Minutes 35 Seconds East, 450.35 feet to a point on the Legal Right-of Way for Township Road (Commerce Drive); thence along the following two courses along the Legal Right-of-Way Line for Township Road (Commerce Drive):
South 53 degrees 46 Minutes 10 Seconds East, 30.00 feet,
North 35 degrees 46 Minutes 34 Seconds East, 15.37 feet, to a point, the first mentioned Point of Beginning for the Right-of-Way for Limited Access.

CONTAINING 27,661 square feet or 0.635 acres of land, more or less.

BEING COUNTY PARCEL NO. 54-00-04383-08-1 and 54-00-04383-00-9

BEING PART OF THE SAME PREMISES WHICH National Railroad Passenger Corporation by deed dated December 19, 2013 in the office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 5900, Page 02044-02051.2, granted and conveyed unto LSOP 3 PA 2, LLC, in fee.

TO HAVE AND TO HOLD all and singular the privileges aforesaid unto the Grantee, its successors and assigns, to and for the proper use and benefit of the Grantee, its successors and assigns, as and for a public right of way as part of the addition of an off ramp (designated as Ramp A, "Zip Ramp" on Exhibit A) from the Pennsylvania Turnpike Commission Fort Washington Interchange onto local road Commerce Drive, Upper Dublin Township, Montgomery County, Pennsylvania including all appropriate demolition, grading, construction, improvement and maintenance related thereto.

THIS IS A DEED OF RIGHT OF WAY FOR LIMITED ACCESS IN LIEU OF CONDEMNATION BETWEEN THE GRANTOR AND THE GRANTEE, WHICH IS A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA, AND, ACCORDINGLY, THIS TRANSFER IS EXEMPT FROM REALTY TRANSFER TAX UNDER THE PROVISIONS OF 72 P.S. SECTION 8102-C.3.1 AND THE REGULATIONS THEREUNDER.

THE Grantor, for itself, its successors and assigns, by these presents, covenants, promises, and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor nor its successors and assigns, shall nor will at any time hereafter ask, demand, or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said Right of Way to the grade as now established by the Grantee hereunder, and if such grade shall not be established at the day of the date of these presents that neither the said Grantor, nor its successors and assigns, shall nor will at any time hereafter ask, demand, recover or receive any such damage by reason of the physical grading of said Right of Way to conform to the grade as first thereafter established or confirmed by the said Grantee.

FURTHER, the Grantor does acknowledge that it has been fully informed by the Township of Grantor's right to the payment of just compensation for the acquisition of the herein described property interest and that Grantor does hereby exercise such right.

THE Grantor does further remise, release, quitclaim and forever discharge the Grantee or its or their employees or representatives of and from all suits, damages, claims and demands which the Grantor might otherwise have been entitled to assert under the provisions of the Eminent Domain Code, Act of June 22, 1964, P.L. 84, (26 P.S. 1-101 et seq.) as amended or as codified as 26 Pa. C.S. § 101, et seq., for or on account of this conveyance. Grantor specifically waives and releases all claims for counsel, appraisal and engineering fees, as may be permitted by the Eminent Domain Code.

THE Grantee hereto acknowledges that the construction of the Zip Ramp, as proposed, will encroach into the existing stormwater basin in the Southwestern portion of the Grantor's property thereby reducing the stormwater basin volume by approximately 32% while maintaining peak rate discharges with revised grading and outlet structure. Accordingly, the Grantee will hold harmless, protect, defend and indemnify the Grantor from any and all claims, actions, suits, charges and judgments whatsoever that may result from any increased basin peak outflows, unless action is taken by the Grantor without prior Township approval to re-grade the stormwater basin, modify the outlet structure, or increase the area of stormwater discharge.

AND the said Grantor does by these presents covenant, grant and agree to and with the said Grantee, its successors and assigns, that it the said Grantor, all and singular the hereditaments and premises herein above described and granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it them, or any of them, shall and will subject as aforesaid WARRANT and forever DEFEND.

IN WITNESS WHEREOF the party of the first part has hereunto set its hand and seal.
Dated the day and year first written.

SEALED AND DELIVERED
WITNESS:

LSOP 3 PA 2, LLC

By: Lance S. Wolfgrin

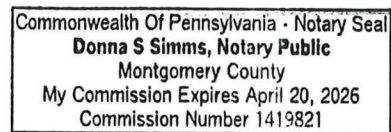
By: Vincent J. Market
Name: Vincent J. Market

Title: EVP – Chief Financial Officer

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF Montgomery :

On this 11th day of July, 2022, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Vincent J. Market, member of LSOP 3 PA 2, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she, being authorized to do so, executed the same on behalf of the corporation for the purposes thereon contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



NOTARY SEAL

A handwritten signature in blue ink, appearing to read "Donna S. Simms", written over a horizontal line.


Approved by Resolution of the Board of Commissioners of Upper Dublin Township the

9th day of August 2022

TOWNSHIP OF UPPER DUBLIN

By: 
Ira S. Tackel, President

WITNESS:

By: 
Jonathan Bleemer,
Secretary/Asst. Township Manager

The address of the Grantee is:
801 Loch Alsh Avenue
Fort Washington, PA 19034

| | | | | |
|-----------------------|------------|-------|---------|--------|
| DISTRICT | COUNTY | ROUTE | SECTION | SHEET |
| 6-0 | MONTGOMERY | 0000 | ZIP R/W | 1 OF 2 |
| UPPER DUBLIN TOWNSHIP | | | | |
| REVISION NUMBER | REVISIONS | BY | DATE | |
| | | | | |

RIGHT OF WAY CLAIM INFORMATION

TWP RTE. 0000 SEC. NO. ZIP R/W UPPER DUBLIN TWP, MONTGOMERY COUNTY
 PARCEL NO. 54-00-04383-08-1 CLAIM NO.
 PROPERTY OWNER(S) LSOP 3 PA 2, LLC
 GRANTOR(S) NATIONAL RAILROAD PASSENGER CORPORATION

| DEED BOOK | PAGE | DATE OF DEED | DATE OF RECORD | CONSIDERATION | TAX STAMPS | AREAS | ACRES | REQUIRED AREA | ACRES |
|-----------|-------|--------------|----------------|---------------|------------|----------------|-------|------------------------|---------|
| 5900 | 02044 | 12/19/2013 | 12/31/2013 | \$1,243,500 | \$0 | DEED | 6.744 | R/W (LIMITED ACCESS) | 0.635 |
| | | | | | | CALCULATED | 6.740 | TEMP. CONSTR. EASEMENT | 0.423 |
| | | | | | | ADVERTISEMENTS | - | DRAINAGE EASEMENT | 0.105 |
| | | | | | | LEGAL R/W | - | ACCESS EASEMENT | 0.320 |
| | | | | | | EFFECTIVE | 6.740 | TRAIL EASEMENT | 0.018 |
| | | | | | | REQ'D R/W | - | TRAFFIC SIGNAL EASE. | 0.089 |
| | | | | | | TOTAL RESIDUE | 6.740 | TWP. EASEMENT (DRAIN) | 0.524 |
| | | | | | | | | TWP. EASEMENT (LEGAL) | 0.310 |
| | | | | | | | | EASEMENT (STORM) | 0.016 |
| | | | | | | | | EASEMENT (TRAIL) | 0.044 |
| | | | | | | | | EASEMENT (BUS SHELTER) | 0.007 |
| | | | | | | | | VERIFICATION DATE | 8/23/21 |
| | | | | | | | | DRAWN BY | GLZ |
| | | | | | | | | SCALE AS SHOWN | |

TEMPORARY CONSTRUCTION EASEMENT, AN EASEMENT TO USE THE LAND AS NECESSARY DURING CONSTRUCTION OF THE PROJECT. THE EASEMENT IS REQUIRED ONLY UNTIL THE CONSTRUCTION OR WORK INDICATED BY THE PLAN IS COMPLETED, UNLESS SOONER RELINQUISHED IN WRITING BY UPPER DUBLIN TOWNSHIP OR THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY.

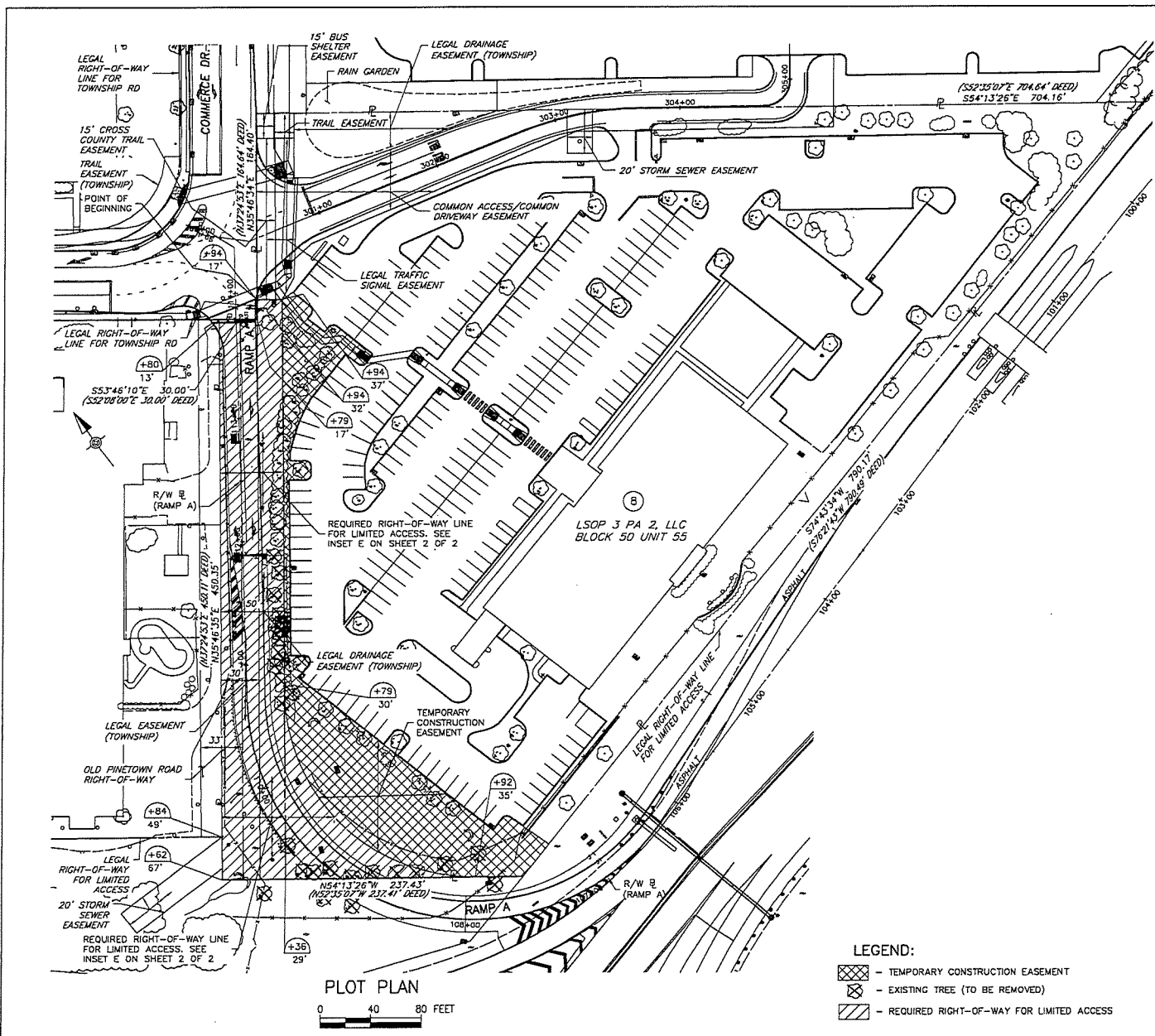
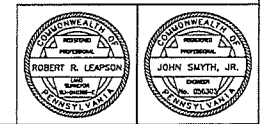
REQUIRED RIGHT-OF-WAY FOR LIMITED ACCESS IS ACQUIRED FOR THE BENEFIT OF UPPER DUBLIN TOWNSHIP IN THE SAME INTEREST AS DESIGNATED HEREIN FOR REQUIRED RIGHT-OF-WAY FOR STATE HIGHWAY PURPOSES. TITLE SHALL VEST IN UPPER DUBLIN TOWNSHIP UPON ACQUISITION AND MAINTENANCE RESPONSIBILITY SHALL TRANSFER UPON THE COMPLETION OF CONSTRUCTION.

PRIVATE PROPERTY LINES ARE PLOTTED FROM DEED OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.

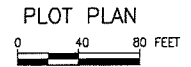
THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

ADDRESS: 335 COMMERCE DR.
PARCEL ID: 54-00-04383-08-1
54-00-04383-00-9

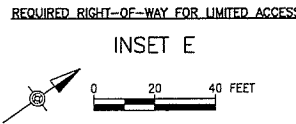
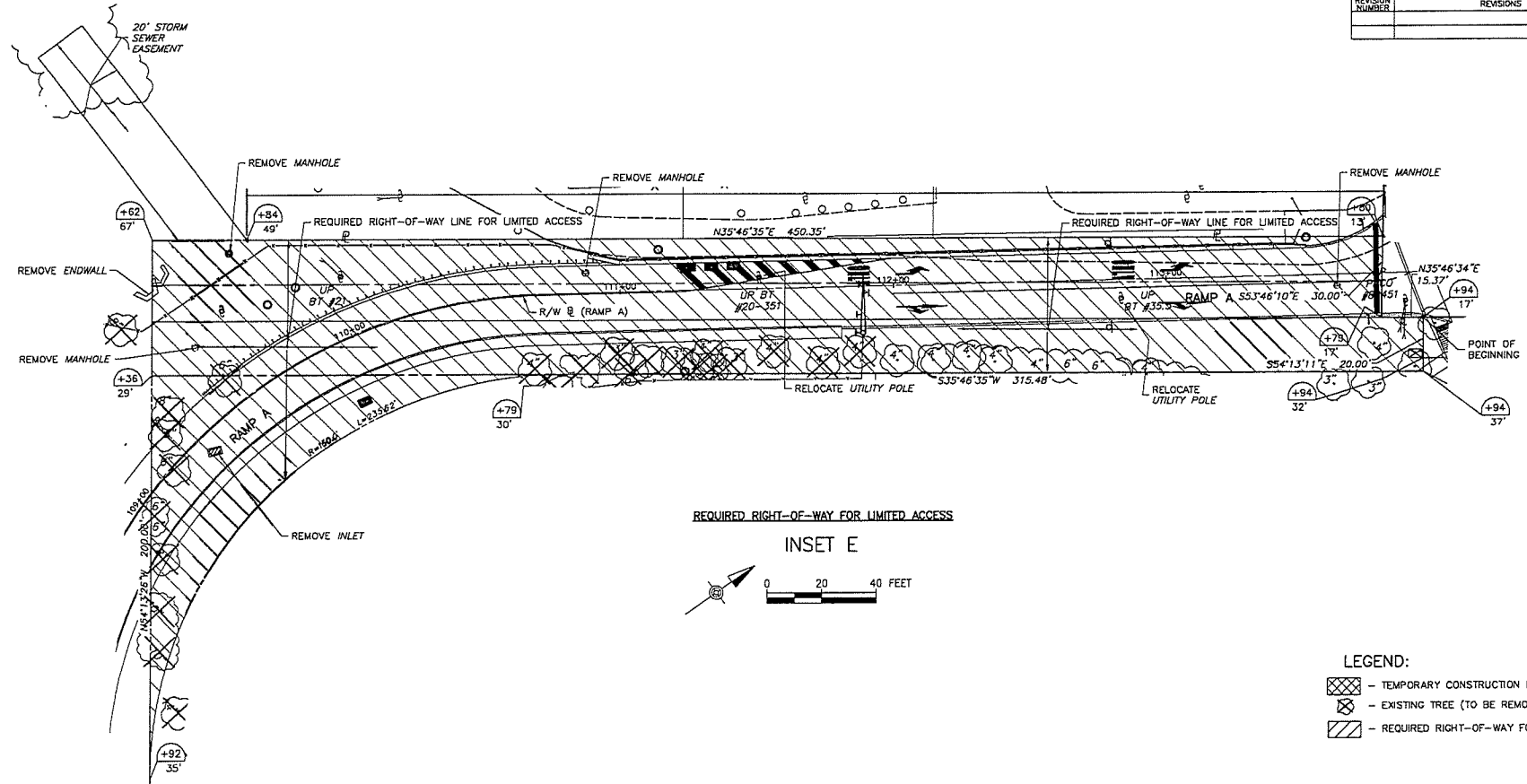
LSOP 3 PA 2, LLC
EXHIBIT A



- LEGEND:**
- TEMPORARY CONSTRUCTION EASEMENT
 - EXISTING TREE (TO BE REMOVED)
 - REQUIRED RIGHT-OF-WAY FOR LIMITED ACCESS



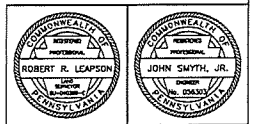
| | | | | |
|-----------------------|------------|-------|---------|--------|
| DISTRICT | COUNTY | ROUTE | SECTION | SHEET |
| 6-0 | MONTGOMERY | 0000 | ZIP R/W | 2 OF 2 |
| UPPER DUBLIN TOWNSHIP | | | | |
| REVISION NUMBER | REVISIONS | BY | DATE | |
| | | | | |



- LEGEND:
- TEMPORARY CONSTRUCTION EASEMENT
 - EXISTING TREE (TO BE REMOVED)
 - REQUIRED RIGHT-OF-WAY FOR LIMITED ACCESS

ADDRESS: 335 COMMERCE DR.
 PARCEL ID: 54-00-04383-08-1
 54-00-04383-00-9

LSOP 3 PA 2, LLC
 EXHIBIT A



UPPER DUBLIN TOWNSHIP BOARD OF COMMISSONERS
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 22-2467

**A RESOLUTION ESTABLISHING SEPTEMBER 1, 2022
AS UD STRONG DAY in UPPER DUBLIN TOWNSHIP**

WHEREAS, portions of the Upper Dublin community were in the direct path of an eight-mile long by 400-yard-wide EF-2 tornado associated with Hurricane Ida that, in a brief 14-minute period, left unimaginable devastation as it passed through the area during the late afternoon on September 1, 2021; and

WHEREAS, with destruction associated with 130 mph winds and five hours of rain that followed, the storm claimed one life and generated millions of dollars in damages to more than 1,500 public, private and institutional properties; and


WHEREAS, among other impacts, there was displacement of more than 115 families, relocation of the Upper Dublin Township Police Department and Administrative Offices, reassignment of Fort Washington Elementary School students to other buildings, interruption of local business operations, and permanent changes to the Fort Washington and Ambler area landscapes known for mature shade trees and tall pines; and

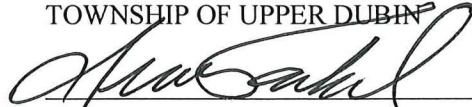
WHEREAS, countless first responders, staff, volunteers of all ages, community organizations, business owners and others graciously, generously and unselfishly contributed their time, energy and immeasurable other resources to aid and support those impacted by the events of 9/1/21;

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Upper Dublin Township, that **SEPTEMBER 1, 2022** is established as **UD STRONG DAY**, commemorating the ruin caused by an unforeseen natural disaster, followed by the response and outpouring of support to storm survivors and, most importantly, the resilience, unity and spirit of its citizens in a time of adversity.

RESOLVED, this 9th day of August, 2022.

ATTEST:


Jonathan Bleemer,
Township Secretary

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN

Ira S Tackel,
President

**UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 22-2468
LAND DEVELOPMENT APPLICATION U.D. NO. 21-09 FOR MINOR LAND
DEVELOPMENT APPROVAL FOR MANUFACTURERS' GOLF & COUNTRY CLUB**

WHEREAS, Manufacturers' Golf & Country Club ("Developer") is the owner of a property located at 511 Dreshertown Road, comprising approximately 194 acres of land (the "Property"); and,

WHEREAS, the Property is located in the RE-Recreational Zoning District, and expansion of the existing use is permitted by right, subject to approval of land development plans; and,

WHEREAS, the Property will be developed pursuant to Site Plans prepared by Woodrow & Associates, Inc., dated 5/03/22, last revised 6/20/22, consisting of 7 sheets (the "Plans"), which sheets are incorporated herein by reference as if set forth in full; and

WHEREAS, the Developer desires to obtain approval of land development plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Developer obtained a recommendation for land development approval from the Township Planning Commission.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants approval of the Minor Land Development for improvements of a non-residential building subject, however, to the following conditions:


1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, and the terms and conditions of this Resolution.
3. Developer will comply with conditions outlined in the Township Engineer memorandum dated August 15, 2022, and the Township Traffic Engineer memorandum of August 12, 2022.
4. Developer agrees the pool and café hours will operate between 11 AM and 8 PM except when the pool is hosting a competitive meet.
5. Developer agrees to submit for all necessary and required construction permits, including but not limited to Building, Zoning, Grading, ADA compliance, Health Department or other County requirements, and conform to any sprinkler requirements.

6. The Board approves waivers from the following Chapter 212, Subdivision and Land Development, requirements:
 - a. S.O. 212.32.4.A: Parking lot shade trees are not required to be planted at a rate of one new tree for each ten new spaces; provided that the Developer installs the equivalent number of trees at other locations approved by the Township.
 - b. S. O. 212.17.D: The requirement for 20' separation between building walls and parking spaces is waived due to the location of the pool entry area for emergency access purposes.
 - c. S. O. 212.17.I: Parking spaces may be reduced to 9 feet width from the required 9.5 feet width.

7. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans, and compliance with this resolution shall be borne entirely by the Developer and shall be at no cost to the Township.

Approved by the Board of Commissioners of Upper Dublin Township this 13th day of September, 2022.

UPPER DUBLIN TOWNSHIP

By: 
IRA S. TACKEL, President
Robert H. McGuckin, Vice President

ATTEST:


KURT FERGUSON, Township Manager

RESOLUTION

No: 22-2469

A Resolution Encouraging Employers With An Office In Upper Dublin Which Employ More Than 4 Persons To Post A Notice Advising Employees That Complaints Related To Discriminatory Employment Practices Can Be Filed With The Upper Dublin Township Human Relations Commission

WHEREAS, the Board of Commissioners of Upper Dublin Township has declared it to be the public policy of Upper Dublin Township to foster the employment of all individuals in accordance with their fullest capacities regardless of their race, color, religious creed, ancestry, age, sex, national origin, physical or mental disability, use of guide or support animals because of the blindness, deafness or physical or mental disability of the user or because the user is a handler or trainer of support or guide animals, or because of a person's sexual orientation, gender identity or gender expression; and

WHEREAS, in furtherance of this policy, the Board of Commissioners created the Upper Dublin Township Human Relations Commission to have jurisdiction over employment practices in the Township which violate this policy; and

WHEREAS, the Board of Commissioners deems it important that employees in the Township be made aware of their right to bring matters related to discrimination in the workplace to the Upper Dublin Township Human Relations Commission in order to provide the Commission with the opportunity to mediate such matters.

NOW THEREFORE, the Board of Commissioners of Upper Dublin Township does hereby resolve:

1. That every employer maintaining an office in the Township of a business entity which is subject to the Pennsylvania Human Relations Act (43 P.S. §§ 951-963) is encouraged to post and maintain at their establishment a notice stating that discriminatory employment practices are unlawful pursuant to Upper Dublin Township Ordinance and advising where and how complaints may be filed with the Commission.
2. The Upper Dublin Township Human Relations Commission is requested to prepare such a notice and to furnish it to employers in the Township together with a copy of this Resolution.
3. The Board of Commissioners further encourages the notice to be posted conspicuously by employers in easily-accessible and well-lighted places customarily frequented by employees and applicants for employment.

Approved by the Board this 13th day of September, 2022.

BOARD OF COMMISSIONERS OF
UPPER DUBLIN TOWNSHIP


Ira S. Tackel, President

ATTEST:


Jonathan Bleemer, Secretary



NOTICE

Upper Dublin Township HUMAN RELATIONS COMMISSION

EMPLOYMENT PROVISIONS OF THE TOWNSHIP OF UPPER DUBLIN Under Chapter 128 of the Township Code ORDINANCE 17-1333

PURPOSE OF PROVISIONS

The purpose of the employment provisions of the Upper Dublin Township Ordinance is to prevent and eliminate unlawful discriminatory practices in employment because of race, color, ancestry, age, gender, national origin, disability, use of guide animals, sexual orientation, gender identity, or gender expression.

UNLAWFUL DISCRIMINATORY PRACTICES

It is unlawful, based on the ordinance, for an employer to deny any person an equal opportunity to gain employment, to be promoted and to be accorded all other rights to compensation, tenure and other terms, conditions and privileges of employment. It is also unlawful for any employer to retaliate against an individual because the individual has filed a complaint with the Upper Dublin Township Human Relations Commission.

HOW TO FILE A COMPLAINT

You may want to file a complaint with the Human Relations Commission if you believe you have been subjected to discrimination. The complaint must be filed within 180 days of when the alleged act of discrimination occurred. Complaint forms may be requested by calling 215 643-1600 x 3220 and they are available on line at:

<https://www.upperdublin.net/government/human-relations-commission/file-a-complaint-hrc/>

Mail or hand deliver the completed form to:
UPPER DUBLIN TOWNSHIP HUMAN RELATIONS COMMISSION
Attention: Township Manager, 370 Commerce Drive, Fort Washington, PA 19034
Or submit by email to jbleemer@upperdublin.net

WHO SHOULD POST THIS NOTICE

Every employer whose business is located in Upper Dublin Township is encouraged to post this notice in a conspicuous, easily accessible, well lighted location customarily frequented by applicants or employees.

**Upper Dublin Township also prohibits discrimination in
housing and public accommodations.**

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE ~~(SUPERVISORS)~~ ~~(COMMISSIONERS)~~ ~~(COUNCILMEN)~~ of Upper Dublin
~~(TOWNSHIP)~~ ~~(BOROUGH)~~ ~~(CITY)~~, Montgomery COUNTY, PENNSYLVANIA (hereinafter "the municipality").

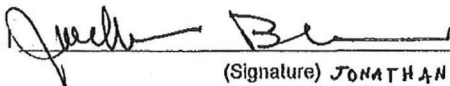
WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Fort Washintgon Property Owner, LLC has proposed the development of a parcel of land identified as
land developer

J @ Dresher, and described in the attached Sewage Facilities Planning Module, and
name of subdivision
proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify).

WHEREAS, Upper Dublin Township finds that the subdivision described in the attached
municipality
Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the ~~(Supervisors)~~ ~~(Commissioners)~~ ~~(Councilmen)~~ of the ~~(Township)~~ ~~(Borough)~~ ~~(City)~~ of Upper Dublin hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

 Secretary, UPPER DUBLIN
(Signature) JONATHAN BLEEMER

Township Board of Commissioners Supervisors ~~(Borough Council)~~ ~~(City Councilmen)~~, hereby certify that the foregoing is a true copy of

the Township ~~(Borough)~~ ~~(City)~~ Resolution # 22-2470, adopted, September 13, 2022.

Municipal Address:

Upper Dublin Township
307 Commerce Drive
Fort Washington, PA 19034
Telephone 215-643-1600

Seal of
Governing Body

**UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 22-2471
WAIVER OF LAND DEVELOPMENT FOR THE PROPERTY KNOWN AS 325
PENNSYLVANIA AVENUE**

WHEREAS, Condor Fort Washington Real Estate LLLP (“Developer”) is the owner of a property located at 325 Pennsylvania Avenue, comprising approximately 1.387 acres of land, tax parcel no. 54-00-13406-00-4 (the "Property"); and,

WHEREAS, the Property is located in the CR-L Commercial Retail District and the Fort Washington Village District Overlay; and,

WHEREAS, the existing building on the Property was a former Friendly’s Restaurant, and more recently an accounting office; and

WHEREAS, the Developer has applied for conditional use approval to convert the existing building into a restaurant and bar; and

WHEREAS, the Property will be developed pursuant to Site Plans prepared by Bohler Engineering, dated June 24, 2022, last revised August 26, 2022, consisting of seven (7) sheets (the “Plans”), which Plans are incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Developer desires to obtain a waiver of filing formal land development plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Act and Township Code Chapter 212; and

WHEREAS, the Developer obtained a recommendation for a waiver of land development from the Township Planning Commission.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants a waiver from filing formal land development plans for improvements of a non-residential building subject, however, to the following conditions:

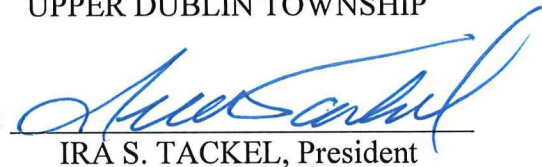
1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, the terms and conditions of this Resolution, and the terms and conditions of any conditional use findings of fact, conclusions of law and decision issued by the Board of Commissioners.
3. Developer will comply with the Landscape Plan, Sheet C-701.

4. Developer shall comply with the Fire Marshall's review memorandum dated September 15, 2022.
5. Developer shall repair the curbs, aprons and sidewalks along Pennsylvania Avenue and Summit Avenue, to the satisfaction of the Township Engineer.
6. Dedication of the ultimate right of way along Pennsylvania Avenue is deferred until such time as the Developer is notified by the Township that dedication is required.
7. These conditions of approval are binding on successors and assigns. Applicant shall prepare and record, to the satisfaction of the Township Solicitor, a Declaration of Covenants and Restrictions memorializing these conditions of approval.
8. Developer agrees to submit for all necessary and required construction permits, including but not limited to Building, Grading, ADA compliance, Health Department or other County or Commonwealth requirements.
9. The cost of accomplishing, satisfying, and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans, and compliance with this resolution shall be borne entirely by the Developer and shall be at no cost to the Township.

Approved by the Board of Commissioners of Upper Dublin Township this 11thth day of October 2022.

UPPER DUBLIN TOWNSHIP

By:


IRA S. TACKEL, President

ATTEST:


JONATHAN BLEEMER, Secretary



RESOLUTION PAGE

Commonwealth of Pennsylvania
www.dcnr.state.pa.us/grants

| | | |
|---|---|------------------------------------|
| DCNR-C2P2 | Applicant Information (* indicates required information) | |
| Applicant/Grantee Legal Name: THE TOWNSHIP OF UPPER DUBLIN | | Web Application ID: 2005659 |
| Project Title: Sunny Willow Swim Club Trail & Conservation Easements | | |

WHEREAS, **THE TOWNSHIP OF UPPER DUBLIN** ("Applicant") desires to undertake the project, "**Sunny Willow Swim Club Trail & Conservation Easements**" ("Project Title"); and

WHEREAS, the applicant desires to receive from the Department of Conservation and Natural Resources ("Department") a grant for the purpose of carrying out this project; and

WHEREAS, the application package includes a document entitled "Terms and Conditions of Grant" and

WHEREAS, the applicant understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department **if the applicant is awarded a grant**; and

NOW THEREFORE, it is resolved that:

1. The grant application may be electronically signed on behalf of the applicant by "**Kurt Ferguson**" who, at the time of signing, has a **TITLE** of "**Township Manager**" and the email address of "**KFerguson@upperdublin.net**".
2. If this Official signed the Grant Application Electronic Authorization prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the applicant is awarded a grant, the Grant Application Electronic Authorization, signed by the above Official, will become the applicant/grantee's **executed** signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.
4. Any amendment to the Grant Agreement may be signed on behalf of the grantee by the Official who, at the time of signing of the amendment, has the "**TITLE**" specified in paragraph 1 and the grantee will be bound by the amendment.

I hereby certify that this Resolution was adopted by the

Upper Dublin Board of Commissioners
(identify the governing body of the applicant, e.g. city council, borough council, board of supervisors, board of directors)

of this applicant, this 11 day of October, 2022.

[Signature]
(signature of the governing body)



RESOLUTION PAGE

Commonwealth of Pennsylvania
www.dcnr.state.pa.us/grants

| | | |
|---|---|------------------------------------|
| DCNR-C2P2 | Applicant Information (* indicates required information) | |
| Applicant/Grantee Legal Name: THE TOWNSHIP OF UPPER DUBLIN | | Web Application ID: 2005661 |
| Project Title: Pickleball Courts - Twining Valley Park | | |

WHEREAS, **THE TOWNSHIP OF UPPER DUBLIN** ("Applicant") desires to undertake the project, "**Pickleball Courts - Twining Valley Park**" ("Project Title"); and

WHEREAS, the applicant desires to receive from the Department of Conservation and Natural Resources ("Department") a grant for the purpose of carrying out this project; and

WHEREAS, the application package includes a document entitled "Terms and Conditions of Grant" and

WHEREAS, the applicant understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department **if the applicant is awarded a grant**; and

NOW THEREFORE, it is resolved that:

1. The grant application may be electronically signed on behalf of the applicant by "**Kurt Ferguson**" who, at the time of signing, has a **TITLE** of "**Township Manager**" and the email address of "**KFerguson@upperdublin.net**".
2. If this Official signed the Grant Application Electronic Authorization prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the applicant is awarded a grant, the Grant Application Electronic Authorization, signed by the above Official, will become the applicant/grantee's **executed** signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.
4. Any amendment to the Grant Agreement may be signed on behalf of the grantee by the Official who, at the time of signing of the amendment, has the "**TITLE**" specified in paragraph 1 and the grantee will be bound by the amendment.

I hereby certify that this Resolution was adopted by the

Upper Dublin Board of Commissioners
(identify the governing body of the applicant, e.g. city council, borough council, board of supervisors, board of directors)

of this applicant, this 11 day of October, 2022.

[Signature]
(signature of the governing body)

TOWNSHIP OF UPPER DUBLIN
Montgomery County, Pennsylvania

RESOLUTION NO. 22--2474
(Duly Adopted October 11, 2022)

RESOLUTION GRANTING AUTHORITY TO THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA, TO ENTER INTO A STORMWATER BEST MANAGEMENT PRACTICES, OPERATIONS, AND MAINTENANCE DECLARATION OF COVENANTS, EASEMENTS AND RESTIRCTIONS TO CONSTRUCT, OPERATE AND MAINTAIN A POST CONSTRUCTION STORMWATER MANAGEMENT PLAN AND BEST MANAGEMENT PRACTICES ON THE TWINING VALLEY PARK PROPERTY

WHEREAS, the Pennsylvania Department of Environmental Protection (“PaDEP”) issued a National Pollutant Discharge Elimination System (“NPDES”) permit to Upper Dublin Township on September 2, 2022, approving the erosion and sedimentation control and post construction stormwater management/best management practices plan for the Twining Valley Park construction, operation and maintenance; and,

WHEREAS, PaDEP, as part of the NPDES permit and applicable regulations, requires the Township to execute and record a Declaration of Covenants, Easements and Restrictions to Construct, Operate and Maintain a Post Construction Stormwater Management Plan at the Twining Valley Park, in perpetuity; and,

WHEREAS, the Declaration of Covenants, Easements and Restrictions to Construct, Operate and Maintain a Post Construction Stormwater Management Plan is attached hereto, marked Exhibit “A,” and incorporated by reference as if set forth in full; and,

WHEREAS, the Upper Dublin Township Board of Commissioners desire to authorize the President of the Board of Commissioners to execute such Declaration of Covenants, Easements and Restrictions to Construct, Operate and Maintain a Post Construction Stormwater Management Plan, and to record same with the Montgomery County Recorder of Deeds.

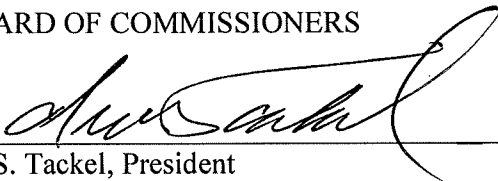
NOW, THEREFORE, BE IT ADOPTED AND RESOLVED that the Board of Commissioners of the Township of Upper Dublin hereby resolves as follows:

- 1) The foregoing recitals are incorporated herein by reference as if set forth in full.

- 2) The Board of Commissioners hereby authorizes Ira S. Tackel, President of the Upper Dublin Township Board of Commissioners, to execute the Declaration of Covenants, Easements and Restrictions to Construct, Operate and Maintain a Post Construction Stormwater Management Plan on behalf of the Township and to take all actions necessary, related or convenient to record same with the Recorder of Deeds of Montgomery County.

DULY ADOPTED this 11th day of October 2022, by the Board of Commissioners of Upper Dublin Township, in lawful session duly assembled.

UPPER DUBLIN TOWNSHIP
BOARD OF COMMISSIONERS


Ira S. Tackel, President

Attest:

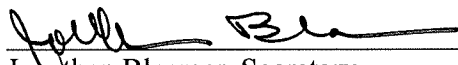

Jonathan Bleemer, Secretary

EXHIBIT "A"

Declaration of Covenants, Easements and Restrictions to Construct, Operate and Maintain a Post
Construction Stormwater Management Plan

Prepared by and Return To:

**David J. Brooman, Esquire
High Swartz LLP
40 East Airy Street
Norristown, PA 19404**

**Parcel No.: 54-00-14827-00-5
54-00-16225-00-2
54-00-16225-01-1
54-00-16228-00-8
54-00-16229-00-7**

**STORMWATER BEST MANAGEMENT PRACTICES,
OPERATIONS, AND MAINTENANCE DECLARATION OF
COVENANTS EASEMENTS AND RESTRICTIONS**

This Declaration, is made and dated the 11 day of October 2022, by the Township of Upper Dublin, a First Class Township of the Commonwealth of Pennsylvania, having a mailing address of 801 Loch Alsh Avenue, Fort Washington, Montgomery County, Pennsylvania 19034 (hereinafter referred to as “Township”).

WITNESSETH

WHEREAS, Township is in title to property known as the Twining Valley Park, located at 1400 Twining Road, Dresher, Montgomery County, PA, 199025, at the intersection of Twining Road and Susquehanna Road, which parcel of real estate is referred to as County Tax Parcel Nos. 54-00-14827-00-5, 54-00-16225-00-2, 54-00-16225-01-1, 54-00-16228-00-8, and 54-00-16229-00-7 (hereinafter the “Property”); and

WHEREAS, the Township desires to develop the Property into a multi-purpose community park with walking trails, bike trails, dog parks, outdoor gathering areas and associated parking and stormwater management; and

WHEREAS, the Post Construction Stormwater Management Plan, prepared by CMC Engineering, Drawing Nos. PCSM- 1 – PCSM-4, and the Post Construction Stormwater Management Details, also prepared by CMC Engineering, Drawing Nos. PCSM-5 – PCSM-7, both dated July 1, 2022, with no revisions (hereinafter the “PCSM Plan”), which PCSM Plan is attached hereto as Appendix A and made part hereof, provides for the management of stormwater facilities and best management practices (hereinafter “BMPs”) within the confines of the Property; and

WHEREAS, Township, its successors and assigns, recognizes that the health, safety, and welfare of the residents of the Township and the protection and maintenance of water quality and infiltration require that on-site stormwater management facilities on the Property, and off-site storm sewers, be properly constructed, operated, and maintained; and

WHEREAS, for the purposes of this Covenant, the following definitions shall apply:

- **BMP** – “Best Management Practice;” activities, facilities, designs, measures or procedures used to manage stormwater impacts from land development, to protect and maintain water quality and groundwater recharge and to otherwise meet the purposes of the Township Stormwater Management Code, including but not limited to infiltration trenches, seepage pits, filter strips, bio-retention, wet ponds, permeable paving, rain gardens, grassed swales, forested buffers, sand filters and detention basins.
- **Infiltration Trench** – A BMP surface structure designed, constructed, and maintained for the purpose of providing infiltration or recharge of stormwater into the soil and/or groundwater aquifer,
- **Infiltration Bed** – An underground BMP structure designed, constructed, and maintained for the purpose of providing infiltration or recharge of stormwater into the soil and/or groundwater aquifer, and

WHEREAS, the Township requires, through the implementation of the PCSM Plan, that stormwater management facilities as required by said plan and the Township's Stormwater Management Code, be constructed and adequately operated and maintained by the Township, its successors, and assigns.

NOW, THEREFORE, the Township declares that the Property hereinabove described and any part thereof, is and shall hereafter be held, transferred, sold, conveyed and occupied subject to the covenants, easements and restrictions hereinafter set forth, all of which shall run with the land and shall be binding upon all parties having or acquiring any interest whatsoever in the Property or any part thereof, until such time that the Township may approve a different development scheme for the Property or different stormwater management facilities than those depicted on the PCSM Plan for the Property:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The stormwater management facilities and BMPs shall be constructed by the Township in accordance with the PCSM Plan and specifications identified in the PCSM Plan.
3. The Township, at the conclusion of construction, shall have a report prepared by a qualified Professional Engineer certifying that the stormwater management facilities and BMPs were constructed in accordance with the approved PCSM Plan.
4. The Township shall operate and maintain the stormwater management facilities and BMPs as shown on the PCSM Plan in good working order and in accordance with the specific maintenance requirements noted on the PCSM Plan.
5. The Township shall have a report prepared by an independent qualified Professional Engineer with experience in stormwater management and best management practices every two years certifying that the stormwater management system has been inspected and is functioning as designed, or that the stormwater management system requires maintenance

or repairs, including the recommended maintenance or repairs and the schedule for completion.

6. The intent and purpose of this Declaration is to ensure the proper maintenance of the on-site stormwater management facilities and BMPs by the Township; provided, however, that this Declaration shall not be deemed to create or effect any additional liability of the Township for damage alleged to result from or be caused by stormwater runoff.
7. Nothing contained in this Declaration shall confer a third party beneficiary right of action upon any person whatsoever and nothing set forth in this entire agreement shall be construed so as to confer upon any person or entity other than the parties any right of action either under this Declaration or in any manner whatsoever.
8. This Declaration shall be recorded at the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Township, its successors and assigns, until such time as the Township may approve a different development scheme for the Property or different stormwater management facilities than those depicted on the PCSM Plan for the Property. In the event of such approval, this Declaration shall be deemed to have been extinguished and terminated without need for further written documentation evidencing same.
9. This Declaration may not be modified, amended, or abrogated except with the express written permission of the Township.
10. This Declaration shall be specifically referenced in any deed conveying all or part of the

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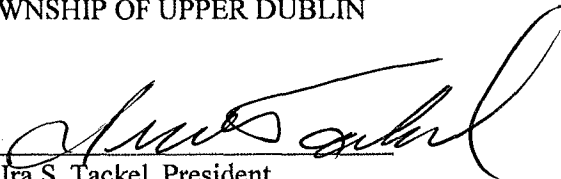
Property to a successor in interest.

IN WITNESS WHEREOF, Township, intending to be legally bound, has caused this Declaration to be executed by its duly authorized officer as of the day and year first above written.

ATTEST:

TOWNSHIP OF UPPER DUBLIN


Jonathan Bleemer, Secretary

By: 
Ira S. Tackel, President

ACKNOWLEDGMENT

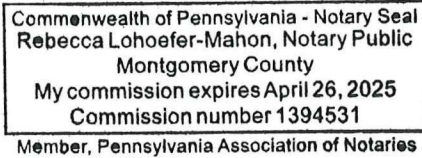
COMMONWEALTH OF PENNSYLVANIA :

SS.

COUNTY OF MONTGOMERY :

On this 11 day of October 2022, before me, the undersigned officer, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Ira S. Tackel, and that as the President of the Board of Commissioners of Upper Dublin Township, being authorized to do so, executed the foregoing instrument for the purposes contained in it by signing on behalf of the entity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

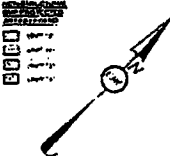
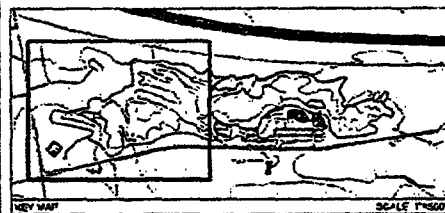


Rebecca Lohoefer-Mahon
Notary Public

My Commission Expires: April 26, 2025

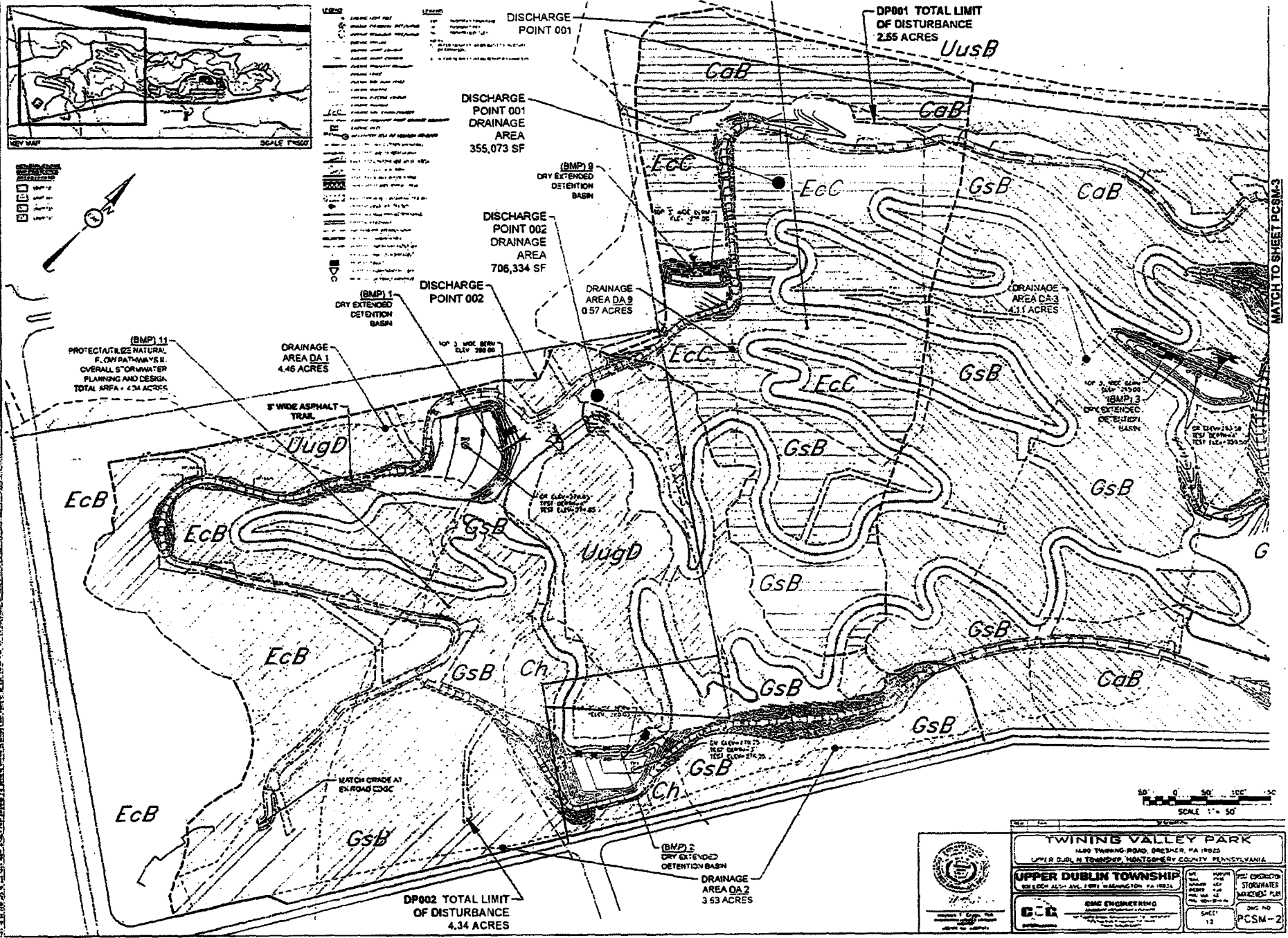
APPENDIX A

**PCSM PLAN AND DETAILS
DATED JULY 1, 2022**

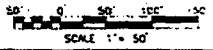


LEGEND

| | | | |
|--|-------------------------------|--|-------------------------------------|
| | Proposed Road | | Proposed Stormwater Detention Basin |
| | Proposed Stormwater Conduit | | Proposed Stormwater Channel |
| | Proposed Stormwater Inlet | | Proposed Stormwater Outlet |
| | Proposed Stormwater Structure | | Proposed Stormwater Structure |
| | Proposed Stormwater Structure | | Proposed Stormwater Structure |
| | Proposed Stormwater Structure | | Proposed Stormwater Structure |
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| | Proposed Stormwater Structure | | Proposed Stormwater Structure |



MATCH TO SHEET PCSM-3



| | |
|--|---|
| TWINING VALLEY PARK 1100 TWINING ROAD, DREXEL, PA 19025 UPPER DUBLIN TOWNSHIP, MONTCALMERY COUNTY, PENNSYLVANIA | |
| UPPER DUBLIN TOWNSHIP SEARCH AREA: AVE. 1001, DREXEL, PA 19021 | |
| GSG ENGINEERING | PROJECT: CIRCULATION STORMWATER MANAGEMENT PLAN |
| SHEET: 12 | DWG. NO.: PCSM-2 |

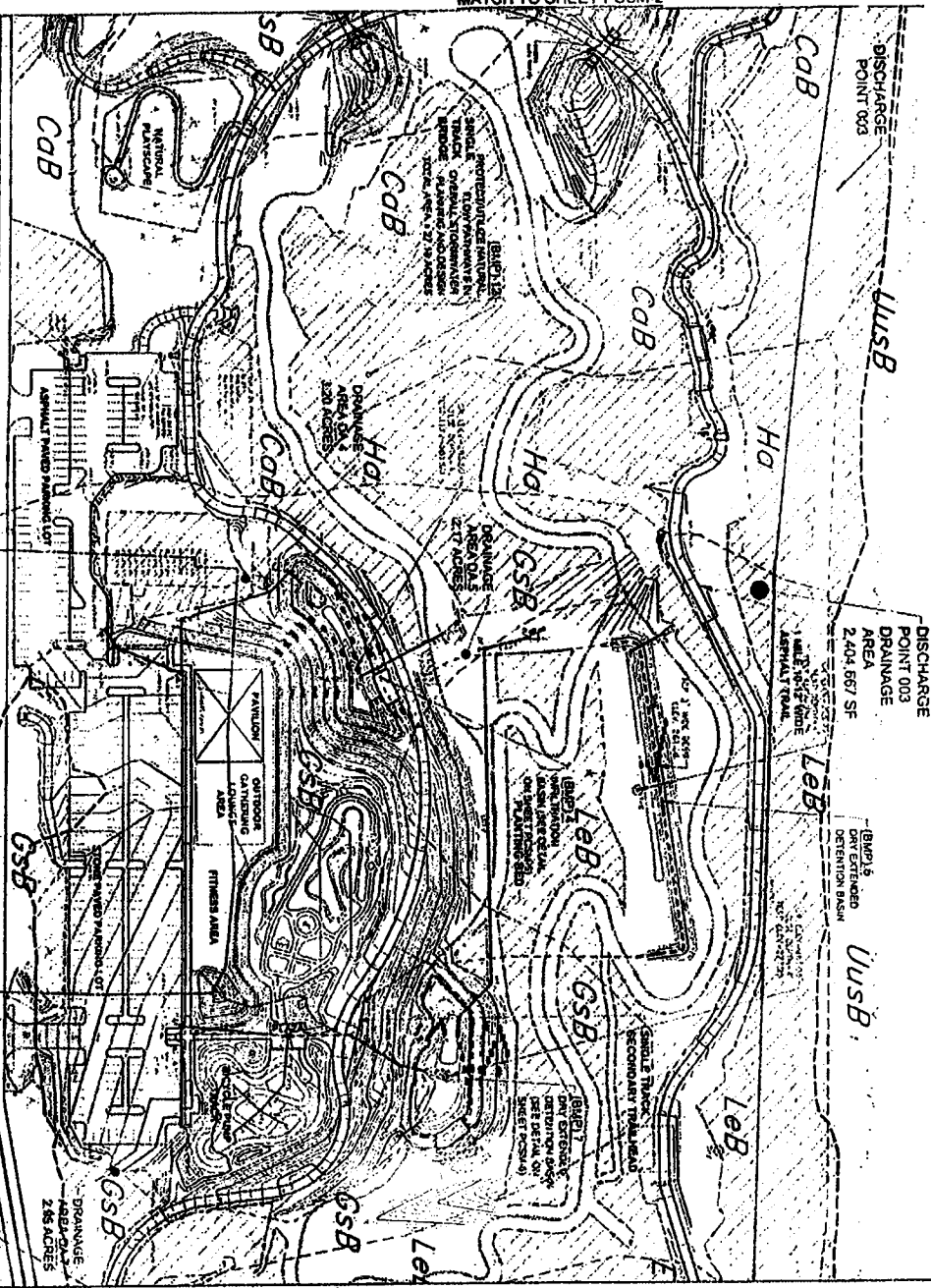
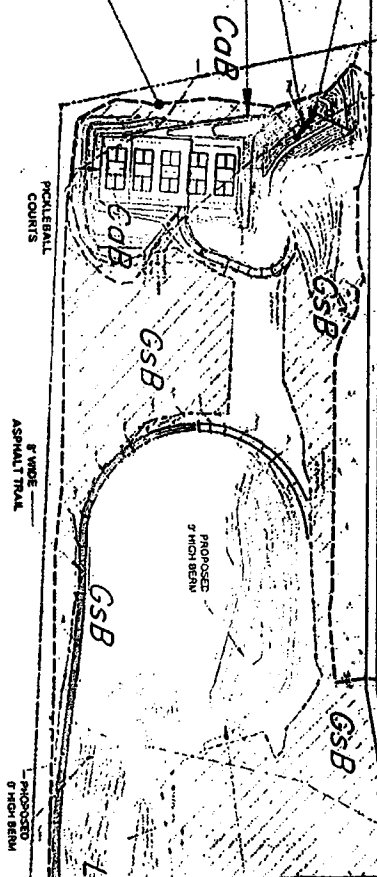
MATCH TO SHEET PCSM-2



SINGLE TRACK
DETENTION BASIN
SEE DETAIL ON
SHEET PCSM-4

DP003 TOTAL LIMIT
OF DISTURBANCE
27.19 ACRES

DRAINAGE
AREA DA 9
1.11 ACRES

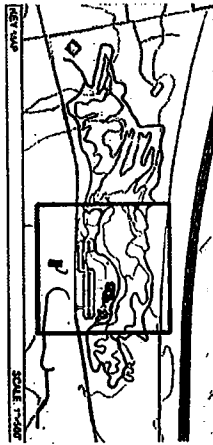


DISCHARGE
POINT 003

DISCHARGE
POINT 003
DRAINAGE
AREA
2,404.667 SF

(BMD) 5
DRY EXTENDED
DETENTION BASIN
SEE DETAIL ON
SHEET PCSM-4

MATCH TO SHEET PCSM-4



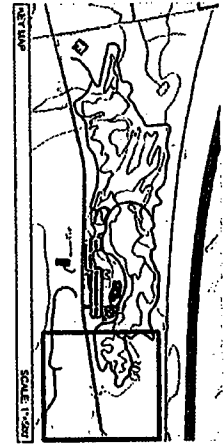
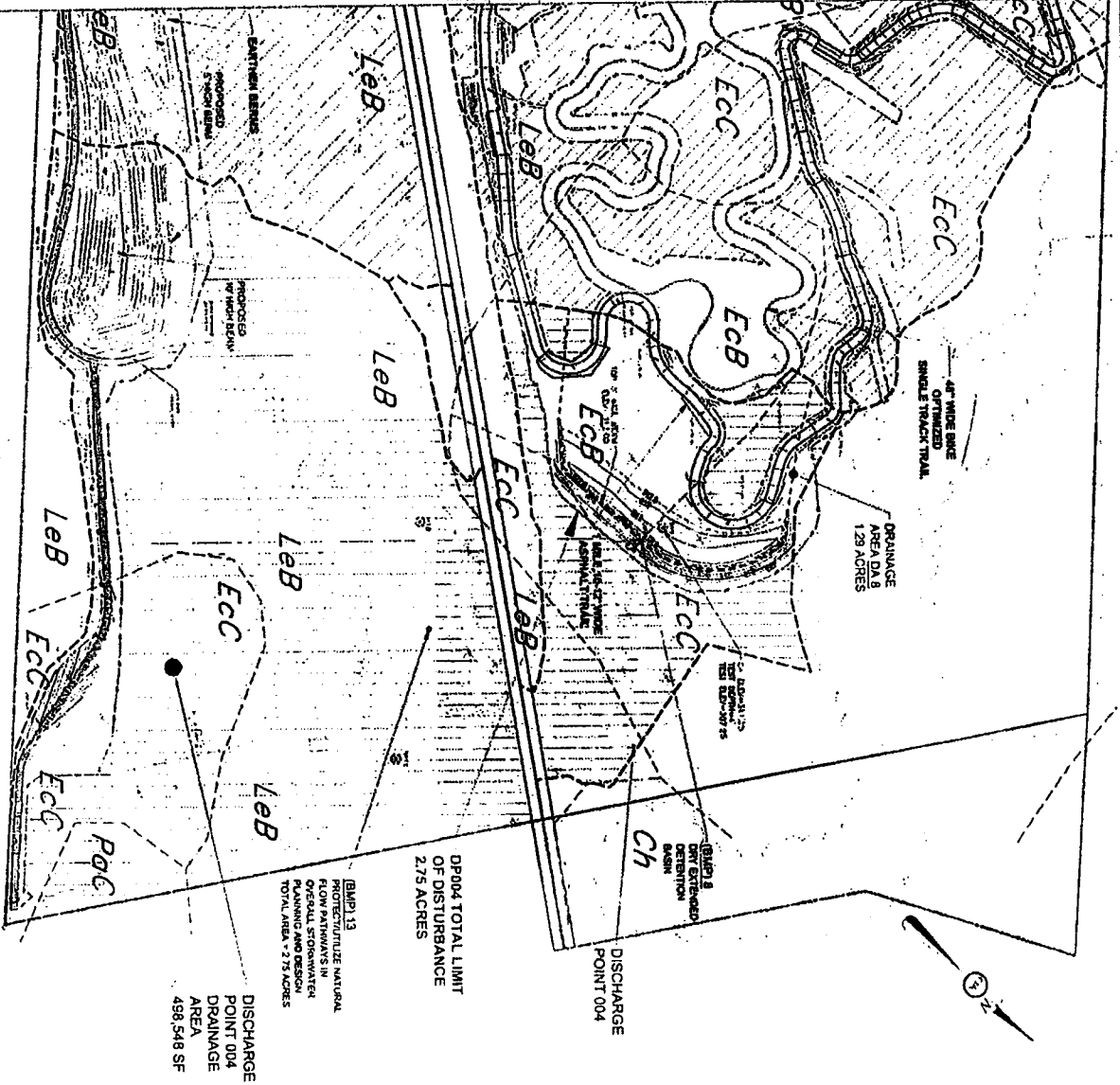
Tables containing numerical data, likely representing area calculations or drainage statistics for various basins and zones.



Project information block including:
- TWINING VALLEY PARK
- 1488 TWINING ROAD, SHEPHERD, PA 15085
- UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
- C&G CONSULTING ENGINEERS
- SHEET NO. 11
- PCSM-5



MATCH TO SHEET PCSM-3



DP004 TOTAL LIMIT
OF DISTURBANCE
2.75 ACRES

[BMP]13
PROTECT/RESTORE NATURAL
FLOW PATTERNS IN TCR
PLANNING AND DESIGN
TOTAL AREA = 2.75 ACRES

DISCHARGE
POINT 004
DRAINAGE
AREA
498,548 SF

DRAINAGE
AREA DA 8
1.29 ACRES

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'



TWINING VALLEY PARK
1408 TWING VALLEY ROAD, DUNELVA, VA 24046

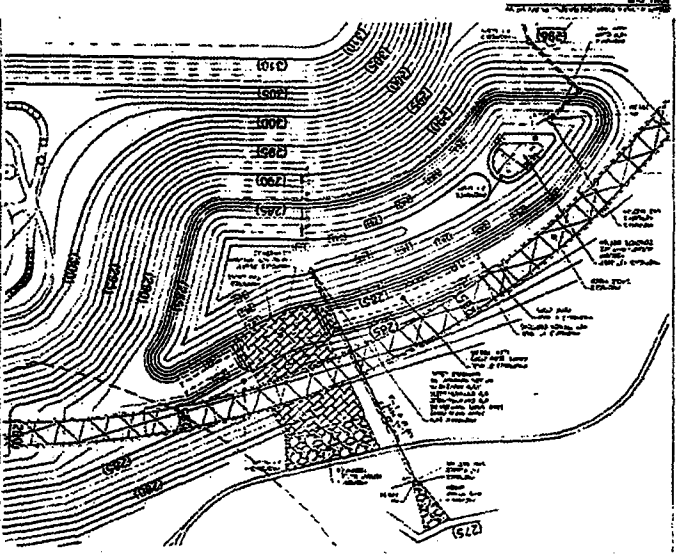
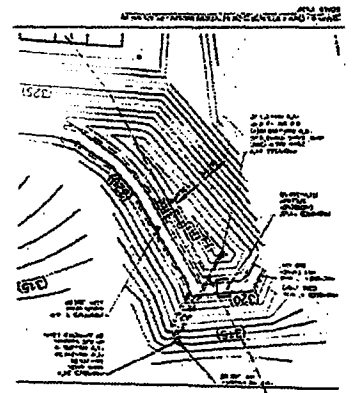
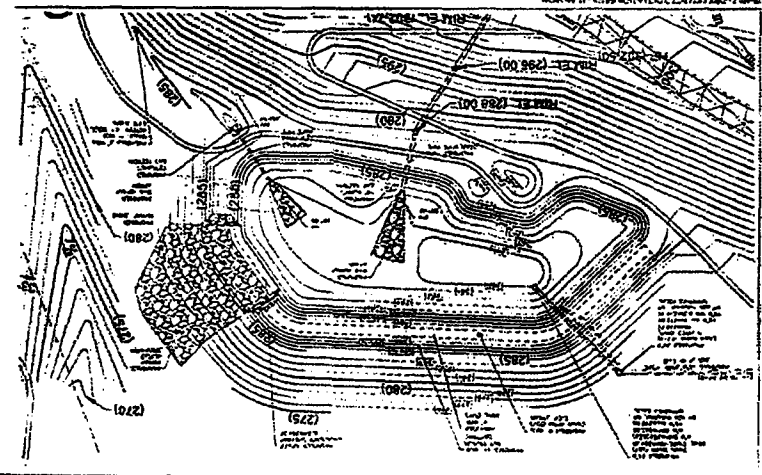
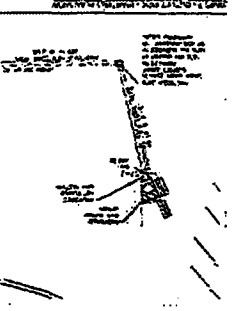
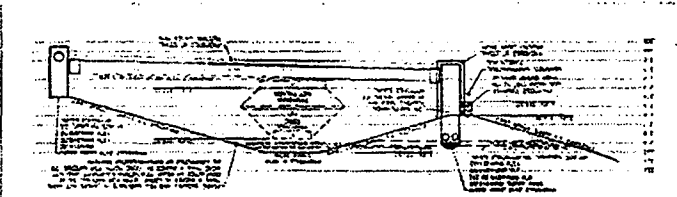
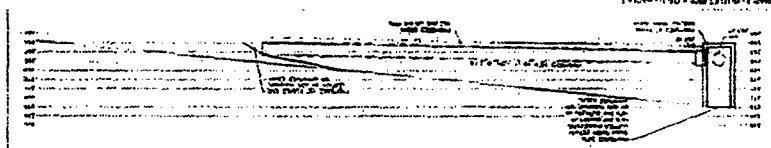
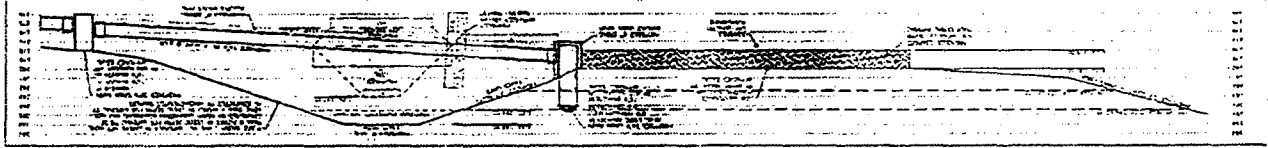
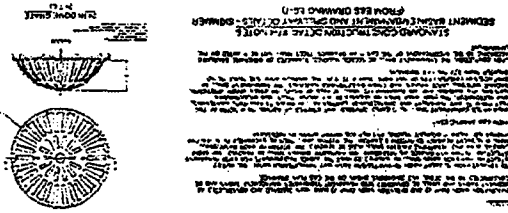
UPPER DUNELVA TOWNSHIP
UPPER DUNELVA TOWNSHIP, MONTGOMERY COUNTY, VIRGINIA

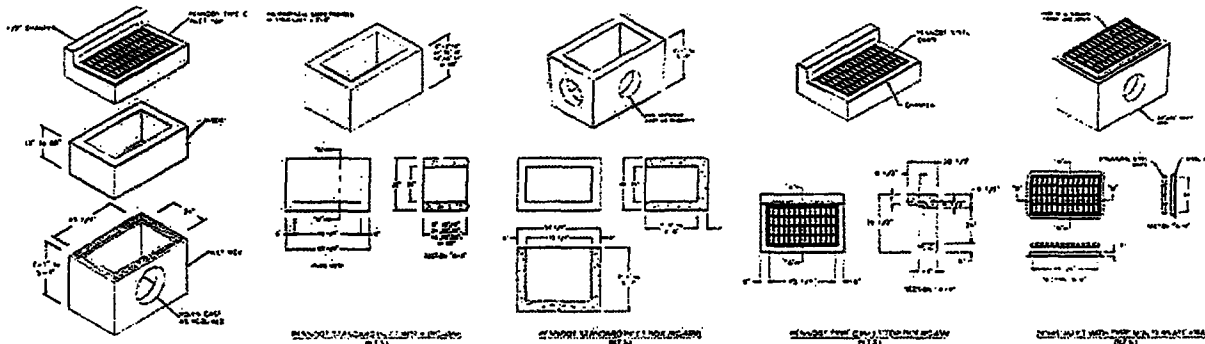
DATE: 08/11/2011
SCALE: 1" = 30'

PROJECT: PCSM-4

| | | |
|--|--|--|
| C-1-C CIVIL ENGINEERING 1500 TWINING ROAD, GREENE, PA 15030 UPPER OUBIN TOWNSHIP 1500 TWINING ROAD, GREENE, PA 15030 UPPER OUBIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA TWINING VALLEY PARK | DATE: 11/15/11 DRAWN BY: J. J. [unclear] CHECKED BY: [unclear] | |
| | PROJECT NO.: [unclear] SHEET NO.: [unclear] | |

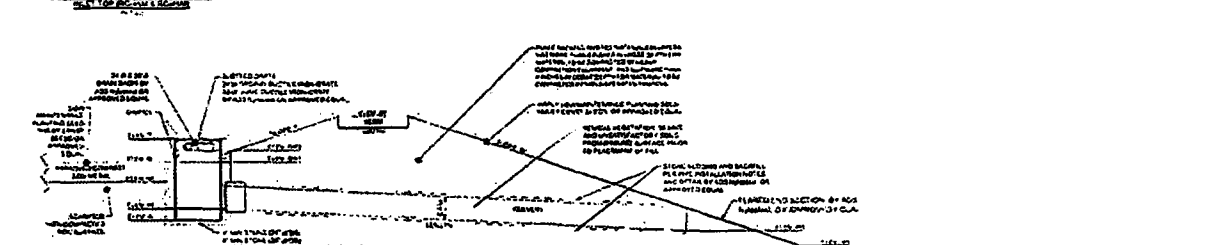
THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS A WHOLE AND SHALL BE OPEN TO THE INTERPRETATION OF THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE AND TOPOGRAPHY AS MUCH AS POSSIBLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT.





CONSTRUCTION SEQUENCE

1. Excavate and prepare site.
2. Lay out and install foundation.
3. Erect and install walls.
4. Erect and install roof.
5. Erect and install doors.
6. Erect and install windows.
7. Erect and install interior partitions.
8. Erect and install interior finishes.
9. Erect and install exterior finishes.
10. Erect and install mechanical and electrical systems.
11. Erect and install plumbing and sanitary systems.
12. Erect and install fire and life safety systems.
13. Erect and install security systems.
14. Erect and install communication systems.
15. Erect and install data processing systems.
16. Erect and install other specialized systems.
17. Erect and install landscaping.
18. Erect and install site improvements.
19. Erect and install final site cleanup.
20. Erect and install final site inspection.



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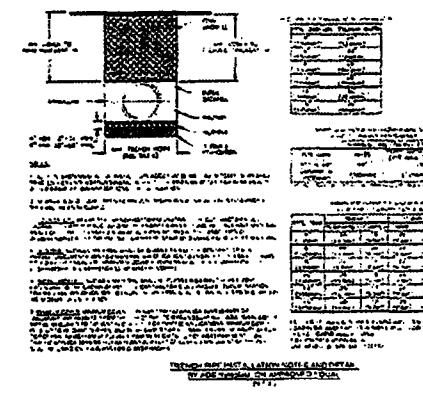
| NO. | DATE | DESCRIPTION | BY | CHECKED | APPROVED |
|-----|----------|-----------------------|----------|----------|----------|
| 1 | 10/15/88 | FOUNDATION | J. SMITH | M. JONES | D. BROWN |
| 2 | 10/20/88 | WALLS | J. SMITH | M. JONES | D. BROWN |
| 3 | 10/25/88 | ROOF | J. SMITH | M. JONES | D. BROWN |
| 4 | 11/05/88 | DOORS | J. SMITH | M. JONES | D. BROWN |
| 5 | 11/15/88 | WINDOWS | J. SMITH | M. JONES | D. BROWN |
| 6 | 11/25/88 | INTERIOR PARTITIONS | J. SMITH | M. JONES | D. BROWN |
| 7 | 12/05/88 | INTERIOR FINISHES | J. SMITH | M. JONES | D. BROWN |
| 8 | 12/15/88 | EXTERIOR FINISHES | J. SMITH | M. JONES | D. BROWN |
| 9 | 12/25/88 | MECHANICAL/ELECTRICAL | J. SMITH | M. JONES | D. BROWN |
| 10 | 01/05/89 | PLUMBING/SANITARY | J. SMITH | M. JONES | D. BROWN |
| 11 | 01/15/89 | FIRE/LIFE SAFETY | J. SMITH | M. JONES | D. BROWN |
| 12 | 01/25/89 | SECURITY | J. SMITH | M. JONES | D. BROWN |
| 13 | 02/05/89 | COMMUNICATIONS | J. SMITH | M. JONES | D. BROWN |
| 14 | 02/15/89 | DATA PROCESSING | J. SMITH | M. JONES | D. BROWN |
| 15 | 02/25/89 | LANDSCAPING | J. SMITH | M. JONES | D. BROWN |
| 16 | 03/05/89 | SITE IMPROVEMENTS | J. SMITH | M. JONES | D. BROWN |
| 17 | 03/15/89 | FINAL CLEANUP | J. SMITH | M. JONES | D. BROWN |
| 18 | 03/25/89 | FINAL INSPECTION | J. SMITH | M. JONES | D. BROWN |

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19. Erect and install final site cleanup.
20. Erect and install final site inspection.

AS-BUILT SECTION

| NO. | DATE | DESCRIPTION | BY | CHECKED | APPROVED |
|-----|----------|-----------------------|----------|----------|----------|
| 1 | 10/15/88 | FOUNDATION | J. SMITH | M. JONES | D. BROWN |
| 2 | 10/20/88 | WALLS | J. SMITH | M. JONES | D. BROWN |
| 3 | 10/25/88 | ROOF | J. SMITH | M. JONES | D. BROWN |
| 4 | 11/05/88 | DOORS | J. SMITH | M. JONES | D. BROWN |
| 5 | 11/15/88 | WINDOWS | J. SMITH | M. JONES | D. BROWN |
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| 10 | 01/05/89 | PLUMBING/SANITARY | J. SMITH | M. JONES | D. BROWN |
| 11 | 01/15/89 | FIRE/LIFE SAFETY | J. SMITH | M. JONES | D. BROWN |
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| 18 | 03/25/89 | FINAL INSPECTION | J. SMITH | M. JONES | D. BROWN |



TWINING VALLEY PARK
UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

UPPER DUBLIN TOWNSHIP
LOCAL AUTHORITY WASHINGTON PENNSA

C.C.C. CIVIL ENGINEERING
1000 N. 10TH ST. SUITE 100
PHILADELPHIA, PA 19107

PERMITS
NO. 1000
DATE: 10/15/88

PROJECT
NO. 1000
DATE: 10/15/88

SCALE
AS SHOWN

DATE
10/15/88

PROJECT NO.
1000

PROJECT NAME
TWINING VALLEY PARK

PROJECT LOCATION
UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT DESCRIPTION
CONSTRUCTION OF TWINING VALLEY PARK

PROJECT OWNER
TWINING VALLEY PARK

PROJECT ARCHITECT
TWINING VALLEY PARK

PROJECT ENGINEER
C.C.C. CIVIL ENGINEERING

PROJECT CONTRACTOR
TWINING VALLEY PARK

PROJECT SUBMITTER
TWINING VALLEY PARK

PROJECT REVIEWER
UPPER DUBLIN TOWNSHIP

PROJECT APPROVED
UPPER DUBLIN TOWNSHIP

PROJECT DATE
10/15/88



DEP Code No.
1-46951-247-3J

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Upper Dublin
(TOWNSHIP) (~~BOROUGH~~) (~~CITY~~), Montgomery COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS The Dublin Metro, LP has proposed the development of a parcel of land identified as
land developer

The Dublin Metro, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify).

WHEREAS, Upper Dublin Township finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (~~Borough~~) (~~City~~) of Upper Dublin hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I [Signature], Secretary, Jonathan Bleemer
(Signature)

Township Board of Commissioners Supervisors (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of

the Township (~~Borough~~) (~~City~~) Resolution # 22-2475, adopted, October 11, 20 22.

Municipal Address:

Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034
Telephone 215-643-1600

Seal of
Governing Body

**UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA**

RESOLUTION NO. 22- 2476

**RESOLUTION TO ACCEPT AGREEMENT AND
GRANT OF TRAIL EASEMENT**

WHEREAS, the Township, in coordination with and funding through the Upper Dublin Township Municipal Authority, has undertaken a project to construct a hiking and biking trail, with associated recreation including but not limited to, walking, jogging, biking, horseback riding, and cross country skiing for use by the general public along Commerce Drive (the "Project"); and

WHEREAS, certain parties own land along, near or adjacent to Commerce Drive, in Upper Dublin Township, Montgomery County, Pennsylvania; and

WHEREAS, Brookwood Philadelphia I LLC & Brookwood Philadelphia II LLC are the owners in fee of certain parcels of land located at 220 and 230 Commerce Drive, Fort Washington, Montgomery County, Pennsylvania, Tax Parcel Numbers 54-00-04396-00-5 and 54-00-04396-10-4 (the "Premises"); and

WHEREAS, the Board of Commissioners of Upper Dublin Township has received from Brookwood Philadelphia I LLC & Brookwood Philadelphia II LLC (hereinafter "Grantors") an Agreement and Grant of Easement, more fully described in Exhibit "A" attached hereto and incorporated by reference as if set forth in full; and,

WHEREAS, the Agreement and Grant of Easement conveys to the Township a trail easement across the Premises.

NOW, THEREFORE, the Board of Commissioners of Upper Dublin Township does hereby resolve as follows:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The Agreement and Grant of Easement offered to the Township for a trail easement along Commerce Drive, more fully described in Exhibit "A" attached hereto, is accepted.


[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

3. The proper officers of the Township are authorized to incorporate this Resolution as an exhibit to the Agreement and Grant of Easement and to record same in the Office of Recorder of Deeds, Norristown, Montgomery County, Pennsylvania.

Resolved by the Board of Commissioners of Upper Dublin Township this 9th day of November 2022.

UPPER DUBLIN TOWNSHIP

By:


Ira S. Tackel, President

ATTEST:

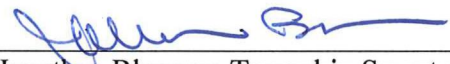

Jonathan Bleemer, Township Secretary

Exhibit "A"
Agreement and Grant of Easement

Prepared by: David J. Brooman, Esquire
 High Swartz, LLP
 40 East Airy Street
 Norristown, PA 19404
 Phone: (610) 275-0700

| | |
|---------------------|---|
| FEDERAL PROJECT NO. | Pending |
| PROJECT NAME/ROUTE | Fort Washington Cross County Trail and Road Diet – Phase 3 |
| COUNTY | Montgomery |
| MUNICIPALITY | Upper Dublin |
| PARCEL NO. | 24 - Parcel 54-00-04396-00-5 & 25 – Parcel 54-00-04396-10-4 |
| CLAIM NO. | 24-25 |
| CLAIMANT | Upper Dublin Township |

AGREEMENT AND GRANT OF EASEMENT

THIS AGREEMENT made this 27 day of September, 2022, by and between Brookwood Philadelphia I LLC & Brookwood Philadelphia II LLC, located at 220 and 230 Commerce Drive, Fort Washington, Pennsylvania 19034 (hereinafter called “Grantor”) and the Township of Upper Dublin, 801 Loch Alsh Road, Fort Washington, Pennsylvania 19034 (hereinafter called “Grantee”).

WITNESSETH THAT:

WHEREAS, Grantor is the owner of a tract of land situate in Upper Dublin Township, Montgomery County, Pennsylvania and known as Parcel Nos. 54-00-04396-00-5 and 54-00-04396-10-4, the deed thereto having been dated on August 7, 2015 and recorded in the Office of the Montgomery County Recorder of Deeds on August 17, 2015 in Deed Book 5966 at page 01253 (“Grantor’s Property”).

WHEREAS, Grantee desires to establish a hiking and biking trail, with associated recreation including, but not limited to, walking, jogging, biking, horseback riding, and cross country skiing (hereinafter called “Trail”) for use by the general public through and over the surface of that portion of Grantor’s Property as set forth herein and Grantor is willing to grant an easement to Grantee for such purposes.

WHEREAS, the Trail and easement are made available pursuant to the Recreational Use of Land and Water Act of February 2, 1996 P.L. (1985) 1860, 68 P.S. 477-1 et seq.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration, paid to Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee, each intending to be legally bound, agree as follows:

1. Grantor grants and conveys unto Grantee, its successors and assigns, in perpetuity, a trail easement for use by the general public as aforesaid and for construction, reconstruction, improvement, operation, repair, and maintenance of the Trail on Grantor’s Property which will

connect with and become a part of the Trail, and the necessary accessories and appurtenances used in connection therewith (the "Easement"), and the right to enter upon the area hereinafter described, for such purposes, in, on, under, over, through, and along certain land situate on the premises of Grantor, said area being more particularly described in a plan attached hereto, marked Exhibit "A," and made a part hereof, and in the legal description attached hereto, marked Exhibit "B," and made a part hereof ("Easement Area")

TO HAVE AND TO HOLD: The same Easement Area perpetually to the Grantee and its successors and assigns, together with the right and privilege at all times to it and to its agents, to enter the Easement Area, or any part thereof, for the purpose of operating, repairing, and maintaining the said Trail and Easement Area, as herein described, and for making connection therewith.

2. Neither Grantor nor its successors or assigns shall erect or maintain any improvements on, over or under the Easement Area, which would materially affect access to or use of the Trail, and other rights and privileges granted herein, provided however, Grantor reserves the right to use the Easement Area, provided the Grantor does not interfere with the safe operation of the Trail and further provided the Grantor completes all work thereon in an expedited manner and restores the Trail and Easement Area to their pre-existing condition following said use.

3. The Easement herein granted is not exclusive and Grantor and its successors and assigns reserve the right to grant such other easements, rights, or privileges over or under the Easement Area to such persons and entities as Grantor and its successors or assigns, may elect so long as such easements, rights, or privileges do not materially interfere with the public use of the Trail and such other rights granted to Grantee herein.

4. Except with the prior written approval of the Grantee, the Grantor agrees to refrain from the following activities:

- the cutting or clearing of trees, or shrubs on or immediately adjacent to the Easement Area, except those which are diseased or dangerous;
- the depositing or dumping of solid or liquid refuse, waste, or junk on or within the Easement Area;
- the quarrying, excavation or removal of rocks, minerals, gravel, sand, topsoil or other materials from the Easement Area;
- the alteration of the natural or manmade topography of the Easement Area by any means; and,
- the construction of any buildings, structures, or works thereon, including billboards, signboards, or any structure of any nature whatsoever, on or within the Easement Area. The construction of new private roads, driveways and parking lots are expressly included in the definition of "structure" as used herein.

5. The Grantee hereby covenants and agrees to continuously maintain the Trail and Easement Area in good condition so as to provide safe access thereto and to ensure that the Trail remains safe for its intended use. Neither Grantor nor Grantee shall have the obligation to clear the Trail of snow and ice.

6. Grantee covenants and agrees that Grantee shall and will, at all times following the execution of this Agreement and Grant of Easement, indemnify, protect, and save harmless Grantor (using counsel reasonably satisfactory to Grantor) from and against all claims, actions, losses, liabilities, damages, costs and expenses of whatsoever kind or nature including, but not limited to, injury to or death of any person or persons or for damage to or loss or destruction of property of any kind whatsoever, reasonable attorneys' fees, costs of restoration, and costs to release mechanics' liens, caused by, resulting from or arising out of the exercise of rights and privileges granted in this Easement, except to the extent that such claims arise from the gross negligence of Grantor or its employees, whether such damage be sustained by Grantee, its employees, invitees, trail users, or by other persons or corporations which seek to hold Grantor liable.

7. All construction expense for the Trail, including, but not limited to removing all preexisting debris within the Easement Area and assuring that the Trail is constructed so that the Trail is built at grade, in accordance with the construction plans, shall be at the sole cost and expense of Grantee. Grantee shall keep Grantor's Property free from all liens caused by Grantee, its contractors, agents, or representatives.


8. Grantor, for itself and its successors and assigns, by these presents does covenant, promise and agree to and with the said Grantee, its successors and assigns, that neither the Grantor, nor its successors and assigns, shall nor will at any time hereafter ask, demand or recover or receive of or from the said Grantee, its successors and assigns, any sum of money as and for damages for or by reason of the construction and maintenance of the Trail and, and if such trail shall not be established at the date of these presents, that neither the said Grantor, nor its successors or assigns, shall nor will at any time hereafter ask, demand, recover or receive any such damage by reason of the construction and maintenance of the Trail as established or confirmed by the said Grantee

9. This Agreement and Grant of Easement shall be recorded at the sole expense of the Grantee in the Office for the Recorder of Deeds of Montgomery County, Pennsylvania.


10. This Agreement and Grant of Easement shall at all times be deemed to be, and shall be, a continuing covenant running with the land, and shall be binding upon and in favor of the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, Grantors and Grantee intending to be legally bound hereby have executed this Agreement the day and year first above written.

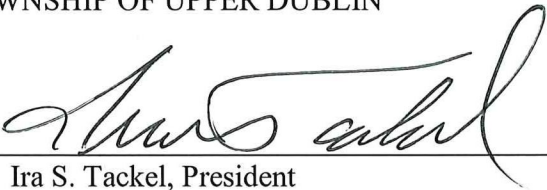
BROOKWOOD PHILADELPHIA I, LLC,
A Delaware Limited Liability Company

By: 
Name: Matthew Brown
Title: Authorized Signatory


BROOKWOOD PHILADELPHIA II, LLC,
A Delaware Limited Liability Company

By: 
Name: Matthew Brown
Title: Authorized Signatory

TOWNSHIP OF UPPER DUBLIN

By: 
Ira S. Tackel, President

WITNESS:

By: 
Jonathan Bleemer, Secretary and
Assistant Township Manager

COMMONWEALTH OF MASSACHUSETTS :
: SS
COUNTY OF Essex :

On this 27th day of September, 2022, before me, a Notary Public in and for the Commonwealth of Massachusetts the undersigned officer, personally appeared Matthew Brown, the Authorized Signatory of Brookwood Philadelphia I, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes thereon contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Nicole L. Reeves
NOTARY SEAL

COMMONWEALTH OF MASSACHUSETTS :
: SS
COUNTY OF Essex :

On this 27th day of September, 2022, before me, a Notary Public in and for the Commonwealth of Massachusetts the undersigned officer, personally appeared Matthew Brown, the Authorized Signatory of Brookwood Philadelphia II, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes thereon contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Nicole L. Reeves
NOTARY SEAL

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

I, the undersigned officer, hereby certify that before me personally appeared on this day **Ira S. Tackel**, known to be the President of the Upper Dublin Township Board of Commissioners, who executed the foregoing instrument on behalf of said Township, and acknowledged the execution of said instrument to be his free act and deed for all the purposes expressed in said instrument.

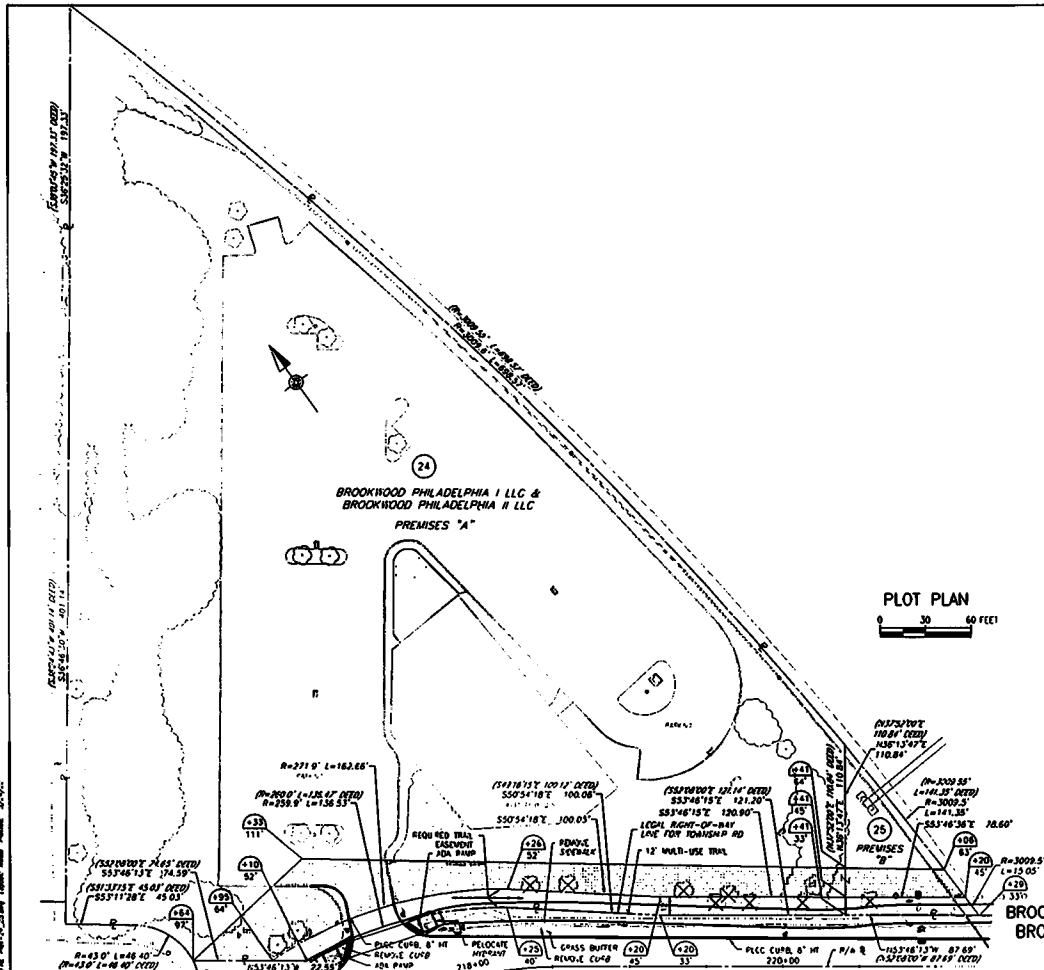
WITNESS my hand and official seal this 9th day of November, 2022.


NOTARY SEAL

Commonwealth of Pennsylvania - Notary Seal
Cheryl Milnazik, Notary Public
Montgomery County
My commission expires July 7, 2023
Commission number 1263488
Member, Pennsylvania Association of Notaries

EXHIBIT A

| | | | | |
|-----------------------|------------|--------|---------|--------|
| DEPT | COUNTY | ROUTE | SECTION | SHEET |
| 6-0 | MONTGOMERY | CONDOR | PWT R/R | 1 OF 1 |
| UPPER DUBLIN TOWNSHIP | | | | |
| REVISIONS | | | | |
| BY DATE | | | | |



| RIGHT OF WAY CLAIM INFORMATION | | | |
|--|---------------|-------|----------------------|
| TWP RTE. COMMERCE DR. SEC 110 T11N R14E L100R DUBLIN TWP. AGRESTONER, COUNTY | | | |
| PARCEL NO. 54-00-04396-00-5 (SHEET NO. 1) | | | |
| PROPERTY OWNERS: BROOKWOOD PHILADELPHIA I LLC & BROOKWOOD PHILADELPHIA II LLC (PARTNERS) | | | |
| OWNER: G&M H. JAY COMMERCE II LLC | | | |
| DEED BOOK | AREA | ACRES | REQUIRED AREA |
| DEED | DEED | 2.500 | DEED EASEMENT |
| DATE OF DEED | CALCULATED | 2.500 | TEMP CONSTR EASEMENT |
| DATE OF RECORD | ADVERTISE | | |
| CONSIDERATION | EFFECTIVE | 2.500 | |
| TAX STAMPS | TOTAL PREMIUM | 2.500 | |
| | | | VERIFICATION DATE |
| | | | 02/22/22 |
| | | | DRAWN BY |
| | | | SCALE AS SHOWN |

TRAIL EASEMENT: AN EASEMENT FOR THE CONSTRUCTION, INSPECTION, MAINTENANCE, REPAIR, RECONSTRUCTION AND ALTERATION OF THE MULTI-USE TRAIL. THE EASEMENT SHALL NOT PREVENT THE PROPERTY OWNER FROM MAKING ANY LEGAL USE OF THE AREA WHICH IS NOT DESTRUCTIVE TO ITS USE FOR TRAIL PURPOSES.

TEMPORARY CONSTRUCTION EASEMENT: AN EASEMENT TO USE THE LAND AS NECESSARY DURING CONSTRUCTION OF THE PROJECT. THE EASEMENT IS REQUIRED ONLY UNTIL THE CONSTRUCTION OR WORK INDICATED BY THE PLAN IS COMPLETED, UNLESS SOONER REINVOICED BY WRITING BY THE TOWNSHIP.

PRIVATE PROPERTY LINES ARE PLOTTED FROM DEED OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.

THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

- LEGEND:**
- MULTI-USE TRAIL
 - REQUIRED TRAIL EASEMENT
 - TEMPORARY CONSTRUCTION EASEMENT
 - SELECTIVE TREE REMOVAL

ADDRESS: 220 COMMERCE DR
PARCEL ID: 54-00-04396-00-5
ADDRESS: 230 COMMERCE DR
PARCEL ID: 54-00-04396-10-4

BROOKWOOD PHILADELPHIA I LLC & BROOKWOOD PHILADELPHIA II LLC
EXHIBIT A

EXHIBIT B

TRAIL EASEMENT AGREEMENT
BETWEEN BROOKWOOD PHILADELPHIA I LLC & BROOKWOOD
PHILADELPHIA II LLC (GRANTOR) AND
TOWNSHIP OF UPPER DUBLIN (GRANTEE)
EXHIBIT B

Parcel No.: 54-00-04396-00-5
54-00-04396-10-4

Property Address: 220-230 Commerce Drive

Owner: BROOKWOOD PHILADELPHIA I LLC &
BROOKWOOD PHILADELPHIA II LLC
220-230 Commerce Drive
Fort Washington, PA 19034

ALL THAT CERTAIN parcel of land, situate in Upper Dublin Township, Montgomery County, Commonwealth of Pennsylvania, being shown as Trail Easement from Brookwood Philadelphia I LLC & Brookwood Philadelphia II LLC to the Township of Upper Dublin on a plan thereof dated May 24, 2022 by Boles, Smyth Associates, Inc.:

PARCELS 54-00-04396-00-5 and 54-00-04396-10-4 as noted in Deed Book 5966 Page 1253 in the Office of Recorder of Deeds at Norristown, Pennsylvania:

BEGINNING at the point formed by the intersection of the Northeasterly side of Commerce Drive (60 feet wide at this point) and the Westerly Right-of-Way line of the 309 Expressway (L.R. 782) (120.00 feet wide), and said point being the Point of Beginning for the Trail Easement; North 53 degrees 46 Minutes 13 Seconds West, 87.69 feet to a point, North 53 degrees 46 Minutes 15 Seconds West, 121.20 feet to a point, North 50 degrees 54 Minutes 18 Seconds West, 100.06 feet to a point of curvature, thence line curving to the left with a Radius of 259.88 feet and an arc distance of 136.53 feet (chord bearing North 68 degrees 47 Minutes 39

TRAIL EASEMENT AGREEMENT
BETWEEN BROOKWOOD PHILADELPHIA I LLC & BROOKWOOD
PHILADELPHIA II LLC (GRANTOR) AND
TOWNSHIP OF UPPER DUBLIN (GRANTEE)
EXHIBIT B

Seconds West and a chord length of 134.97 feet); to a point, North 53 degrees 46 Minutes 13
Seconds West, 22.55 feet to a point of curvature, line curving to the right with a Radius of
271.88 feet and an arc distance of 162.66 feet (chord bearing South 70 degrees 49 Minutes 13
Seconds East and a chord length of 160.25 feet) to a point, South 50 degrees 54 Minutes 18
Seconds East, 100.05 feet, South 53 degrees 46 Minutes 15 Seconds East, 120.90 feet to a point,
South 53 degrees 46 Minutes 13 Seconds East, 78.60 feet to a point of curvature, line curving to
the right with a Radius of 3009.65 feet and an arc distance of 15.06 feet (chord bearing South 00
degrees 55 Minutes 02 Seconds East and a chord length of 15.06 feet) to the point formed by the
intersection of the Westerly Right-of-Way of the 309 Expressway and the Northeasterly side of
Commerce drive and place of beginning.

CONTAINING 5,448 square feet or 0.125 Acres, More or Less.

**UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA**

RESOLUTION NO. 22-2477

**RESOLUTION TO ACCEPT DEED OF DEDICATION
FOR TRAFFIC SIGNAL EASEMENT**

WHEREAS, the Township, in coordination with and funding through the Upper Dublin Township Municipal Authority, has undertaken a project entitled “Virginia Drive & Camp Hill Road Signalization,” the objective of which is to install a new traffic signal at the Virginia Drive & Camp Hill Road intersection, with minor widening of Camp Hill Road (the “Project”); and

WHEREAS, certain parties own land along, near or adjacent to Virginia Drive, in Upper Dublin Township, Montgomery County, Pennsylvania; and

WHEREAS, WFP Pennland Co. L.P. is the owner in fee of that certain parcel of land located at 585 Camp Hill Road, Fort Washington, Montgomery County, Pennsylvania, Tax Parcel Number 54-00-03520-00-8 (the “Premises”); and

WHEREAS, the Board of Commissioners of Upper Dublin Township has received from WF Pennland Co. L.P. (hereinafter “Grantor”) a Deed of Dedication for Traffic Signal Easement, more fully described in Exhibit “A” attached hereto and incorporated by reference as if set forth in full; and,

WHEREAS, the Deed of Dedication for Traffic Signal Easement conveys to the Township an easement on the Premises to enable the Upper Dublin Township Municipal Authority to construct, operate and maintain a traffic signal at the Virginia Drive & Camp Hill Road intersection.

NOW, THEREFORE, the Board of Commissioners of Upper Dublin Township does hereby resolve as follows:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The Deed of Dedication for Traffic Signal Easement offered to the Township for the purpose of installing a new traffic signal at the Virginia Drive & Camp Hill Road intersection, with minor widening of Camp Hill Road, as more fully described in Exhibit “A” attached hereto, is accepted.

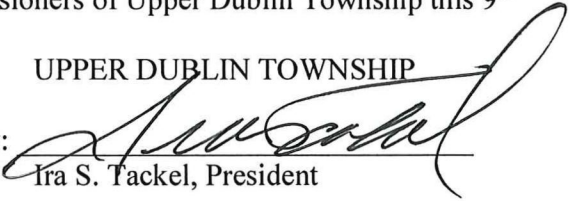
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3. The proper officers of the Township are authorized to incorporate this Resolution as an exhibit to the Deed of Dedication for Traffic Signal Easement and to record same in the Office of Recorder of Deeds, Norristown, Montgomery County, Pennsylvania.

Resolved by the Board of Commissioners of Upper Dublin Township this 9th day of November 2022.

UPPER DUBLIN TOWNSHIP

By:


Ira S. Tackel, President

ATTEST:

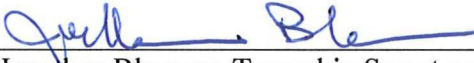

Jonathan Bleemer, Township Secretary

Exhibit "A"
Deed of Dedication for Traffic Signal Easement

Prepared by: David J. Brooman, Esquire
High Swartz LLP
40 East Airy Street
Norristown, PA 19401

Return to: David J. Brooman, Esquire
High Swartz LLP
40 East Airy Street
Norristown, PA 19401

Parcel No.: 54-00-03520-00-8

**DEED OF DEDICATION
FOR TRAFFIC SIGNAL EASEMENT**

BETWEEN

GRANTOR: WFP PENNLAND CO. L.P.

GRANTEE: TOWNSHIP OF UPPER DUBLIN

DATED: October 14, 2022

**DEED OF DEDICATION
FOR TRAFFIC SIGNAL EASEMENT**

THIS DEED OF DEDICATION made this 4th day of October 2022 between WFP PENNLAND CO. L.P. ("Grantor"), and TOWNSHIP OF UPPER DUBLIN, a Township of the First Class situate at 801 Loch Alsh Avenue, Fort Washington, in the County of Montgomery and Commonwealth of Pennsylvania ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the advantages to it accruing, as well as for diverse considerations affecting the public welfare, which it seeks to advance, including the agreement by the Township that the easement area will continue to be considered pervious surface with respect to any future development of the overall tract of which it is a part, has dedicated, granted, and confirmed, and by these presents does dedicate, grant, and confirm unto the Grantee, its successors and assigns, an easement and right-of-way over ALL THAT CERTAIN parcel situate in the TOWNSHIP OF UPPER DUBLIN, County of Montgomery and Commonwealth of Pennsylvania, identified as 585 Camp Hill Road, Fort Washington, PA 19034, Montgomery County Tax Parcel No. 54-00-03520-00-8, said easement area to include the land described as set forth in Exhibit "A," the Plot Plan prepared by Jack Smyth Jr., P.E., dated January 28, 2022, and Exhibit "B," the legal description, each attached hereto and incorporated herein by reference as if set forth in full.

TO HAVE AND TO HOLD the aforesaid easement over the Easement Area described in Exhibit "A" and Exhibit "B" unto the TOWNSHIP OF UPPER DUBLIN, its successors and assigns, to and for the only proper use and behoof of the Township of Upper Dublin, its successors and assigns, as and for the construction and maintenance of a traffic signal and

associated facilities, including the right to construct, maintain and repair the easement areas and the traffic control device facilities erected thereon or to be erected thereon, and to cause others to do the same, and the further right to remove trees, bushes, undergrowth, soil, and other obstructions interfering with the location, construction and maintenance of all of the aforesaid.

AND, Grantee, its successors and assigns, shall indemnify and hold Grantor harmless from any and all claims or causes of action that are brought arising out of or as a result of the construction and/or maintenance of the traffic signal and associated facilities which is the subject of this Deed of Dedication, to include reasonable attorney fees and the costs of defense.

AND, Grantor, its successors and assigns, does hereby remise, release, quitclaim and forever discharge the Grantee, its officers, employees, agents and representatives, of and from all suits, damages, claims and demands which the Grantor might otherwise have been entitled to assert under or related to the provisions of the Eminent Domain Code, the Act of June 22, 1964, P.L. 84, 26 P.S. § 1-101 et seq., as amended or codified as 26 Pa. C.S. § 101 et seq., for or on account the area identified as the easement area. Grantor specifically waives and releases all claims for counsel, appraisal, and engineering fees, as may be permitted by the Eminent Domain

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Code.

IN WITNESS WHEREOF, Grantor has caused this Deed of Dedication to be duly executed the day and year first above written intending to be legally bound.

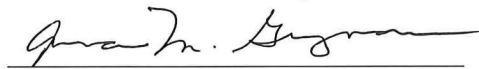
GRANTOR

WFP PENNLAND CO. L.P.by
WFP PENNLAND G.P. LLC
Its General Partner



BY: Ralph Toussie
Title: Senior Vice President, Counsel

WITNESS:



GRANTEE
UPPER DUBLIN TOWNSHIP
BOARD OF COMMISSIONERS

WITNESS:



Jonathan Bleemer, Secretary



Ira S. Tackel, President

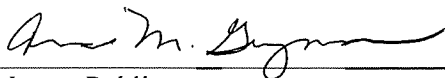
Accepted by Resolution No. 22-247 of the Board of Commissioners of the TOWNSHIP OF
UPPER DUBLIN, the 9th day of November 2022

COMMONWEALTH OF PENNSYLVANIA :
 : SS
COUNTY OF MONTGOMERY :

ACKNOWLEDGEMENT

On this, the 14th day of October 2022, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Ralph Toussie, Senior Vice President, Counsel of WFP PENNLAND G.P. LLC, the general partner of WFP PENNLAND CO. L.P., the owner of the property identified as 585 Camp Hill Road, Fort Washington, PA 19034, Montgomery County Tax Parcel No. 54-00-03520-00-8, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and who acknowledged that, being authorized to do so, executed the same for the purposes therein contained and desires the same might be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

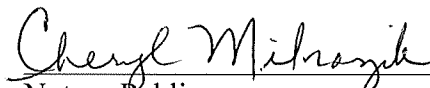
ANA M. GUZMAN
Notary Public, State of New York
No. 01GU6013994
Qualified in Kings County
Commission Expires 09/28/2026

COMMONWEALTH OF PENNSYLVANIA :
 : SS
COUNTY OF MONTGOMERY :

ACKNOWLEDGEMENT

On this, the 9th day of November 2022, before me the undersigned officer, personally appeared Ira S. Tackel, President of the Board of Commissioner of Upper Dublin Township, acknowledged that, being authorized to do so, he signed the foregoing Deed of Dedication on behalf of Upper Dublin Township for the purposes therein contained and desires the same might be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

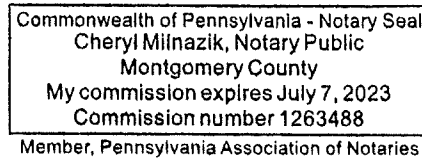


EXHIBIT A
Plot Plan

| | | | | |
|-----------------------|------------|-------|-----------|--------|
| DISTRICT | COUNTY | ROUTE | SECTION | SHEET |
| B-0 | MONTGOMERY | 0000 | CHW 17/14 | 1 OF 1 |
| UPPER DUBLIN TOWNSHIP | | | | |
| REVISION | REVISIONS | BY | DATE | |
| | | | | |

| RIGHT OF WAY CLAIM INFORMATION | | | |
|--------------------------------|--------------------|-------------------------|-------------------------------------|
| TAP RITE | 0000 | SEC NO. | CHW 17/14 |
| PANEL NO. | | SHEET NO. | UPPER DUBLIN TWP, MONTGOMERY COUNTY |
| PROPERTY OWNER(S) | WFP PENNLAND CO LP | | |
| CLAIM NO. | | | |
| CREATOR(S) | WFP PENNLAND CO LP | | |
| DEED BOOK | 5171 | ACRES | 0.032 |
| DEED | 01024 | TRAFFIC SIGNAL EASEMENT | 0.032/0.032 |
| PAGE | 01024 | CALCULATED | 0.229 |
| DATE OF DEED | 1/22/2009 | ADVERSE | 0.229 |
| DATE OF RESCIND | 02/16/2008 | EFFECTIVE | 0.229 |
| CONSIDERATION | \$0 | TOTAL RESCIND | 0.229 |
| TAX STAMPS | \$0 | TRAIL EASEMENT | 0.168 |
| | | REQUIRED AREA | ACRES/FS |
| | | TEMP. CONST. EASEMENT | 0.241/0.180 |
| | | VERIFICATION DATE | 1/28/22 |
| | | DRAWN BY | CL |

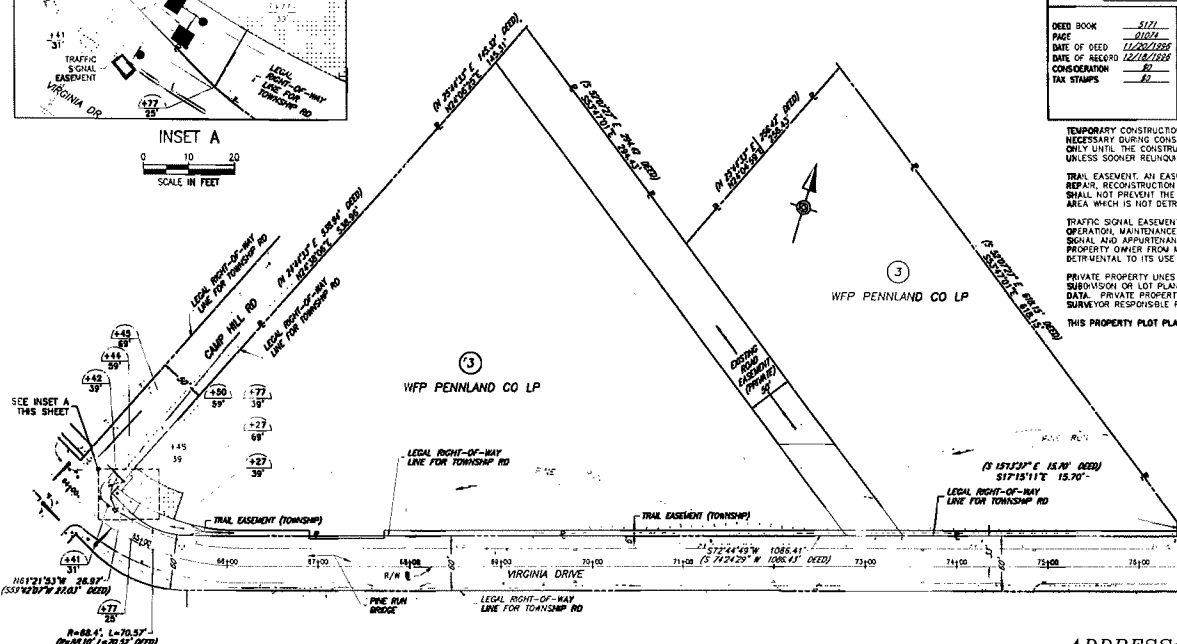
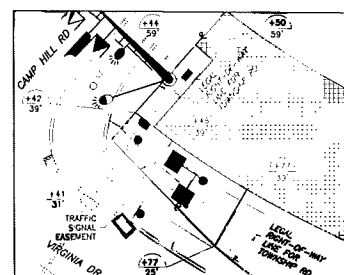
TEMPORARY CONSTRUCTION EASEMENT. AN EASEMENT TO USE THE LAND AS NECESSARY DURING CONSTRUCTION OF THE PROJECT. THE EASEMENT IS REQUIRED ONLY UNTIL THE CONSTRUCTION OR WORK INDICATED BY THE PLAN IS COMPLETED, UNLESS SOONER RELINQUISHED BY WRITING BY THE TOWNSHIP.

TRAIL EASEMENT. AN EASEMENT FOR THE CONSTRUCTION, INSPECTION, MAINTENANCE, REPAIR, RECONSTRUCTION AND ALTERATION OF THE WALK USE TRAIL. THE EASEMENT SHALL NOT PREVENT THE PROPERTY OWNER FROM MAKING ANY LEGAL USE OF THE AREA WHICH IS NOT DETRIMENTAL TO ITS USE FOR TRAIL PURPOSES.

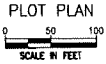
TRAFFIC SIGNAL EASEMENT. AN EASEMENT FOR THE CONSTRUCTION, INSPECTION, OPERATION, MAINTENANCE, REPAIR, RECONSTRUCTION AND ALTERATION OF A TRAFFIC SIGNAL AND APPURTENANCE THERE TO. THE EASEMENT SHALL NOT PREVENT THE PROPERTY OWNER FROM MAKING ANY LEGAL USE OF THE AREA WHICH IS NOT DETRIMENTAL TO ITS USE FOR TRAFFIC SIGNAL PURPOSES.

PRIVATE PROPERTY LINES ARE PLOTTED FROM DEED OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.

THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.



LEGEND:
 - TEMPORARY CONSTRUCTION EASEMENT
 - TRAFFIC SIGNAL EASEMENT



ADDRESS: 585 CAMP HILL RD.
 PARCEL ID: 54-00-03520-00-8

WFP PENNLAND CO LP
 EXHIBIT A



File: P01-01_WFP_Pennland_Loach_P01_3-DR_PlotA 1/28/22 at 10:13am By: Paul Biele

TRACED BY: _____ FINAL BY: _____

EXHIBIT B
Legal Description

TRAFFIC SIGNAL EASEMENT AGREEMENT
BETWEEN WFP PENNLAND CO LP (GRANTOR) AND
TOWNSHIP OF UPPER DUBLIN (GRANTEE)
EXHIBIT B

Parcel No.: 54-00-03520-00-8

Property Address: 585 Camp Hill Road

Owner: WFP Pennland Co LP
C/O Brookfield Properties
4 World Financial Center, 14th Floor
New York, NY 10281

ALL THAT CERTAIN parcel of land, situate in Upper Dublin Township, Montgomery County, Commonwealth of Pennsylvania, being shown as a Traffic Signal Easement from WFP Pennland Co LP to the Township of Upper Dublin on a plan thereof dated January 28, 2022 by Boles, Smyth Associates, Inc.:

PARCEL 54-00-03520-00-8 as noted in Deed Book 5171 Page 01074 in the Office of Recorder of Deeds at Norristown, Pennsylvania:

BEGINNING at a point, said point being the southwest property corner, thence along said property line and Easterly Legal Right of Way line for Township Road (Camp Hill Road) North 24 degrees 38 Minutes 29 Seconds East, 27.91 feet to a point, thence leaving the property line and Easterly Legal Right of Way line for Township Road (Camp Hill Road) South 65 degrees 21 Minutes 31 Seconds East, 5.00 feet to a point; thence South 24 degrees 38 Minutes 29 Seconds West, 19.63 feet to a point; thence on a line curving to the left with a Radius of 215.83 feet and an arc distance of 24.77 feet (chord bearing South 73 degrees 33 Minutes 23 Seconds East and a chord length of 24.76 feet) to a point; thence South 13 degrees 09 Minutes 21 Seconds West, 14.19 feet to a point on the property line and Northerly Legal Right of Way line for Township

TRAFFIC SIGNAL EASEMENT AGREEMENT
BETWEEN WFP PENNLAND CO LP (GRANTOR) AND
TOWNSHIP OF UPPER DUBLIN (GRANTEE)
EXHIBIT B

Road (Virginia Drive); thence on a line curving to the right along the property line and Northerly Legal Right-of-Way for Township Road (Virginia Drive) with a Radius of 88.10 feet and an arc distance of 5.37 feet (chord bearing North 63 degrees 08 Minutes 17 Seconds West and a chord length of 5.37 feet) to a point; thence on a line along the property line and Northerly Legal Right of Way line for Township Road (Virginia Drive) North 61 degrees 21 Minutes 47 Seconds West, 27.03 feet to a point, the first mentioned Point of Beginning.

CONTAINING 436 Square Feet / 0.010 Acres, More or Less.

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 22-2478
APPLICATION UD #22-03 FOR WAIVER OF LAND DEVELOPMENT
FOR AMBLER BOROUGH

WHEREAS, Ambler Borough (“Owner”) owns the Loch Alsh Reservoir at 722 Loch Alsh Avenue, comprising approximately 17 acres of land (the "Property"); and,

WHEREAS, the Property is located in the ‘A’ Residential Zoning District, and expansion of the existing use is permitted subject to special exception approval by the Zoning Hearing Board and subject to approval of land development plans by the Board of Commissioners; and,

WHEREAS, the Zoning Hearing Board issued a Special Exception to owner on September 19, 2022, a copy of which is attached hereto as Exhibit ‘A’ and incorporated by reference as if set forth in full, and,

WHEREAS, the Property will be developed pursuant to *Drawings for Ambler Borough Wells 2, 6, and 7 PFAS Treatment System* prepared by Gilmore & Associates, Inc. dated March 2022, consisting of 31 sheets (the “Plans”), which is incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Property will be developed pursuant to nine renderings submitted to the Township Planning Commission to demonstrate aesthetic, layout, and landscaping improvements (“Renderings”), which Renderings are attached hereto and incorporated by reference as if set forth in full; and

WHEREAS, the Owner desires to obtain a waiver from filing a formal land development application and plans with Upper Dublin Township as required by Section 508 of the Pennsylvania Municipalities Planning Code and Section 212 of the Township Code; and

WHEREAS, the Owner obtained a recommendation for a waiver of land development from the Township Planning Commission.

NOW, THEREFORE, be it resolved, that the Upper Dublin Township Board of Commissioners grants a waiver from filing formal land development applications and plans for the construction of a non-residential building subject to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The development shall be constructed in strict accordance with the Plans, the Renderings, and the terms and conditions of this Resolution.
3. Owner will comply with conditions outlined in the Township Engineer memorandum dated April 14, 2022.

4. Owner will comply with the Upper Dublin Township Zoning Hearing Board Decision #2422 dated September 19, 2022, Exhibit 'A'.
5. Owner agrees to submit for all necessary and required construction permits, including but not limited to Building, Structural, Electrical, Plumbing, Zoning, Grading, Health Department or other County requirements, and conform to any sprinklering or other Fire Marshall requirements.
6. Owner shall maintain and as required replace all landscaping shown on the Plans and in the Renderings, in perpetuity.
7. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans, and compliance with this resolution shall be borne entirely by the Owner and shall be at no cost to the Township.

Approved by the Board of Commissioners of Upper Dublin Township this 9thth day of November, 2022.

UPPER DUBLIN TOWNSHIP

By: 
IRA S. TACKEL, President

ATTEST:



KURT M. FERGUSON, Township Manager

Exhibit "A"

Upper Dublin Township Zoning Hearing Board Decision #2422 dated September 19, 2022

**UPPER DUBLIN TOWNSHIP ZONING HEARING BOARD
DECISION**

APPLICATION NO. 2422

HEARING DATE: 9/19/22

**APPLICANT: Ambler Borough
131 Rosemary Avenue
Ambler, PA 19002**

DECISION: 9/19/22

COPY MAILED: 9/20/2022

PROPERTY: 722-734 Loch Alsh Avenue

After completion of a public hearing on the above-referenced Application, the Zoning Hearing Board of Upper Dublin Township decided as follows:

1. the appeal of the Zoning Officer's determination that the applicant's proposed construction of a PFAS/PFOS treatment facility, including the construction of a building, vault, and treatment tank requires the grant of special exception, is ~~GRANTED~~ **DENIED**;
2. a special exception, sought in the alternative, pursuant to Zoning Code section 255-39(A).5(c) to permit a public utility use in the A Residential District is ~~GRANTED~~ **DENIED**;
3. a special exception, sought in the alternative, pursuant to Zoning Code Section 255-147 to expand a nonconforming use is ~~GRANTED~~ **DENIED**;
4. a variance from Section 255-39(A).5(c) that the exterior architectural design be of a residential character is ~~GRANTED~~ **DENIED**; and
5. a variance from Section 255-39(A).5(c) that the property be used for the storage of equipment and vehicles has been **WITHDRAWN**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

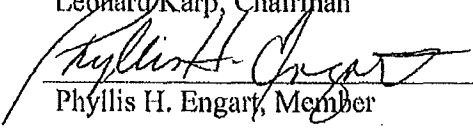
1. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
2. Compliance with all applicable provisions of the Upper Dublin Township Code.
3. The Applicant shall design the architecture of the proposed building to be of a "residential character", which at a minimum shall include a peaked roof, faux windows at first story and second story height and/or faux shutters to give the appearance of windows, the appearance of clapboard siding or a similar feature, the appearance of two stories, and the appearance

of a residential front door. An example of such a building (albeit with only one-story) with residential character is attached hereto an exhibit.

4. The Applicant shall plant and maintain arborvitae, of a height of at least ___ feet, around the perimeter of the proposed improvements so as to buffer the improvements from residential neighbors.
5. No storage of equipment or vehicles shall take place on the subject property. "Equipment" shall include, but not be limited to, materials and stockpiles.
6. No public business facilities, commercial use, repair facilities or housing or repair crews shall take place on the subject property.

n/a

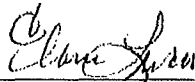
Leonard Karp, Chairman



Phyllis H. Engart, Member

n/a

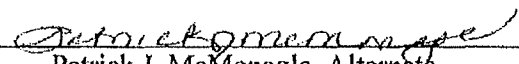
Phillip Stan, Member



Elaine Lucas, Vice Chairman

n/a

Patrick M. Hitchens, Member



Patrick J. McMonagle, Alternate

This Decision of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within the time allowed by law.



Honey Brook Water Authority

91 Pequea Avenue
Borough Hall Annex
PO BOX 669
Honey Brook, PA 19344
(610) 273-7830
hhba@verizon.net

[Emergency Notices](#)

[Non Emergency Notices](#)

[Annual Water
Quality Report](#)

[Authority
Board Members
& Employees](#)

[Consultants](#)

[Open Records Policy](#)

[Pictures](#)

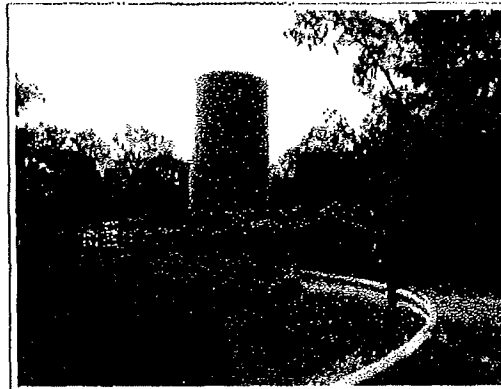
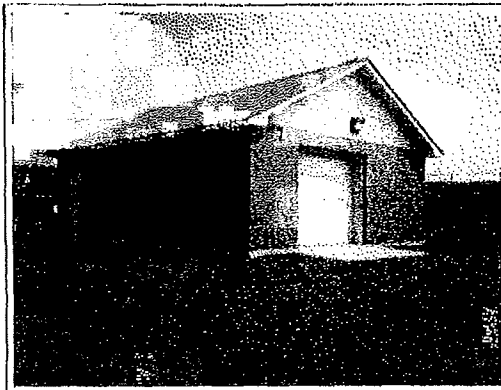
[Water Rates
and Charges](#)

[Meter Policy](#)

[Quarterly Newsletter](#)

[Links](#)

[Water Conservation](#)



















**UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA**

RESOLUTION NO. 22- 2479

**RESOLUTION TO ACCEPT A DRAINAGE EASEMENT FROM PAMCPA REAL
ESTATE LLLP FOR THE PROPERTY LOCATED AT 525 VIRGINIA DRIVE,
FORT WASHINGTON, PENNSYLVANIA**

WHEREAS, the Township, in coordination with, and funding through the Upper Dublin Township Municipal Authority, has undertaken a project to reconstruct Virginia Drive and Delaware Drive with a "Road Diet" and drainage improvements, as well as to construct a hiking and biking trail, with associated recreation including but not limited to, walking, jogging, biking, horseback riding, and cross country skiing, for use by the general public along Virginia Drive and Delaware Drive (the "Project"); and

WHEREAS, certain parties own land along, near or adjacent to Virginia Drive and Delaware Drive, in Upper Dublin Township, Montgomery County, Pennsylvania; and

WHEREAS, PAMCPA Real Estate LLLP is the owner in fee of a certain parcel of land located at 525 Virginia Drive, Fort Washington, Montgomery County, Pennsylvania, Tax Parcel Numbers 54-00-16390-00-8 (the "Premises"); and

WHEREAS, the Board of Commissioners of Upper Dublin Township has received from PAMCPA Real Estate LLLP (hereinafter "Grantor") a Drainage Easement Agreement, more fully described in "Exhibit A" attached hereto and incorporated by reference as if set forth in full; and,

WHEREAS, the Drainage Easement Agreement conveys to the Township a drainage easement across 0.080 acres of the Premises.

NOW, THEREFORE, the Board of Commissioners of Upper Dublin Township does hereby resolve as follows:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The Drainage Easement Agreement offered to the Township for a drainage easement across 0.080 acres of the Premises, more fully described in "Exhibit A" attached hereto, is accepted.
3. The proper officers of the Township are authorized to incorporate this Resolution as an exhibit to the Agreement and Grant of Easement and to record same in the Office of Recorder of Deeds, Norristown, Montgomery County, Pennsylvania.

Resolved by the Board of Commissioners of Upper Dublin Township this

9th day of November 2022.

UPPER DUBLIN TOWNSHIP

By:


Ira S. Tackel, President

ATTEST:


Jonathan Bleemer, Township Secretary

EXHIBIT "A"

Drainage Easement Agreement

Prepared by: David Brooman, Esquire
HIGH SWARTZ LLP
40 East Airy Street
Norristown, PA 19401

Return to: David Brooman, Esquire
HIGH SWARTZ LLP
40 East Airy Street
Norristown, PA 19401

Parcel No.: 54-00-16390-00-8

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT is offered this 28th day of October, 2022, between **PAMCPA REAL ESTATE LLLP** (hereinafter called the “GRANTOR”), and **TOWNSHIP OF UPPER DUBLIN**, a municipal governing body, with a principal place of business located at 801 Loch Alsh Avenue, Fort Washington, Pennsylvania, 19034 (hereinafter called the “TOWNSHIP”).

WHEREAS, GRANTOR represents and warrants that it is the owner of a certain parcel of real estate situate at 525 Virginia Drive, Fort Washington, PA 19034, Montgomery County, Pennsylvania, which parcel of real estate is referred to as Montgomery County Tax Parcel No. 54-00-16390-00-8 (hereinafter referred to as the “Site”); and

WHEREAS, GRANTOR has agreed to grant the TOWNSHIP a drainage easement (the “Drainage Easement”) over portions of the parcel, as more fully described in the plot plan attached hereto as Exhibit “A”, and in the legal description attached hereto as Exhibit “B,” each incorporated herein by reference as if set forth in full; and

WHEREAS, GRANTOR now wishes to grant a Drainage Easement to the TOWNSHIP so that the TOWNSHIP may have access to the drainage easement in perpetuity and ensure that the drainage easement shall be free from obstruction.

WITNESSETH:

That GRANTOR, for and in consideration of and for the sum of One Dollar (\$1.00) the advantages to it accruing, as well as for diverse considerations affecting the public health, safety and welfare, which it seeks to advance, have granted, bargained, sold and confirmed, and by these presents do grant, bargain, sell and confirm unto the TOWNSHIP, its successors and assigns, a permanent easement and right-of-way over ALL THAT CERTAIN property situate in the Township of Upper Dublin, County of Montgomery and Commonwealth of Pennsylvania being shown on the plot plan prepared by Boles, Smyth Associates, Inc. dated March 18, 2022 attached hereto, marked Exhibit "A", and made a part hereof, and described in the legal description attached hereto, marked Exhibit "B", and made a part hereof ("Easement Area").

The GRANTOR shall maintain the Easement Area so that at all times it continues to function as intended, including but not limited to cutting and maintaining the grass cover and keeping the Easement Area free of leaves and debris of any kind. The GRANTOR is prohibited from altering or placing anything in the Easement Area which could construct or impede the flow of storm water or surface water drainage from GRANTOR's property, the public right of way, and from contributing properties. GRANTOR agrees not to build or to convey to others permission to build any structures or improvements on, over, across, in, through, or under the Easement Area, or to develop or allow the development of the Easement Area in any manner which obstructs or impedes the flow or drainage of storm water or surface water. GRANTOR and the TOWNSHIP

each recognize that the Easement Area may be modified as a result of an approval of a Preliminary or Preliminary/Final Land Development Plan for the Site.

TOWNSHIP shall have the right to enter the Easement Area to inspect, maintain and clean the Easement Area, and the further right to remove trees, bushes, undergrowth or improvements which in any manner impedes or obstructs the flow or drainage of storm water or surface water.

AND the said GRANTOR, for its successors and assigns, do by these presents further covenant, promise and agree to and with said TOWNSHIP, its successor and assigns, that the said easement described unto the said TOWNSHIP, its successors and assigns, against it the said GRANTOR, its successors and assigns, and against any and all person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, him, her, them or any of them shall and will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, GRANTOR has caused this Drainage Easement Agreement to be duly executed the day and year first above written intending to be legally bound.


ATTEST



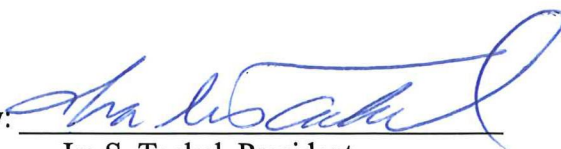
ATTEST


Jonathan Bleemer, Township Secretary

GRANTOR:
PAMCPA REAL ESTATE LLLP

By: 
Name: *Chris Magarity*
Title: *C.O.O.*

UPPER DUBLIN TOWNSHIP

By: 
Ira S. Tackel, President

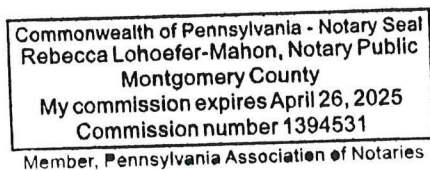
ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On this the 9th day of November, 2022, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared IRA S. TACKEL, who acknowledged himself to be the President of the UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Township by himself as President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Rebecca Lohoefer-Mahon
Notary Public



My Commission Expires:
April 26, 2025

EXHIBIT A
PLOT PLAN

| DISTRICT | COUNTY | ROUTE | SECTION | SHEET |
|-----------------------|------------|-------|---------|--------|
| 6-0 | MONTGOMERY | 0000 | DVT R/W | 1 OF 1 |
| UPPER DUBLIN TOWNSHIP | | | | |
| REVISION | REVISIONS | BY | DATE | |
| | | | | |

| RIGHT OF WAY CLAIM INFORMATION | | | | |
|--------------------------------|--|-------------------|------------------------|-------------------------------------|
| TWP. RTE. | 0332 | SEC. NO. | 201.02 | UPPER DUBLIN TWP. MONTGOMERY COUNTY |
| PARCEL NO. | 54 | SHEET NO. | | CLAIM NO. |
| PROPERTY OWNER(S) | PAMCPA REAL ESTATE LLLP | | | |
| GRANTOR(S) | CONCOR CORP. WASHINGTON REAL ESTATE LLLP | | | |
| DEED BOOK | DEED | ACRES | REQUIRED AREA | ACRES |
| 0218 | 02072 | 10.182 | TEMP. CONSTR. EASEMENT | 0.682 |
| | | | DRAINAGE EASEMENT | 0.616 |
| DATE OF DEED | 02/22/2021 | ADVERSE | | |
| DATE OF RECORD | 02/22/2021 | LEGAL R/W | 0.612 | |
| CONSIDERATION | | EFFECTIVE | 10/28/20 | |
| TAX STAMPS | | TOTAL RESIDUE | 10.282 | |
| | | VERIFICATION DATE | 02/16/22 | |
| | | DRAWN BY | EV | |
| | | SCALE AS SHOWN | | |




DRAINAGE EASEMENT. AN EASEMENT FOR THE CONSTRUCTION, INSPECTION, MAINTENANCE, REPAIR, RECONSTRUCTION AND ALTERATION OF TOWNSHIP DRAINAGE FACILITIES. THE EASEMENT SHALL NOT PREVENT THE PROPERTY OWNER FROM MAKING ANY LEGAL USE OF THE AREA WHICH IS NOT DETRIMENTAL TO THE NECESSARY FLOW OF WATER. HOWEVER, NO STRUCTURE OF ANY KIND MAY BE ERECTED IN THE AREA, NOR MAY ANY PIPE OR DITCH BE CONNECTED TO THE RAIN GARDEN WITHOUT ADVANCED WRITTEN APPROVAL BY THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY.

TEMPORARY CONSTRUCTION EASEMENT. AN EASEMENT TO USE THE LAND AS NECESSARY DURING CONSTRUCTION OF THE PROJECT. THE EASEMENT IS REQUIRED ONLY UNTIL THE CONSTRUCTION OR WORK INDICATED BY THE PLAN IS COMPLETED, UNLESS SOONER RELINQUISHED IN WRITING BY UPPER DUBLIN TOWNSHIP OR THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY.

PRIVATE PROPERTY LINES ARE PLOTTED FROM DEED OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.

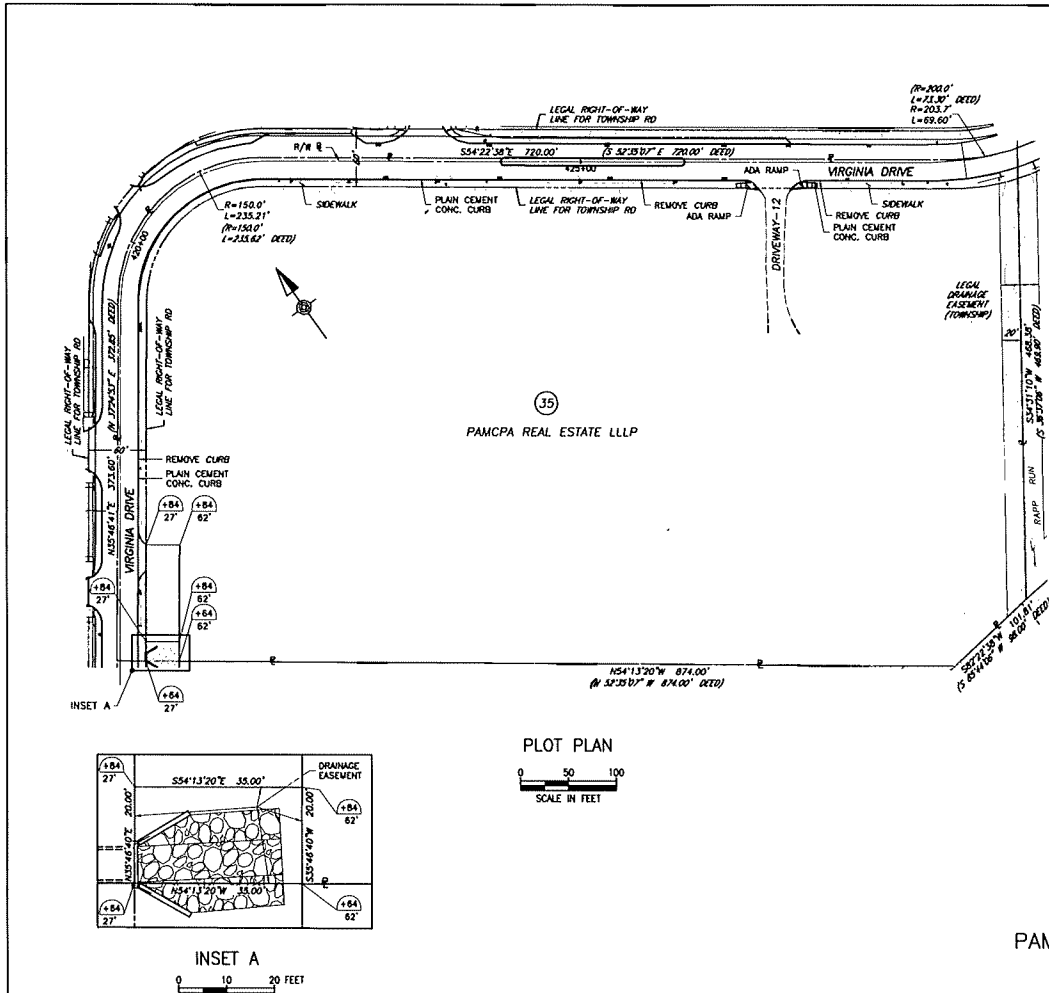
THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

LEGEND:

-  - TEMPORARY CONSTRUCTION EASEMENT
-  - DRAINAGE EASEMENT
-  - MULTI-USE TRAIL

ADDRESS: 525 VIRGINIA DRIVE
 PARCEL ID: 54-00-16390-00-8

PAMCPA REAL ESTATE LLLP
 EXHIBIT A



Plotted 3/18/22
 File: Plot-35_325\p\plot.dwg Layout: Plot35 Plotline 1/18/22 at 11:58am By: rjehle

EXHIBIT B
Legal Description

“EXHIBIT B”
LEGAL DESCRIPTION – DRAINAGE EASEMENT

PROPERTY OWNER: PAMCPA REAL ESTATE LLLP

ALL THAT CERTAIN parcel of land, situate in Upper Dublin Township, Montgomery County, Commonwealth of Pennsylvania,

PARCEL 54-00-16390-00-8 as noted in Deed Book 6249 Page 2072 in the Office of Recorder of Deeds at Norristown, Pennsylvania:

BEGINNING at a point situated along the Legal Right-of Way line on the easterly side of Virginia Drive, said point being the intersection of the Legal Right-of-Way line and the southern property line for land owned by PAMCPA REAL ESTATE LLLP coincident with the IRIS HOLDING, LLC & OJW HOLDING, LLC property, Parcel 54-00-16389-00-9, thence from the said beginning point Drainage Easement proceeds along the following:

North 35 degrees 46 Minutes 40 Seconds East, 20.00 feet to a point,

South 54 degrees 13 minutes 20 seconds East, 35.00 feet to a point,

South 35 degrees 46 minutes 40 seconds West, 20.00 feet to a point,

North 54 degrees 13 minutes 20 seconds West, 35.00 feet to the first mentioned point and place of beginning.

CONTAINING Area of 700 sf (0.016 acres)

RESOLUTION NO. 22-2480

A RESOLUTION ESTABLISHING THE BUDGET FOR FISCAL YEAR 2023.

WHEREAS, in accordance with the First Class Township Code, the Board of Commissioners have prepared and reviewed an annual budget for the fiscal year 2023 detailing the estimated amounts of money required for the specific purposes of the Upper Dublin Township government for the ensuing fiscal year including estimated receipts, expenditures and appropriations, and,

WHEREAS, the proposed 2023 budget was advertised as required by law and made available for public inspection on November 14, 2022, and,

WHEREAS, the proposed 2023 budget was advertised as required by law and was presented and amended at a public hearing on November 19, 2022, and,

WHEREAS, the proposed budget as amended will take effect on January 1, 2023;

THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby adopts the annual budget, details of which are available upon request, for fiscal year 2023.

ADOPTED this 13th day of December 2022.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 

Ira S. Tackel, President

ATTEST: 

Jonathan K. Bleemer, Secretary

RESOLUTION 22-2481

BE IT RESOLVED, by authority of the Board of Commissioners
(Name of governing body)
of the Upper Dublin Township, Montgomery County, and it
(Name of MUNICIPALITY)
is hereby resolved by authority of the same, that the Kurt Ferguson, Township Manager
(designate official title)

of said MUNICIPALITY is authorized and directed to submit the attached Application for Traffic Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf of the MUNICIPALITY.

ATTEST:

Ira S. Tackel
(Signature and designation of official title)
By: [Signature] Secretary
(Signature and designation of official title)
Upper Dublin Township
(Name of MUNICIPALITY)

I, Ira S. Tackel, President, Board of Commissioners
(Name) (Official Title)

of the Upper Dublin Township, do hereby certify that the foregoing
(Name of governing body and MUNICIPALITY)

is a true and correct copy of the Resolution adopted at a regular meeting of the

Board of Commissioners, held the 13th day of December, 2022.
(Name of governing body)

DATE: 12/13/22

[Signature]
(Signature and designation of official title)
Board President



APPLICATION FOR TRAFFIC SIGNAL APPROVAL

PLEASE TYPE OR PRINT ALL INFORMATION IN BLUE OR BLACK INK

A – Maintenance and Operation Information

- Municipality has a fully executed Commonwealth and Municipal Traffic Signal Maintenance Agreement covering all signals in the municipality, Agreement # _____, with an effective date of _____. Issuance of a new or revised permit amends Municipality's signal list in TSAMS.
- Municipality does not have an existing Commonwealth and Municipal Traffic Signal Maintenance Agreement covering all signals in the municipality. Traffic Signal Maintenance Agreement must be completed, executed by the municipality, and attached to this application.

B – Application Description

PennDOT District: 6-0 County: Montgomery Municipality: Upper Dublin Township

Location (Intersection): Pennsylvania Avenue SR 2037, Commerce Drive (local road) and Driveway

Traffic Control Device is: NEW Traffic Signal EXISTING Traffic Signal, permit # 64-0401

- Type of Device (select one):
- Traffic Control Signal
 - Electronic Sign
 - Flashing Warning Device
 - In-Roadway Warning Lights
 - Intersection Control Beacon
 - Rectangular Rapid Flashing Beacon (RRFB)
 - School Zone Speed Limit Sign
 - LED Border Lit Sign
 - Other _____

Is Traffic Signal part of a system? Yes No System Number (if applicable): I-0038

If YES, provide locations of all signalized intersections in system.

In Upper Dublin Township:
Pennsylvania Avenue and Bethlehem Pike, Pennsylvania Avenue and Summit Avenue, Pennsylvania Avenue and SR 309

Explain the proposed improvements.

Reconfiguration of the Commerce Drive approach at this intersection due to "road diet" improvements to narrow the road. Multi-use Cross County Trail installation will cross Pennsylvania Avenue at this intersection.

C – Attachments Listing

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Municipal Resolution | <input checked="" type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Traffic Volumes/Pedestrian Volumes |
| <input type="checkbox"/> Letter of Financial Commitment | <input checked="" type="checkbox"/> Photographs | <input type="checkbox"/> Turn Lane Analysis |
| <input type="checkbox"/> Warrant Analysis | <input checked="" type="checkbox"/> Straight Line Diagram | <input type="checkbox"/> Turn Restriction Studies |
| <input type="checkbox"/> Crash Analysis | <input checked="" type="checkbox"/> Capacity Analysis | <input checked="" type="checkbox"/> Municipal Contact Information |
| <input checked="" type="checkbox"/> Traffic Signal Study | <input type="checkbox"/> Traffic Impact Study (TIS) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Condition Diagram | | |

D – Applicant (Municipal) Certification

The applicant desires to own, operate, and maintain the traffic control device in the location identified above; and the Vehicle Code requires the approval of the Department of Transportation ("Department") before any traffic signals may be legally erected or modified. Applicant agrees to own and maintain the traffic signal in accordance with the Commonwealth and Municipal Traffic Signal Maintenance Agreement referenced in Section A.

By (Signature): *Kurt Ferguson* Date: 12/3/22

Printed Name of Municipal Authorized Official: Kurt Ferguson

Title of Signatory: Township Manager

DEPARTMENT USE ONLY

County: _____ Engineering District _____

Department Tracking #: _____ Initial Submission Date: _____

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 22-2482

A RESOLUTION APPROVING THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY'S 2022 ANNUAL REPORT AND 2023 BUSINESS IMPROVEMENT PLAN; AND APPROVING THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2023 AND ENDING DECEMBER 31, 2023

WHEREAS, the Upper Dublin Township Municipal Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania pursuant to the Municipality Authorities Act of 1945, as amended (the "Act"), having been duly organized by the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township"); and

WHEREAS, pursuant to the Act, the Township has the right to approve any plan of the Authority; and

WHEREAS, the Authority filed Articles of Incorporation with the Commonwealth of Pennsylvania on October 11, 2016, and Amended Articles of Incorporation on August 3, 2018; and

WHEREAS, the Articles of Incorporation contain a statement that Upper Dublin Township has retained the right which exists under the Act to approve any plan of the Authority; and

WHEREAS, the Board of Directors of the Authority have by Resolution approved and adopted the Upper Dublin Township Municipal Authority's 2022 Annual Report and 2023 Business Improvement Plan (the "Plan"), attached hereto as Exhibit A; and

WHEREAS, the Board of Directors of the Authority have also by Resolution approved and adopted a budget for the fiscal year beginning January 1, 2023 and ending December 31, 2023 (the "Budget"), attached hereto as Exhibit B; and


WHEREAS, the Authority has submitted the Plan and the Budget to the Board of Commissioners of Upper Dublin Township for its review and approval; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Upper Dublin Township that the Upper Dublin Township Municipal Authority's 2022 Annual Report and 2023 Business Improvement Plan, attached hereto as Exhibit A, and budget for the fiscal year beginning January 1, 2023 and ending December 31, 2023, attached hereto as Exhibit B, are hereby approved.

RESOLVED, this 13th day of December, 2022.

ATTEST:

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


Jonathan Bleemer,
Secretary/Assistant Township Manager

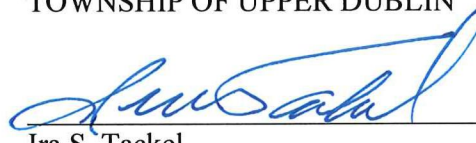

Ira S. Tackel,
President

Exhibit "A"
Upper Dublin Township Municipal Authority's
2022 Annual Report and 2023 Business Improvement Plan

RESOLUTION

NO. MA - 22 - 0031

A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY APPROVING AND ADOPTING THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY'S 2022 ANNUAL REPORT AND 2023 BUSINESS IMPROVEMENT PLAN.

WHEREAS, the Upper Dublin Township Municipal Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania pursuant to the Municipality Authorities Act of 1945, as amended (the "Act"), having been duly organized by the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township"); and

WHEREAS, the Authority filed Articles of Incorporation with the Commonwealth of Pennsylvania on October 11, 2016 and Amended Articles of Incorporation on August 3, 2018; and

WHEREAS, the Articles of Incorporation contain a statement that Upper Dublin Township has retained the right which exists under the Act to approve any plan of the Authority; and

WHEREAS, in order to levy an assessment or charge, the Authority must submit a plan for business improvements and administrative services, together with estimated costs and the proposed method of assessments for business improvements and charges for administrative services to Upper Dublin Township; and

WHEREAS, the Board of Directors of the Authority believes it is essential to comply with the above requirements and that the Upper Dublin Township Municipal Authority's 2022 Annual Report and 2023 Business Improvement Plan (the "Plan"), attached hereto as Exhibit A, be adopted.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Authority that the Plan attached hereto as Exhibit A is hereby approved and adopted.

IN WITNESS WHEREOF, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed the Seal of the UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY, Montgomery County, Pennsylvania.

Dated: December 2, 2022

APPROVED:



Robert Pesavento
Chairperson

ATTEST:



Michael Markman
Secretary

Exhibit A

MEMORANDUM

To: Upper Dublin Township Municipal Authority Members
From: Paul Leonard, Executive Director
Date: November 14, 2022
Re: Year End 2022 Annual Report

The following provides a summary of 2022 re-development submittals in the Greater Fort Washington District (GFWD) and the Upper Dublin Township Municipal Authority (UDTMA) Assessment Program, Resolutions, Project Status, and Grant Applications/Awards:

Re-Development within GFWD

Overall in 2022, six (6) properties within the GFWD have submitted or continued through the Township Land Development process for re-development or expansion. These projects are at various stages of review and possible approval.

These include:

1. 316 mid-rise apartments on vacant ADP site and adjacent parcels (1125 Virginia Drive) progressing through Highway Occupancy Permit reviews.
2. Building expansion completion at 350 Commerce Drive, including trail easement/local trail construction along frontage with public open space.
3. Approvals and demolition starting for 500 Virginia Drive to include front entrance improvements and trail easement for Cross County Trail.
4. Approvals for 180 mid-rise apartments at 1250 Virginia Drive, with demolition of vacant office building completed.
5. Construction started at 1055 Virginia Drive to Climate Controlled Self Storage Facility, with demolition of vacant office building completed.
6. Mid-rise apartments on vacant 525 Virginia Drive site.

Assessment Program

1. Assessments in the amount of \$525,000 for Fiscal Year 2022 were sent to 134 property owners.
2. Assessments were collected from all but one (1) property.

Resolutions

1. At the December, 2021 meeting, the 2022 Budget was passed via Resolution-21-0022.
2. Four (4) Resolutions were passed in 2022 by the UDTMA, Resolutions 22-0025, 22-0026, 22-0027 and 22-0028, not including December 2022.

Projects Status

1. Fort Washington Cross County Trail & Road Diet: Phase 1 construction is complete.
2. Zip Ramp Project: Coordination continues with the PA Turnpike Commission on the weave analysis, interchange signing and Maintenance Agreement. DVRPC has been added to the project to conduct a new weave analysis. Required right of way has been obtained from TruMark Financial. A Temporary Construction Easement has been obtained from Tru-Mark Financial and Best Western. NPDES Permit approval was received on 11/4/21.
3. Delaware Dr. Cross County Trail & Road Diet – Construction Plans have been finalized and the NPDES permit has been obtained. A US Army Corps of Engineers/PA DEP Joint Permit is being prepared by PA DEP for issuance. Trail easements have been obtained from three (3) properties, drainage easements have been obtained from two (2) properties) and temporary construction easements have been obtained from six (6) properties. The Project has incorporated NWWA and BCWSA into construction via Reimbursement Agreements for water main replacement and force main installation. Construction plans and specifications have been advertised with a Bid Opening on 11/22/22. Construction is estimated to begin in January, 2023.
4. Fort Washington Cross County Trail & Road Diet: Phase 3 PennDOT approved a Multimodal Transportation Fund grant extension until August, 2024 to complete construction. Construction Plans are being finalized and the NPDES permit application was submitted to the Montgomery County Conservation District in Fall, 2022 along with Joint USACOE/PA DEP permit application for the Bodenstein Channel streambank and culvert replacement work. A trail easement has been obtained from one (1) property and temporary construction easements have been obtained from two (2) properties. Construction is estimated to begin in Spring, 2023.
5. Dreshertown Road Improvements – Phase 1: Grants were executed for design and construction. Preliminary Engineering has continued. The Project is advancing through the PennDOT approval process. The Safety Review has been submitted to PennDOT for review. Multiple meetings with PennDOT and FHWA have been held to establish a Cemetery Action Plan (CAP) due to proposed impact to the Dresher Cemetery. A meeting was held with the Schwenkfelder Church and Dresher Family to discuss the CAP. In 2019, potential historic and archaeological resources were cleared, which has been commended by PennDOT as unique. As a result, the Scoping Field View has been approved by PennDOT and the Categorical Exclusion Evaluation is being prepared.
6. Camp Hill Road and Virginia Drive Signal: The Traffic Signal Permit Plan has been reviewed and approved by PennDOT. Montgomery County awarded \$275k for construction through the County Transportation Fund grant. The Construction Plans for the signal work have been advertised and awarded to Armour & Sons Electric, Inc. for approximately \$305k. The Construction Plans for the remaining road work will be advertised in early 2023.

Grant Awards - \$700,000 Awarded for Two (2) Projects:

1. \$200,000 MontoCo2040 Grant awarded for acquisition of Required Right-of-Way for Zip Ramp project.

2. \$500,000 PA DCED Flood Mitigation Program Grant awarded for Bodenstein Channel improvements to be included with the Fort Washington Cross County Trail & Road Diet Phase 3 project.

Operations

1. Municipal Authority met its assumed obligations for maintenance, operations and required inspections of both the Rapp Run and Pine Run Flood Retarding dams.
2. Municipal Authority secured and was subject to a complete independent Audit for 2021 with no findings or exceptions. A copy of the Concise Financial Statement for 2021 is attached to this report.

UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY
CONCISE FINANCIAL STATEMENT
DECEMBER 31, 2021

CONDENSED STATEMENT OF NET POSITION

ASSETS

| | |
|--------------------|---------------------|
| Current Assets | \$ 2,165,559 |
| Net Capital Assets | <u>7,154,561</u> |
| Total Assets | <u>\$ 9,320,120</u> |

LIABILITIES AND NET POSITION

| | |
|-------------------------------------|---------------------|
| Current Liabilities | \$ 36,730 |
| Long-Term Debt (Last Maturity 2043) | 5,475,000 |
| Net Investments in Fixed Assets | 1,679,561 |
| Unrestricted Net Position | <u>2,128,829</u> |
| Total Liabilities and Net Position | <u>\$ 9,320,120</u> |

STATEMENT OF NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2021

| | |
|---|---------------------|
| Balance, January 1, 2021 | \$ 2,170,928 |
| Add: Excess of Revenues Over Expenditures | <u>1,637,462</u> |
| Balance, December 31, 2021 | <u>\$ 3,808,390</u> |

CONDENSED STATEMENT OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31, 2021

| | |
|---|---------------------|
| Operating Revenues | \$ 555,000 |
| Operating, Administrative and Depreciation Expenses | <u>173,250</u> |
| Operating Income | <u>381,750</u> |
| Non-operating Revenues | |
| Investment Income | 1,431 |
| Interest Expense | (155,940) |
| Grants | <u>1,410,221</u> |
| Total Non-operating Revenues | <u>1,255,712</u> |
| Increase in Net Position | 1,637,462 |
| Net Position, Beginning of Year | <u>2,170,928</u> |
| Net Position, End of Year | <u>\$ 3,808,390</u> |

The audit report by an independent certified public accountant is available for inspection at the office of the Authority during regular business hours.

November 14, 2022

**Upper Dublin Township Municipal Authority Business Improvement Plan for 2023
to the Board of Commissioners of Upper Dublin Township**

Mission

The purpose of the Upper Dublin Township Municipal Authority (UDTMA) is to obtain and finance working capital, acquire, hold, construct, improve, maintain and operate, own or lease, either in the capacity of lessor or lessee, projects within the service area of the UDTMA, of the following kind and character:

- (a) Transportation for all defined modes, marketing, transit service and safety improvement utilizing all resources necessary to construct and maintain roadway improvements, bridges, traffic regulation devices, bicycle/pedestrian trails and amenities including but not limited to landscaping/trees, special signage, and street/area lighting.
- (b) Storm water and flood control planning, management and implementation.
- (c) General economic development and marketing for the defined Service Area, generally the recently rezoned Greater Fort Washington District (f/n/a the Fort Washington Office Center Park).

Attendance

The UDTMA held 12 public meetings in 2022 on the first Friday of every month except July and September when the meeting was held on the second Friday due to the July 4th and Labor Day holidays. The January meeting was primarily a re-organization meeting with the appointments of Offices, Directors, Engineer, Solicitor and Open Records Officer. Attendance at the meetings by members was high for the year with Mr. Pesavento missing one meeting, Mr. Markman missing five meetings, Mr. Diehl missing two meetings, Mr. Danaher missing three meetings and Mr. Griffin missing one meeting. Attendance by the Executive Director, Finance Director, Solicitor's Office and Engineer was nearly 100%.

Financial Matters

In 2018, the UDTMA issued \$6,000,000 of guaranteed revenue notes to fund certain capital improvement construction projects identified as Priority One projects on the attached "Exhibit A." To finance the annual debt service on the notes and the UDTMA's operating expenses, an assessment is levied on all properties within the UDTMA service area based upon the assessed value of each property, as determined by the assessment of record in the county assessment office on the date such assessments are levied. In 2022, the UDTMA obtained two (2) grants totaling \$700k to finance future projects. The first grant in the amount of \$200k has been awarded by Montgomery County through the MontoCo 2040 program to the Zip Ramp project for acquisition of right-of-way. The

second grant in the amount of \$500k has been awarded by the PA Department of Community & Economic Development through the Flood Mitigation Program for drainage improvements to the Bodenstein Channel along Commerce Drive.

Capital Projects

Construction of the Fort Washington Cross County Trail & Road Diet – Phase 1 project began in July, 2020 and completed in November, 2021. This is the fifth of several Priority One projects within the UDTMA Service Area funded by the \$6,000,000 revenue notes and through grant funding.

Construction of the Virginia Drive & Camp Hill Road Signal project has been split into two phases. The phase for signal installation has been awarded to Armour & Sons Electric, Inc. and Notice to Proceed will be issued before the end of 2022. The phase for road work associated with minor widening and radius adjustments will be advertised in January, 2023.

Construction for the Fort Washington Cross County Trail & Road Diet – Middle Section along Delaware and Virginia Drives will be awarded in December, 2022. Construction is estimated through 2023.

Budget

Funding from the annual assessment also supports the UDTMA's operating costs. Both the Directors and the Board of Commissioners approved the UDTMA's 2022 operating budget and will approve the 2023 operating budget. The UDTMA is projected to have a year-end operating fund balance totaling \$359,923 at December 31, 2022. All revenues and expenditures are subject to an independent CPA audit, with a report filed with the Township and the Commonwealth, and available to both the Board of Commissioners and any member of the public.

Transparency

All meetings of the UDTMA were open to the public and live broadcast or live Zoom and are all available on the Township's website of video archives. There were no Right to Know Law Requests related to the UDTMA during 2022. The UDTMA is committed to not only complying with the Right to Know Law and the Sunshine Law, but communicating with property owners, businesses and employees within the UDTMA Service Area via multiple means through 2023.

Municipal Authority Priority List and 2022 Projects

The Board of Commissioners and any interested parties are advised that the UDTMA works and focuses routinely on the attached priority list, currently dated November 14, 2022. This color-coded spreadsheet shows both the priorities, funding sources and current status of project designed to meet the mission statement at the beginning of this report.

The UDTMA welcomes public participation in both their meetings and by written comments. The Municipal Authority will continue to foster and support economic development and reinvestment in the Office Park.

Exhibit A
Municipal Authority Priority List and 2022 Projects



Greater Fort Washington District Project Priority List
Upper Dublin Township Municipal Authority

11/29/2022

| TOWNSHIP FUNDED CAPITAL IMPROVEMENTS COMPLETED WITHIN THE MUNICIPAL AUTHORITY BOUNDARY | | | | | | | | | |
|--|---|-------------------------------|--|------------------------------------|----------------------------------|----------------------|-------------------------|-----------------------|---------------------------------------|
| CONSTRUCTED AND/OR COMMITTED TOWNSHIP PROJECTS | HIGHLIGHTED FIELD INDICATES FINAL PROJECT COST TO BE UPDATED Description | TOTAL PROJECT COST (Millions) | Grant Funding Awarded (Millions) | Developer Reimbursement (Millions) | Utility Reimbursement (Millions) | Twp Match (Millions) | Construction Start Date | Construction End Date | Status / Comments |
| | | | PINE RUN & RAPP RUN FLOOD RETARDING STRUCTURES | \$14.819 | 11.569 | | | 3.250 | |
| | VIRGINIA DRIVE PINE RUN BRIDGES RECONSTRUCTION | \$6.234 | 4.430 | | | 1.804 | 06/2016 | 07/2017 | MUNICIPAL RETRO-REIMBURSEMENT PROGRAM |
| | VIRGINIA DRIVE RAPP RUN CULVERT RECONSTRUCTION | \$1.638 | 0.400 | | | 1.238 | 03/2017 | 07/2017 | PA DCED GRANTS |
| | VIRGINIA DRIVE ROAD DIET & TRAIL | \$1.491 | 1.000 | | | 0.491 | 09/2017 | 06/2018* | |
| | DRESHER TRIANGLE CONCEPT DESIGN | \$0.062 | | 0.062 | | 0.000 | N/A | N/A | |
| | | \$24.244 | \$17.399 | \$0.062 | \$0.000 | \$6.783 | | | |

| AUTHORITY FUNDED CAPITAL IMPROVEMENTS COMPLETED WITHIN THE MUNICIPAL AUTHORITY BOUNDARY | | | | | | | | | |
|---|---|-------------------------------|------------------------------------|------------------------------------|----------------------------------|----------------------------|-------------------------|-----------------------|-----------------------------------|
| CONSTRUCTED AND/OR COMMITTED AUTHORITY PROJECTS | HIGHLIGHTED FIELD INDICATES FINAL PROJECT COST TO BE UPDATED Description | TOTAL PROJECT COST (Millions) | Grant Funding Awarded (Millions) | Developer Reimbursement (Millions) | Utility Reimbursement (Millions) | Authority Match (Millions) | Construction Start Date | Construction End Date | Status / Comments |
| | | | CROSS COUNTY TRAIL - FINAL SEGMENT | \$1.299 | 1.019 | | | 0.280 | |
| | FORT WASHINGTON CROSS COUNTY TRAIL & ROAD DIET - PHASE 1 | \$4.895 | 3.541 | 0.300 | 0.683 | 0.371 | 07/2020 | 11/2021 | DOT MTF, PA DCED, PA DCNR, MONTCO |
| | | \$6.194 | \$4.560 | \$0.300 | \$0.683 | \$0.651 | | | |

| CAPITAL IMPROVEMENTS WITHIN THE MUNICIPAL AUTHORITY BOUNDARY | | | | | | | | | |
|--|--|-------------------------------------|--|------------------------------|-------------------------------|---------------------------------------|--------------------------------------|-------------------------------------|---|
| PRIORITY 1 PROJECTS (0 TO 3 YEARS) | HIGHLIGHTED FIELDS INDICATE CONSTRUCTION STARTED HIGHLIGHTED FIELDS INDICATE GRANT APPLICATION POTENTIAL Description | OPINION OF PROBABLE COST (Millions) | Committed Project Estimates (Millions) | 2015-2021 Awarded (Millions) | 2022 Grant Awarded (Millions) | Developer/Twp Contribution (Millions) | Municipal Auth Obligation (Millions) | Municipal Auth Committed (Millions) | Status / Comments |
| | | | PA TURNPIKE ZIP RAMP FROM PA 309 INTERCHANGE - PHASE 2 | \$3.000 | 3.000 | 2.038 | 0.200 | 0.4 | |
| | FWCCT&RD WITH BODENSTEIN CHANNEL REPLACEMENT - PHASE 3 | \$4.280 | 4.280 | 0.325 | 0.500 | | 3.455 | 3.455 | CFA MTF, CFA Flood Mit. |
| | DELAWARE DR CROSS COUNTY TRAIL & ROAD DIET - MIDDLE SECTION | \$4.600 | 4.600 | 2.100 | | | 2.500 | 2.500 | GRANTS AWARDED - COORD. ONGOING |
| | DRESHER TOWN RD IMPROVEMENTS - PHASE 1 DESIGN | \$0.400 | 0.400 | 0.250 | | | 0.150 | 0.150 | DVRPC Phase VII |
| | DRESHER TOWN RD IMPROVEMENTS - PHASE 1 CONSTR. | \$4.250 | 4.250 | 3.392 | | | 0.858 | 0.858 | 2019 CMAQ (\$1.892M) & CFA MTF (\$1.5M) |
| | VIRGINIA DRIVE & CAMPHILL ROAD SIGNALIZATION | \$0.550 | 0.550 | | 0.275 | 0.275 | 0.000 | 0.000 | MONT CO TRANS FUND/EQUIUS/1250 Va |
| | DELAWARE DRIVE BRIDGE SUPERSTRUCTURE REPLACEMENT & REPAIRS | \$2.550 | 2.550 | 2.040 | | | 0.510 | 0.510 | MUNICIPAL RETRO-REIMBURSEMENT PROGRAM |
| | PRIORITY 1 PROJECTS OPINION OF PROBABLE COST TOTALS | \$19.630 | \$19.630 | \$10.145 | \$0.975 | \$0.675 | \$7.835 | \$7.835 | |

| PRIORITY 2 PROJECTS (3 TO 6 YEARS) | Description | OPINION OF PROBABLE COST (Millions) | Committed Project Estimates (Millions) | 2015-2021 Awarded (Millions) | 2022 Grant Awarded (Millions) | Developer/Twp Contribution (Millions) | Municipal Auth Obligation (Millions) | Municipal Auth Committed (Millions) | Status / Comments |
|------------------------------------|---|-------------------------------------|---|------------------------------|-------------------------------|---------------------------------------|--------------------------------------|-------------------------------------|---|
| | | | COMPLETION OF VIRGINIA DRIVE INTERCHANGE PRELIM. ENG. | \$1.600 | | | | | |
| | COMPLETION OF VIRGINIA DRIVE INTERCHANGE LAND ACQUISITION | \$1.500 | | | | | 1.500 | | |
| | CONSTRUCT LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL | \$0.250 | | 0.015 | | | 0.235 | | PA WalkWorks |
| | CONSTRUCT A LINEAR PARK ALONG CROSS COUNTY TRAIL | \$4.300 | | | | | 4.300 | | |
| | CONSTRUCT PINETOWN ROAD BOULEVARD WITH LANDSCAPED MEDIAN | \$1.800 | | | | | 1.800 | | |
| | GATEWAY ENTRANCE ENHANCEMENTS | \$0.250 | | | | | 0.250 | | |
| | PERFORM WARRANT ANALYSIS FOR PINETOWN & HIGHLAND | \$0.025 | | | | | 0.025 | | |
| | COMPLETE RAPP RUN CREEK REVITALIZATION | \$0.750 | | | | | 0.750 | | |
| | COMPLETE PINE RUN CREEK REVITALIZATION - STAGE I | \$0.500 | | | | | 0.500 | | |
| | NEW JERSEY, NEW YORK & MARYLAND ROADWAY RECONSTRUCTIONS | \$2.750 | | | | | 2.750 | | |
| | PRIORITY 2 PROJECTS OPINION OF PROBABLE COST TOTALS | \$13.725 | \$0.000 | \$0.015 | \$0.000 | \$0.000 | \$13.710 | \$0.000 | OPINION OF PROBABLE COSTS REQUIRE FURTHER ANALYSIS AND ARE ONLY FOR DISCUSSION PURPOSES AND NOT FOR ASSESSMENT PURPOSES. GRANT POTENTIAL HAS NOT BEEN ANALYZED. |

| PRIORITY 3 PROJECTS (OVER 6 YEARS) | Description | OPINION OF PROBABLE COST (Millions) | Committed Project Estimates (Millions) | 2015-2021 Awarded (Millions) | 2022 Grant Awarded (Millions) | Developer/Twp Contribution (Millions) | Municipal Auth Obligation (Millions) | Municipal Auth Committed (Millions) | Status / Comments |
|------------------------------------|--|-------------------------------------|---|------------------------------|-------------------------------|---------------------------------------|--------------------------------------|-------------------------------------|---|
| | | | DRESHER TRIANGLE ROADWAY IMPROVEMENTS - STAGE III | \$4.000 | | | | | |
| | CONSTRUCT LANDSCAPED MEDIANS ON COMMERCE, DELAWARE & VIRGINIA | \$0.150 | | | | | 0.150 | | |
| | INSTALL PEDESTRIAN LIGHTING ALONG CROSS COUNTY TRAIL & PINETOWN | \$1.000 | | | | | 1.000 | | |
| | RE-GRADE HIGHLAND AVENUE APPROACH TO CAMPHILL ROAD | \$0.350 | | | | | 0.350 | | |
| | CONSTRUCT ADDITIONAL LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL | \$0.250 | | | | | 0.250 | | |
| | COMPLETE PINE RUN CREEK REVITALIZATION - STAGE II | \$0.750 | | | | | 0.750 | | |
| | CAMPHILL ROADWAY RECONSTRUCTION & BRIDGE RECONSTRUCTION* | \$3.250 | | | | | 3.250 | | |
| | INSTALL LANDSCAPING ENHANCEMENTS TO OPEN VISTAS | \$0.750 | | | | | 0.750 | | |
| | PRIORITY 3 PROJECTS OPINION OF PROBABLE COST TOTALS | \$10.500 | \$0.000 | \$0.000 | \$0.000 | \$0.000 | \$10.500 | | OPINION OF PROBABLE COSTS REQUIRE FURTHER ANALYSIS AND ARE ONLY FOR DISCUSSION PURPOSES AND NOT FOR ASSESSMENT PURPOSES. GRANT POTENTIAL HAS NOT BEEN ANALYZED. |

* NOTE - TOTAL COST SHOWN, HOWEVER, DELAWARE DR & CAMPHILL RD RECONSTRUCTION TO WIDEN AND/OR PROVIDE PEDESTRIAN/TRAIL AMENITIES WOULD BE ELIGIBLE FOR ASSESSMENT. REPLACEMENT OF THE STRUCTURES IN-KIND IS THE RESPONSIBILITY OF TOWNSHIP

| NON-CAPITAL IMPROVEMENT PROJECTS | | | |
|----------------------------------|---|-------------|---|
| OPERATIONS AND SERVICES | DESCRIPTION | 2022 BUDGET | COMMENTS |
| | EXECUTIVE DIRECTOR & FINANCE DIRECTOR | 0.022 | THESE ITEMS ARE INTENDED TO BE AT THE DISCRETION OF THE AUTHORITY AND WOULD BE ASSIGNED COSTS AS SO DIRECTED. |
| | MUNICIPAL AUTHORITY SOLICITOR SERVICES | 0.022 | |
| | MUNICIPAL AUTHORITY ENGINEER SERVICES | 0.100 | |
| | MUNICIPAL AUTHORITY ACCOUNTANT SERVICES - AUDIT | 0.006 | |
| | OTHER CONSULTANT SERVICES & APPRAISALS | 0.030 | |
| | ASSUME MAINTENANCE RESPONSIBILITY OF PINE RUN AND RAPP RUN FLOOD RETARDING STRUCTURES | 0.031 | |
| | MISCELLANEOUS ADMIN (SUPPLIES, FEES, RECORDING OF MINUTES, ETC.) | 0.004 | |
| | ANNUAL COST TOTAL | 0.215 | |
| | ENHANCED LEVEL OF SERVICES (ROADS, LIGHTING, TRAILS & TRASH, ETC.) | | |
| | OPERATE SHUTTLE SERVICE TO/FROM SEPTA REGIONAL RAIL STATION | | |
| | DEVELOP LOGO AND POTENTIAL RE-BRANDING CAMPAIGN | | |
| | ESTABLISH FLOWERS, TREES, SHRUBS SPECIES LIST | | |
| | ESTABLISH DESIGN STANDARDS FOR PRIVATE PROPERTY SIGNAGE | | |
| | MARKETING INITIATIVES (SPACE AVAILABILITY, ECONOMIC DEV, ETC.) | | |
| | INSTALL WAYFARER AND/OR TRANSIT SIGNAGE AT SEPTA/SHUTTLE STOPS | | |
| | PERFORM SNOW AND ICE REMOVAL SERVICES ON SIDEWALKS AND TRAILS | | |

Exhibit "B"
Upper Dublin Township Municipal Authority's
Budget for the fiscal year beginning January 1, 2023 and ending December 31, 2023

RESOLUTION

NO. MA-22-0030

A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2023 AND ENDING DECEMBER 31, 2023; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR BE MADE IN ACCORDANCE WITH SAID BUDGET; AND PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the Board of Directors of the Upper Dublin Township Municipal Authority (“Board”) has received the Executive Director’s budget for the fiscal year beginning January 1, 2023 and ending December 31, 2023, attached hereto as Exhibit “A” and incorporated by reference as if set forth in full; and,

WHEREAS, the Board desires to authorize the funding of such benefits and projects, as herein provided.

NOW, THEREFORE, BE IT RESOLVED by the Board, as follows:

1. For the purpose of providing the funds necessary and proposed to be expended in the budget of the Upper Dublin Township Municipal Authority for the fiscal year beginning January 1, 2023 and ending December 31, 2023, the budget submitted to the Board for its consideration and approval as set forth as Exhibit “A” attached hereto, is hereby approved, and the available resources and revenues of the Authority are hereby appropriated and set aside for the various expenditures, activities and improvements as set forth in said budget. The appropriation shall be strictly applied for the uses and purposes provided for in said budget.
2. The Board hereby appropriates the sum set forth in the attached budget for the payment of the expenditures established in the approved budget for the fiscal year beginning January 1, 2023 and ending December 31, 2023.
3. The expenditures during the fiscal year beginning January 1, 2023 and ending December 31, 2023, shall be made in accordance with the budget approved by this Resolution, unless otherwise authorized by a duly enacted Resolution of the Authority.
4. All budget amendments and transfers of appropriations budgeted from one account or activity to another within any individual activity for the fiscal year 2022 are hereby ratified.

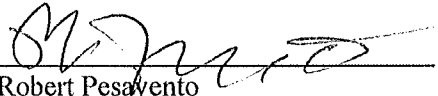
5. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Resolution be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Resolution as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

6. This Resolution shall take effect from and after its passage as the law provides.

DULY PASSED by the Board of Directors of the Upper Dublin Township Municipal Authority


this 2th day of December, 2022.

APPROVED:



Robert Pesavento
Chairperson

ATTEST:



Michael Markman,
Secretary

Exhibit "A"

Upper Dublin Township Municipal Authority Proposed Operating Budget for 2023

| | <u>2019 Revenues</u> | <u>2020 Revenues</u> | <u>2021 Revenues</u> | <u>2022 Adopted Revenues</u> | <u>2022 Projected Revenues</u> | <u>2023 Proposed Revenues</u> |
|--------------------------|----------------------|----------------------|----------------------|------------------------------|--------------------------------|-------------------------------|
| Assessments | 554,450 | 555,423 | 555,000 | 525,000 | 524,280 | 525,000 |
| | | | | | | |
| | <u>2019 Expenses</u> | <u>2020 Expenses</u> | <u>2021 Expenses</u> | <u>2022 Adopted Budget</u> | <u>2022 Projected Expenses</u> | <u>2023 Proposed Budget</u> |
| Salaries | 17,903 | 18,373 | 18,812 | 22,000 | 19,000 | 24,000 |
| Legal Fees | 21,674 | 9,141 | 22,278 | 22,000 | 27,000 | 25,000 |
| Project engineer | 109,032 | 74,793 | 50,120 | 100,000 | 55,000 | 75,000 |
| Maintenance of FRS | 22,996 | 24,433 | 18,446 | 30,000 | 18,000 | 26,000 |
| Real estate appraisals | | 2,800 | 3,000 | 10,000 | | 7,500 |
| Audit fees | 5,800 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 |
| Other consultants | 23,009 | 9,833 | 10,221 | 20,000 | 6,000 | 20,000 |
| Miscellaneous | | | | 2,000 | | |
| Debt Service | 335,898 | 335,990 | 335,940 | 339,754 | 335,749 | 339,754 |
| Total Expenses | 538,218 | 483,255 | 466,399 | 553,754 | 467,749 | 525,754 |
| | | | | | | |
| Beginning Balance | 125,891 | 142,123 | 214,291 | 302,892 | 302,892 | 359,423 |
| Net Income | 16,232 | 72,168 | 88,601 | (28,754) | 56,531 | (754) |
| Transfer to Capital Fund | | | | | | (100,000) |
| Ending Balance | 142,123 | 214,291 | 302,892 | 274,138 | 359,423 | 258,669 |

| Funding for Municipal Authority Priority 1 Capital Projects | | | | | |
|---|----------------------------|----------------------|------------------------|------------------------|-------------------------------|
| Available Funding | | | | | |
| 2018 Bond Issue | | | | 6,000,000 | |
| Interest Income as of 9/30/22 | | | | 267,801 | |
| Total Available Funds | | | | 6,267,801 | |
| Priority 1 Projects | Project Cost/Budget | P-T-D 9/30/22 | Outside Funding | Authority Share | Status |
| Zip Ramp - Phase 2 | 2,750,000 | 560,512 | 2,638,000 | 112,000 | Finalizing construction plans |
| FW Cross County Trail and Road Diet- Phase 3 | 4,105,000 | 214,248 | 825,000 | 3,280,000 | Final design |
| VA Drive/Camphill Road Intersection | 600,000 | 46,737 | 550,000 | 50,000 | Out to bid |
| FW Trail and Road Diet Middle Section | 4,600,000 | 359,300 | 2,100,000 | 2,500,000 | Out to bid soon |
| Dreshertown Road Early Action Improvements | 400,000 | 103,598 | 250,000 | 150,000 | Design |
| Dreshertown Road - Phase 1 | 4,250,000 | | 3,392,000 | 858,000 | Design |
| Delaware Avenue Bridge | 2,550,000 | 103,726 | 2,040,000 | 510,000 | On hold |
| FW Cross County Trail and Road Diet- Phase 1 | 5,068,209 | 5,068,209 | 4,561,910 | 506,299 | Completed |
| Cross County Trail Final Segment | 1,386,688 | 1,386,688 | 1,011,444 | 375,244 | Completed |
| PA Walkworks Project | 29,293 | 29,293 | 15,000 | 14,293 | Completed |
| | 25,739,190 | 7,872,311 | 17,383,354 | 8,355,836 | |
| Unfunded Balance | | | | (2,088,035) | |

RESOLUTION NO. 22-2483

RESOLUTION TO ESTABLISH AND MODIFY THE TOWNSHIP SEAL

WHEREAS, the Township of Upper Dublin has an uncopyrighted seal long in use by the Township to identify itself and memorialize its values; and,

WHEREAS, this seal is used on various Township buildings, uniforms, letterhead and other communications of the Township; and,

WHEREAS, the Board of Commissioners deems it appropriate to be as inclusive as possible; and,

THEREFORE, BE IT RESOLVED, that the Upper Dublin Township seal will be modified as follows: replace "The Township of Upper Dublin" with "Upper Dublin Township;" replace the olive branches with seven stars, representative of the seven wards of the Township; remove the word "Brotherhood" and insert "Community;" include the phrase "Est. 1719;" and replace the "nuclear family" icon with an icon representative of growth, foundation, and prosperity. All forthcoming renderings will reflect the new wording and icon. Staff is directed to modify the existing seal, but to make these modifications efficiently and economically.

ADOPTED this 13th day of December 2022.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 
Ira S. Tackel, President

ATTEST: 
Jonathan Bleemer, Secretary

TOWNSHIP OF UPPER DUBLIN
Montgomery County, Pennsylvania

RESOLUTION NO. 22-2484
(Duly Adopted December 13, 2022)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
IMPLEMENTING ACT 57 OF 2022, WHICH AMENDED THE LOCAL TAX COLLECTION ACT TO
REQUIRE TAX COLLECTORS TO WAIVE ADDITIONAL CHARGES FOR REAL ESTATE TAXES
WHERE NOTICE WAS NOT RECEIVED AND OTHER CONDITIONS ARE MET**

WHEREAS, on July 11, 2022, Governor Wolf signed into law Act 57 of 2022, amending the Local Tax Collection Law, 72 P.S. §§5511.1 – 5511.42; and

WHEREAS, Act 57 of 2022, effective October 10, 2022, requires each taxing authority in the Commonwealth to adopt an ordinance or resolution on or before January 11, 2023, requiring its tax collector to waive additional charges for real estate taxes beginning January 1, 2023; and

WHEREAS, additional charges is defined to mean any interest, fee, penalty of charge accruing to and in excess of the face amount of the real estate tax as provided in the real estate tax notice; and

WHEREAS, the Upper Dublin Township Board of Commissioners adopts this Resolution to implement Act 57 of 2022; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Township Upper Dublin, Montgomery County, Pennsylvania hereby adopt this Resolution and state:

1. The Tax Collector of Upper Dublin Township shall waive additional charges for real estate taxes beginning with the 2023-2024, if the taxpayer does all of the following:
 - a. Provides a waiver request of additional charges to the tax collector in possession of the claim withing twelve (12) months of a qualifying event, defined to mean: (i) the date of transfer of ownership of real property; and, (ii) the date of transfer of ownership or the date a lease agreement commences for the original location or relocation of a mobile or manufactured home on a parcel of land not owned by the owner of the mobile or manufactured home.
 - b. Attests that a notice was not received.
 - c. Taxpayer shall use the standardized form developed by the Pennsylvania Department of Community and Economic Development for purposes of submitting the waiver request and attestation.
 - d. Provides the tax collector in possession of the claim with one of the following: (i) a copy of the deed showing the date of real property transfer; or, (ii) a copy of the title following the acquisition of a mobile or manufactured home subject to taxation as real estate showing the date of issuance or a copy of an executed lease agreement between the owner of a mobile or manufactured home and the owner of a parcel of land on which the mobile or manufactured home will be situated showing the date the lease commences.

- e. Pays the face amount of the tax notice for the real estate tax with the waiver request.
2. A tax collector who in good faith accepts a waiver request and full payment of the face amount on the real estate bill shall not be personally liable for any amount due or arising from the real estate tax that is the subject of the waiver request.
3. A taxpayer granted a waiver and paying real estate tax as provided herein shall not be subject to an action at law or in equity for an additional charge, and any claim existing or lien filed for an additional charge shall be deemed satisfied.
4. This resolution shall become effective beginning February 1, 2023 or the date on which the Township's 2023 real estate tax notices are issued, if earlier.

UPPER DUBLIN TOWNSHIP
BOARD OF COMMISSIONERS



Ira S. Tackel, President

Attest:



Jonathan Bleemer, Secretary

I, Jonathan Bleemer, Secretary to the Board of Commissioners, hereby certifies that the foregoing Resolution is a true and correct copy of the Township's Resolution No 22-2484, adopted 13, December 2022.

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 22-2485
APPLICATION U.D. NO. 22-09 FOR SUBDIVISION OF
1305 AND 1306 HAWTHORNE DRIVE

WHEREAS, Anthony J. Mele, Salvatore A. Mele, Marion V. Mele, and Michael V. Mele (collectively, "Owner") are the owners of a property located at 1305 and 1306 Hawthorne Lane comprising approximately 9.24 acres of land (the "Property"); and,

WHEREAS, the Property is located in the 'A'-Residential Zoning District, and subdivision is permitted subject to compliance with the Township's Zoning Code, Chapter 255, and Subdivision and Land Development Code, Chapter 212; and,

WHEREAS, the Property is currently enrolled in Act 319 favorable tax status, which promotes agricultural uses on the property while allowing for reasonable subdivision potential; and,

WHEREAS, Owner has obtained a variance from the Township Zoning Hearing Board, to allow the subdivision to proceed with reduced lot sizes, which will allow the Owner to remain in the Act 319 program; and,

WHEREAS, the Property will be subdivided pursuant to Site Plans prepared by Charles E. Shoemaker, Inc., dated September 12, 2022, consisting of 2 sheets (the "Plans"), which are incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Owner desires to obtain formal subdivision approval from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Owner obtained a favorable recommendation for subdivision approval from the Township Planning Commission.

NOW, THEREFORE, be it resolved; the Board of Commissioners of Upper Dublin Township hereby grants formal subdivision approval subject to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The property shall be subdivided in strict conformity with the Plans, and the terms and conditions of this Resolution.
3. Owner will comply with the conditions outlined in the Township Engineer's letter dated November 7, 2022, and the Township Zoning Officer's memorandum of November 7, 2022, except as modified herein.
4. Owner agrees to restrict future road connection from Hawthorne to Pinetown as it relates to the configuration of the lots and structures as shown on this by plan. An appropriate note shall

be added to the Record plan and a declaration of covenants shall be recorded against the Property reflecting the same, the language of which shall be approved by the Township Engineer.

5. Owner agrees to add the appropriate note to the Record Plan which highlights those areas of the parcels not available for principal dwelling construction due to the location of the adjacent lot lines and the applicable dimensional requirements of the Zoning Ordinance as of the date of this Plan and a declaration of covenants shall be recorded against the Property reflecting the same, as approved by the Township Engineer.
6. The Board of Commissioners hereby waives compliance with the following requirements of the Township Subdivision and Land Development Code, Chapter 212, as presented by letter of Charles E. Shoemaker dated November 15, 2022, specifically as follows:
 - a. §212.44.1-Requiring submission as a preliminary and then a separate final plan.
 - b. §212.18, 212.19: Requiring sidewalks and curbs along the property frontage. Existing sidewalks are 4' wide and would require widening to 5' to comply with the Ordinance.
 - c. § 212.21.A: Requiring a lot depth-to-width ratio no greater than 2.5:1.
 - d. §212.21.E: Requiring side lot lines to be radial or perpendicular to front lot lines, and to be straight from front to back.
 - e. § 212.32.D, 212.32.F: Requiring street trees along the frontage, subject to replacement street tree language to be added to the record plan and recorded covenant.
7. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans, and compliance with this resolution shall be borne entirely by the Owner and shall be at no cost to the Township.

Approved by the Board of Commissioners of Upper Dublin Township this 13thth day of December, 2022.

UPPER DUBLIN TOWNSHIP

By:


IRA S. TACKEL, President

ATTEST:


KURT M. FERGUSON, Township Manager

**UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 22-2486

A RESOLUTION OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, RATIFYING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN WHITEMARSH TOWNSHIP, PLYMOUTH TOWNSHIP, WHITPAIN TOWNSHIP AND UPPER DUBLIN TOWNSHIP, AUTHORIZING THE COLLECTION OF RESIDENTIAL AND COMMERCIAL RECYCLING DATA AND THE PREPARATION OF PA DEP 904 RECYCLING GRANT APPLICATIONS; REPEALING ALL INCONSISTENT ORDINANCES AND RESOLUTIONS OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Upper Dublin Township has reached an Intergovernmental Agreement (the "Agreement") with Plymouth Township, Whitpain Township, and Whitemarsh Township (collectively the "Municipalities"), which, *inter alia*, authorizes the collection of residential and commercial recycling data and the preparation of Pennsylvania Department of Environmental Protection ("PaDEP") 904 Recycling Grant applications on behalf of the Municipalities; and

WHEREAS, the Intergovernmental Cooperation Act, 53 Pa.C.S. §2301, *et seq.*, requires all intergovernmental agreements to be approved by resolution or ordinance; and

WHEREAS, Upper Dublin Township desires to ratify and approve the Agreement by the adoption of this Resolution and has determined that doing so is in the best interests of the health, safety, and welfare of the residents of Upper Dublin Township;

NOW, THEREFORE, it is hereby **RESOLVED** by the Board of Commissioners of Upper Dublin Township as follows:

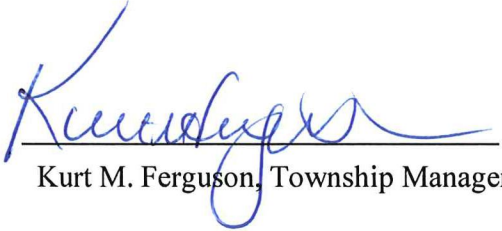
1. The Agreement, a copy of which is attached hereto and incorporated herein by reference, is hereby ratified and approved pursuant to the Intergovernmental Cooperation Act, 53 Pa.C.S. §2301, *et seq.*
2. All resolutions or parts thereof inconsistent with this Resolution are hereby repealed to the extent of the inconsistency.
3. The provisions of this Resolution are declared to be severable. If any provision of this Resolution is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Resolution.

4. This Resolution is effective immediately upon its adoption.

ADOPTED and **RESOLVED** this 13th day of December 2022.

ATTEST:

**BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP**


Kurt M. Ferguson, Township Manager


Ira S. Tackel, President

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT, authorizing and approving the submission of multi-municipal applications to the Pennsylvania Department of Environmental Protection for a Recycling Program Performance Grant is created by and among the participants listed below:

Plymouth Township

Whitemarsh Township

Whitpain Township

Upper Dublin Township

(hereinafter collectively referred to as "Participating Municipalities").

WHEREAS, each of the Participating Municipalities has implemented a recycling program as part of its waste collection program; and

WHEREAS, the Pennsylvania Department of Environmental Protection (hereinafter referred to as "DEP") offers grants to municipalities that have implemented recycling programs pursuant to certain guidelines; and

WHEREAS, the grants awards are based on the total tons recycled and the municipality's recycling rate; and

WHEREAS, the DEP allows and accepts multi-municipal grant applications in certain circumstances; and

WHEREAS, the Participating Municipalities desire to submit a multi-municipal grant application rather than individual grant applications.

NOW, THEREFORE, intending to be legally bound, the Participating Municipalities agree as follows:

1. This Intergovernmental Agreement (“Agreement”) is adopted pursuant to the authority set forth in Subchapter A of the Intergovernmental Cooperation Act, 53 Pa.C.S. §2301, *et. seq.*
2. This Agreement shall be effective upon approval by the governing body of each of the Participating Municipalities adopting this Agreement.
3. The Participating Municipalities hereby agree to submit a multi-municipal grant application for a Recycling Program Participation Grant from the DEP, such grant application to be completed and submitted by Plymouth Township on behalf of the Participating Municipalities, and in connection therewith agree to supply to Plymouth Township in a timely fashion any and all documentation, records, or other information necessary for the completion of the multi-municipal grant application. In addition, the Participating Municipalities agree to enter into a contract with Hough Associates (the “Consultant”) to prepare and report the data necessary for preparation and submission of the grant application, said contract to be substantially in the form attached hereto as Exhibit “A”.
4. Plymouth Township, upon timely receipt of all documentation, records and other information necessary for the completion of the multi-municipal grant application from the Participating Municipalities, agrees to include such information in the grant application submitted by Plymouth Township on behalf of the Participating Municipalities.
5. The term of this Agreement shall be for a period of three (3) years from the date hereof. The term of this agreement shall automatically extend for additional terms of

three (3) years, unless any party hereto gives written notice of its intent not to renew same at least thirty (30) days prior to the end of the then current term.

6. The Participating Municipalities shall share the cost of the grant application as part of the fee paid to the Consultant.
7. This Agreement sets forth all the agreements, promises, warranties, representations, understandings and promises among the parties hereto, and the parties are not bound by any agreements, undertakings or conditions except as expressly set forth herein. All additions, variations or modifications to this Agreement shall be void and ineffective unless in writing and signed by the parties.
8. This Agreement shall extend to, be binding upon, and inure to the benefit of the successors of the parties hereto. This Agreement may not be assigned by any party hereto without the prior written consent of the other parties. There are no third-party beneficiaries to this Agreement.
9. This Agreement shall be construed and interpreted in accordance with the laws of the Commonwealth of Pennsylvania. Any disputes arising with respect to this Agreement shall be subject to the jurisdiction of the Court of Common Pleas of Montgomery County.
10. This Agreement may be executed in counterparts, each of which shall be an original and all of which when taken together shall constitute a single agreement with the same effect as if the signatures thereto and hereto were upon the same instrument. It is agreed that an original, photocopy, emailed copy or fax copy of a signature may serve as an original.

11. In the event that any phrase, clause, sentence or paragraph of this Agreement is declared invalid by any court of competent jurisdiction, this Agreement shall survive such declaration of invalidity as regards all portions of the Agreement not specifically declared invalid.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Date

For Plymouth Township
Karen B. Weiss, Township Manager

Date

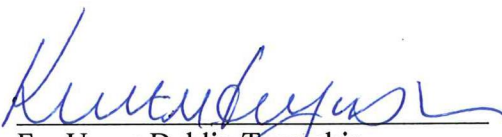
For Whitmarsh Township
Richard Mellor, Township Manager

Date

For Whitpain Township
Roman Pronczak, Township Manager

12-14-22

Date



For Upper Dublin Township
Kurt M. Ferguson, Township Manager

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 23-2487

Resolved by the Board of Commissioners of Upper Dublin Township, Montgomery County, Pennsylvania, that

WHEREAS, the Township of Upper Dublin (the "Township") is authorized by the Municipalities Planning Code, Section 503 and Section 510, 53 P.S. §§ 10503 and 10510, to impose reasonable fees for the review of subdivision and land development plans, and for the inspection of improvements at approved subdivisions and land developments in the Township; and

WHEREAS, the Township's Subdivision and Land Development Ordinance, Chapter 212, §212-54, provides that the Township will be reimbursed for professional fees and other costs incurred in its review of subdivision and land development plans, and for professional fees and other costs incurred in inspecting improvements constructed at approved subdivisions and land developments; and

WHEREAS, the Township Fee Ordinance, Chapter 110-13 E. provides that the Township will collect engineer and professional staff review and inspection fees, for subdivision and land development plan reviews and inspection services, as established by the Board of Commissioners by resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Upper Dublin as follows:

1. The engineer and professional staff review and inspection fees for subdivision and land development plan reviews and inspection services authorized at Chapter 110-13 E. shall be as follows, effective January 1, 2023.

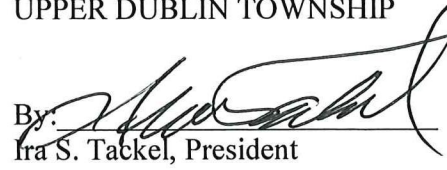
| | | |
|----|----------------------------|----------|
| a. | Township Engineer: | \$100/hr |
| b. | Fire Marshal: | \$84/hr |
| c. | Public Works Director: | \$82/hr |
| d. | Code Enforcement Director: | \$80/hr |
| e. | Zoning Officer: | \$72/hr |
| f. | Senior Inspector: | \$72/hr |
| g. | Inspector: | \$62/hr |
| h. | Property Inspector: | \$56/hr |
| i. | Records Administrator: | \$56/hr |
| j. | Administrative Assistant: | \$56/hr |
| k. | Office Assistant: | \$32/hr |

RESOLVED, this 10th day of January, 2023.

ATTEST:


Kurt M. Ferguson, Township Manager

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

By: 
Ira S. Tackel, President

**UPPER DUBLIN TOWNSHIP
BOARD OF COMMISSIONERS**

RESOLUTION NO. 23-2488

Resolved by the Board of Commissioners of Upper Dublin Township, Montgomery County, Pennsylvania, That

WHEREAS, In 1872, Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our township increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal,

NOW, THEREFORE, BE IT RESOLVED that the Upper Dublin Township Board of Commissioners does hereby proclaim April 28, 2023 as

ARBOR DAY


in the Township of Upper Dublin, and urges all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

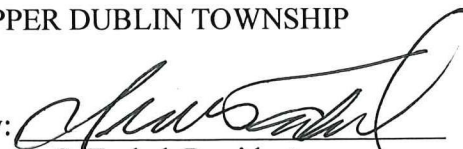
FURTHER, we urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

RESOLVED, this 10th day of January, 2023.

ATTEST:

BOARD OF COMMISSIONERS OF
UPPER DUBLIN TOWNSHIP


Jonathan Bleemer, Secretary/
Assistant Township Manager

By: 
Ira S. Tackel, President

UPPER DUBLIN TOWNSHIP
BOARD OF COMMISSIONERS

RESOLUTION NO. 23-2489

A Resolution By The Upper Dublin Township Board of Commissioners Authorizing The Filing Of An Application For \$4,500,000 In Grant Funding Through The Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (RACP) To Fund The "Upper Dublin Township Facility Project"

WHEREAS, Upper Dublin Township received notification on November 18, 2022, from the Commonwealth of Pennsylvania's Office of the Budget that Governor Wolf had authorized \$4,500,000 in Redevelopment Assistance Capital Program ("RACP") funding for the "Upper Dublin Township Facility Project;" and,

WHEREAS, the Upper Dublin Township Facility Project is the repair and replacement of the Administration and Police building located at 801 Loch Alsh Avenue, Fort Washington PA 19034 (hereinafter, "Project") that was substantially damaged by an EF-2 tornado associated with Hurricane Ida on September 1, 2021; and,

WHEREAS, the filing of a completed application is required during or after completion of the Project for release of RACP funds by the Commonwealth of Pennsylvania Office of the Budget; and,

WHEREAS, a formal resolution by the Upper Dublin Township Board of Commissioners is required as part of the application process that acknowledges: 1) the Board's prior knowledge and approval of the Project; 2) the Board's prior knowledge and understanding that RACP funds are received as reimbursement for approved project expenditures; and, 3) the Board's prior knowledge and agreement that a portion of Upper Dublin Township's capital reserve would be advanced as needed to fund the Project, with the expectation of replacing expended funds when RACP grant funds were reimbursed to the Township.

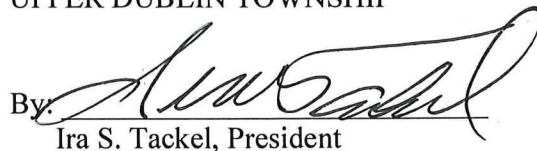
NOW, THEREFORE, BE IT RESOLVED that the Upper Dublin Township Board of Commissioners acknowledges the above and hereby authorizes the filing of the required RACP application for \$4,500,000 in funding.

RESOLVED, this 10th day of January, 2023.

ATTEST:


Kurt M. Ferguson, Township Manager

BOARD OF COMMISSIONERS OF
UPPER DUBLIN TOWNSHIP

By: 
Ira S. Tackel, President

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
MONTGOMERY COUNTY, PA
RESOLUTION NO. 23-2490
APPLICATION U.D. NO. 22-06 FOR MINOR LAND DEVELOPMENT OF
1501 N. LIMEKILN PIKE
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

WHEREAS, Church of Jesus Christ of Latter Day Saints (collectively, "Owner") are the owners of a property located at 1501 N. Limekiln Pike comprising approximately 3.95 acres of land (the "Property"); and,

WHEREAS, the Property is located in the 'A'-Residential Zoning District, and minor land development is permitted subject to compliance with the Township's Zoning Code, Chapter 255, and Subdivision and Land Development Code, Chapter 212; and,

WHEREAS, Owner has obtained relief from the Township Zoning Hearing Board, to allow the land development to proceed with a Special Exception for expanding a non-conforming structure, and a Variance to allow exceeding the allowable impervious surface in the District, and,

WHEREAS, the Property will be developed pursuant to Site Plans prepared by Bogia Engineering Inc., dated December 2, 2022, consisting of 6 sheets (the "Plans"), which are incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the Owner desires to obtain formal land development approval from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Owner obtained a favorable recommendation for minor land development approval from the Township Planning Commission.

NOW, THEREFORE, be it resolved; the Board of Commissioners of Upper Dublin Township hereby grants minor land development approval subject to the following conditions:

1. The WHEREAS clauses are incorporated by reference as if fully set forth herein.
2. The property shall be developed in strict conformity with the Plans, and the terms and conditions of this Resolution.
3. Owner will comply with the conditions outlined in the Township Engineer's letter dated December 12, 2022, except as modified herein.

4. The Board of Commissioners hereby waives compliance with the following requirements of the Township Subdivision and Land Development Code, Chapter 212, as presented by letter of Bogia Engineering Inc. dated December 28, 2022, specifically as follows:
 - a. §212.15: Requiring roadside drainage and roadway widening improvements.
 - b. §212.19: Requiring curbs along the property frontage.
 - c. § 212.32.D, 212.32.F: Requiring street trees, parking lot landscaping, and perimeter buffer landscaping, subject to replacement landscaping language to be added to the record plan.

5. The Board of Commissioners hereby defers compliance with the following requirements of the Township Subdivision and Land Development Code, Chapter 212, specifically as follows:
 - a. §212.18, 212.19: Sidewalk improvement is deferred, subject to addition of the Township-standard deferred improvements notice on the record plan.

6. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans, and compliance with this resolution shall be borne entirely by the Owner and shall be at no cost to the Township.

Approved by the Board of Commissioners of Upper Dublin Township this 10th day of January, 2023.

UPPER DUBLIN TOWNSHIP

By: 

IRA S. TACKEL, President

ATTEST:



KURT M. FERGUSON, Township Manager

RESOLUTION NO. 23-2491

BE IT RESOLVED, by authority of the Upper Dublin Township Board of Commissioners of the
(Name of governing body)

Upper Dublin Township, Montgomery County, and it is hereby resolved by authority of
(Name of MUNICIPALITY)

the same, that the Township Manager of said MUNICIPALITY is authorized and
(designate official title)

directed as the signatory for all documents related to the Automated Red Light Enforcement
Program Agreement No. 2018ARLE018 and 2018ARLE018A project at the intersection of
Susquehanna Road & Fitzwatertown Road on behalf of the MUNICIPALITY.


ATTEST:

Upper Dublin Township

(Name of MUNICIPALITY)



(Signature and designation of official title)

By: 

(Signature and designation of official title)

I, Ira S. Tackel,
(Name)

President
(Official Title)

of the Upper Dublin Township, do hereby certify that the foregoing
(Name of governing body and MUNICIPALITY)

is a true and correct copy of the Resolution adopted at a regular meeting of the

Board of Commissioners, held the 10th day of January, 2023.

DATE: 1/10/23



(Signature and designation of official title)

**TOWNSHIP OF UPPER DUBLIN
BOARD OF COMMISSIONERS**

RESOLUTION NO. 23-2492

**A RESOLUTION APPROVING THE UPPER DUBLIN
TOWNSHIP MUNICIPAL AUTHORITY'S PROPOSED METHOD
OF ASSESSMENTS FOR 2023 FOR BUSINESS IMPROVEMENTS
AND CHARGES FOR ADMINISTRATIVE SERVICES**

WHEREAS, the Upper Dublin Township Municipal Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania pursuant to the Municipality Authorities Act of 1945, as amended, 53 Pa. C.S.A. §§ 5601-5623, (the "Act"), having been duly organized by the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township"); and

WHEREAS, pursuant to the Act, the Authority must submit a plan for business improvements and administrative services, together with estimated costs and the proposed method of assessments for business improvements and charges for administrative services, to the Township; and

WHEREAS, the Authority adopted a Business Improvement Plan and Budget for 2023 through the adoption of Resolution No. MA-22-0031 and Resolution No. MA-22-0030, respectively, on December 2, 2022; and

WHEREAS, the Board of Commissioners of Upper Dublin Township approved the Authority's Business Improvement Plan and Budget for 2023 by Resolution No. 22-2482, on December 13, 2022; and

WHEREAS, the Authority has approved and adopted a method of assessments for 2023 which is consistent with the requirements of the Act and the terms of the approved Business Improvement Plan, by Resolution No. MA-23-0033, dated February 10, 2023, attached hereto as Exhibit A (the "Authority Resolution"); and


WHEREAS, the Authority has submitted its proposed method of assessments for 2023 to the Board of Commissioners of Upper Dublin Township for its review and approval.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Upper Dublin Township, that the Upper Dublin Township Municipal Authority's 2023 proposed method of calculating assessments, as set forth in Authority Resolution No. MA-23-0033, attached as Exhibit A, is hereby approved.

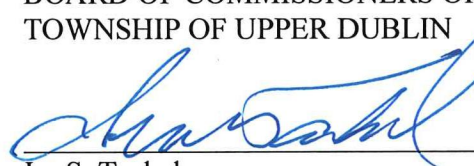
RESOLVED, this 14th day of February, 2023.

ATTEST:

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Jonathan Bleemer,
Secretary/Assistant Township Manager



Ira S. Tackel,
President

Exhibit "A"

Upper Dublin Township Municipal Authority Resolution No. MA-23-0033

RESOLUTION

NO. MA - 23 - 0033

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP
MUNICIPAL AUTHORITY IMPOSING ANNUAL
ASSESSMENTS ON REAL PROPERTY WITHIN ITS
SERVICE AREA.**

WHEREAS, the Upper Dublin Township Municipal Authority (“Authority”) is authorized by the Municipality Authorities Act, 53 Pa. C.S.A. §§ 5601-5623 (“Act”) to impose an assessment on each benefited property within a business improvement district for the purpose of providing for the payment of the expenses of the Authority, and the construction, improvement, repair, maintenance and operation of its facilities and properties, among other permitted purposes;

WHEREAS, the Authority adopted a Business Improvement Plan and Budget for 2023 through the adoption of Resolution No. MA-22-0031 and Resolution No. MA-22-0030, respectively, on December 2, 2022;

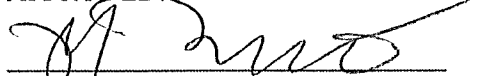
WHEREAS, in accordance with provisions of the Act, the Authority has calculated assessments on individual properties by multiplying the total improvement and service cost by the ratio of the 2023 assessed value for real estate tax purposes of the benefited property to the total assessed value of all benefited properties in the Service Area, as reflected by the records of the Montgomery County Board of Assessment Appeals as of January 1, 2023;

AND WHEREAS, this method of calculating assessments based on the Montgomery County assessed values of the properties as of January 1, 2023 has been used as specifically authorized by § 5607(d)(27)(i)(A) of the Act, for the purposes of determining reasonable and uniform rates of apportionment, and individual assessments shall not subsequently be adjusted as the result of any tax assessment appeals or settlements which are finalized after January 1, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Board, that assessments be imposed upon the properties within the Service Area of the Upper Dublin Township Municipal Authority as set forth in the chart attached hereto at Exhibit “A”.

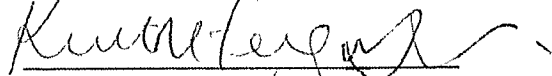
DULY PASSED by the Board of Directors of the Upper Dublin Township Municipal Authority this 10th day of February, 2023.

APPROVED:



Robert Pesavento
Chairperson

ATTEST:



Kurt M. Ferguson,
Executive Director

Exhibit "A"

2023 Assessment Property List

Upper Dublin Township Municipal Authority
2023 Assessments

| Address | City | State | Zip | Parcel | Property Assessment | Owner | Attn | Street | City | State | Zip | 2023 Assessment |
|---------------------|-----------------|-------|-------|------------------|---------------------|---------------------------------|--|--------------------------------|------------------|-------|-------|-----------------|
| 101 Bethlehem Pike | Fort Washington | PA | 19034 | 54-00-02188-00-8 | 294,060 | Presidential Realty Partners LP | Attn Td Bank Na Td Canada Trust Lease & Tax Admin | 636 Old York Rd Unit 2F | Jenkintown | PA | 19046 | 552.63 |
| 105 Bethlehem Pike | Fort Washington | PA | 19034 | 54-00-02191-00-5 | - | | | | | | | - |
| 106 Bethlehem Pike | Fort Washington | PA | 19034 | 54-00-02377-00-8 | 342,360 | Murray Goldstein | | 260 West Baltimore Pike | Media | PA | 19063 | 643.40 |
| 115 Bethlehem Pike | Fort Washington | PA | 19034 | 54-00-02194-00-2 | 1,519,800 | INJ Properties LP | | 115 Bethlehem Pike | Fort Washington | PA | 19034 | 2,856.16 |
| 123 Bethlehem Pike | Fort Washington | PA | 19034 | 54-00-02197-00-8 | 85,460 | Wilbert Family Partnership LTD | | 1281 Hoffman Road | Ambler | PA | 19002 | 160.61 |
| Camp Hill Road | Fort Washington | PA | 19034 | 54-00-03544-00-2 | 500,950 | WFP Pennland Co LP | Attn Brookfield Properties | 4 World Financial Ctr 14th Fl | New York | NY | 10281 | 941.44 |
| Camp Hill Road | Fort Washington | PA | 19034 | 54-00-03601-00-8 | 398,790 | WFP Pennland Co LP | Attn Brookfield Properties | 4 World Financial Ctr 14th Fl | New York | NY | 10281 | 749.45 |
| 585 Camp Hill Road | Fort Washington | PA | 19034 | 54-00-03520-00-8 | 548,250 | WFP Pennland Co LP | Attn Brookfield Properties | 4 World Financial Ctr 14th Fl | New York | NY | 10281 | 1,030.33 |
| 1035 Camp Hill Road | Fort Washington | PA | 19034 | 54-00-03529-00-8 | 777,000 | Will, Daniel F | | 1035 Camp Hill Rd | Fort Washington | PA | 19034 | 1,460.22 |
| 1035 Camp Hill Road | Fort Washington | PA | 19034 | 54-00-03532-00-5 | - | Will, Daniel F | | 1035 Camp Hill Rd | Fort Washington | PA | 19034 | - |
| 1085 Camp Hill Road | Fort Washington | PA | 19034 | 54-00-03538-00-8 | 1,080,000 | Mar Thoma Church | | 1085 Camp Hill Road | Fort Washington | PA | 19034 | 2,029.65 |
| Commerce Drive | Fort Washington | PA | 19034 | 54-00-04369-00-5 | 14,470 | Pamcpa Real Estate LLLP | | 404 Pennsylvania Avenue | Fort Washington | PA | 19034 | 27.19 |
| 135 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04366-00-8 | 3,168,000 | 135 Commerce Inc PA Corp | | 135 Commerce Dr | Fort Washington | PA | 19034 | 5,353.63 |
| 155 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04367-00-7 | 792,500 | FAB Holdings LLC | | 155 Commerce Dr | Fort Washington | PA | 19034 | 1,489.35 |
| 175 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04372-00-2 | 1,922,100 | Pamcpa Real Estate LLLP | | 404 Pennsylvania Avenue | Fort Washington | PA | 19034 | 3,612.21 |
| 185 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04375-00-8 | 2,366,100 | CM3 Holdings PA LLC | | 185 Commerce Dr Ste 1 | Fort Washington | PA | 19034 | 4,446.62 |
| 220 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04396-00-5 | 3,380,000 | BrookWood Philadelphia LLC | Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners | 138 Conant St | Beverly | MA | 01915 | 6,352.04 |
| 230 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04396-10-4 | - | BrookWood Philadelphia LLC | Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners | 72 Cherry Hill Dr | Beverly | MA | 01915 | - |
| 270 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04402-00-8 | 4,428,720 | 270 Commerce Drive LP | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19034 | 8,322.90 |
| 275 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04378-00-5 | 2,970,000 | Liberty Wood LLC | Attn: Moishie M. Klein Esq. c/o Westchester Capital LLC | 40 Airport Road | Lakewood | NJ | 08701 | 5,581.53 |
| 285 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04381-00-2 | 2,588,720 | Vihar F W LP | | 285 Commerce Dr | Fort Washington | PA | 19034 | 4,864.99 |
| 290 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04405-00-5 | 826,500 | 290 Commerce Realty LLC | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19034 | 1,553.24 |
| 335 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04383-08-1 | 7,033,000 | LSOP 3 PA 2 LLC | Attn: Trumark Financial Credit Union | 335 Commerce Dr | Fort Washington | PA | 19034 | 13,217.13 |
| 350 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04408-00-2 | 558,880 | Union Electric Contracting Co. | | 350 Commerce Dr | Fort Washington | PA | 19034 | 1,050.30 |
| 370 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04411-00-8 | 955,400 | Commerce Drive Realty LLC | | PO Box 2117 | Bala Cynwyd | PA | 19004 | 1,795.49 |
| 375 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04384-00-8 | 12,139,240 | LCN-LNK Folsom Multi LLC | C/O LTF Real Estate Co Inc: Andrea Erickson | 2902 Corporate Pl | Chanhassen | MN | 55317 | 22,813.30 |
| 390 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04414-00-5 | 105,590 | 390 Commerce Realty LLC | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19034 | 198.44 |
| 400 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04417-10-1 | 515,890 | Jadie Holdings LLC | | 400 Commerce Drive Unit 400 | Fort Washington | PA | 19034 | 969.51 |
| 401 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04367-00-5 | 2,718,000 | Harleysville Real Estate Group | | 401 Commerce Dr Ste 108 | Fort Washington | PA | 19034 | 5,107.94 |
| 410 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04417-20-9 | 515,910 | Harc Group II | | 736 S 20th Street Unit B | Philadelphia | PA | 19146 | 969.55 |
| 414 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04420-00-8 | 2,471,700 | 414 Commerce Realty LLC | | 5205 Mifflin Hill Road STE 200 | Plymouth Meeting | PA | 19462 | 4,645.07 |
| 425 Commerce Drive | Fort Washington | PA | 19034 | 54-00-04390-00-2 | 2,145,600 | 425 Associates LP | | 425 Commerce Dr Ste 200 | Fort Washington | PA | 19034 | 4,032.23 |
| 465 Commerce Drive | Fort Washington | PA | 19034 | 54-00-13444-00-2 | - | S & R Jay Realty LLC | | 465 Commerce Dr | Fort Washington | PA | 19034 | - |
| 465 Commerce Drive | Fort Washington | PA | 19034 | 54-00-13447-00-8 | 142,910 | S & R Jay Realty LLC | | 465 Commerce Dr | Fort Washington | PA | 19034 | 268.57 |
| Delaware Avenue | Fort Washington | PA | 19034 | 54-00-04624-20-9 | 196,980 | Upper Dublin Township | | 370 Commerce Drive | Fort Washington | PA | 19034 | 370.18 |
| 420 Delaware Avenue | Fort Washington | PA | 19034 | 54-00-04621-00-5 | 6,744,000 | ACTS Management Services Inc | | 420 Delaware Avenue | Fort Washington | PA | 19034 | 12,674.01 |

**Upper Dublin Township Municipal Authority
2023 Assessments**

| Address | City | State | Zip | Parcel | Property Assessment | Owner | Attn | Street | City | State | Zip | 2023 Assessment |
|-----------------------|-----------------|-------|-------|------------------|---------------------|----------------------------------|--|-----------------------------------|-----------------|-------|-------|-----------------|
| 425 Delaware Avenue | Fort Washington | PA | 19034 | 54-00-04618-00-8 | 688,070 | 425 Delaware Avenue LLC | | 438 Dreshertown Rd | Fort Washington | PA | 19034 | 1,293.09 |
| 463 Delaware Avenue | Fort Washington | PA | 19034 | 54-00-04624-01-1 | 100,000 | Upper Dublin Township | | 370 Commerce Drive | Fort Washington | PA | 19034 | 187.93 |
| 465 Delaware Avenue | Fort Washington | PA | 19034 | 54-00-04624-00-2 | 304,560 | Upper Dublin Township | | 370 Commerce Drive | Fort Washington | PA | 19034 | 572.36 |
| Dreshertown Road | Dresher | PA | 19025 | 54-00-05167-01-7 | 182,300 | Upper Dublin Township | | 370 Commerce Drive | Fort Washington | PA | 19034 | 342.60 |
| Dreshertown Road | Dresher | PA | 19025 | 54-00-05167-02-5 | 88,180 | Condor Fort Washington Real Est | | 404 Pennsylvania Ave | Fort Washington | PA | 19034 | 165.72 |
| Dreshertown Road | Fort Washington | PA | 19034 | 54-00-05356-00-8 | 186,780 | Allied Concrete & Supply | | 1752 Limekiln Pike | Dresher | PA | 19025 | 351.02 |
| 1401 Dreshertown Road | Dresher | PA | 19025 | 54-00-05167-00-8 | 1,397,220 | Pamco Real Estate LLLP | | 404 Pennsylvania Avenue | Fort Washington | PA | 19034 | 2,625.80 |
| 1422 Dreshertown Road | Dresher | PA | 19025 | 54-00-05362-00-2 | 261,740 | Mountain Portfolio Owner PA LLC | | 30 N LaSalle Street Ste 4140 | Chicago | IL | 60602 | 491.89 |
| 1424 Dreshertown Road | Dresher | PA | 19025 | 54-00-05368-00-5 | 2,979,810 | Dresher Care Group LLC | | 1080 SW MT Bachelor Drive STE 200 | Bend | OR | 97702 | 5,599.96 |
| 101 Ft Washington Ave | Fort Washington | PA | 19034 | 54-00-06448-00-5 | 434,870 | Virginia M & Jay H. Schnell | | PO Box 1007 | Pima | AZ | 85543 | 817.25 |
| 165 Indiana Avenue | Fort Washington | PA | 19034 | 54-00-08788-00-5 | 659,870 | JMJ Properties | | 1320 E Butler Pike | Ambler | PA | 19002 | 1,240.10 |
| 400 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11734-03-8 | 1,601,700 | Timoney Knox Hasson & Weand | | 400 Maryland Dr. PO Box 7544 | Fort Washington | PA | 19034 | 3,010.08 |
| 425 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11731-00-5 | 884,190 | Donald & June Feih | | 425 Maryland Dr | Fort Washington | PA | 19034 | 1,561.66 |
| 455 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11734-00-2 | 1,905,050 | 455 Properties LP | | 455 Maryland Dr | Fort Washington | PA | 19034 | 3,580.16 |
| 455 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11734-02-9 | 88,200 | 455 Properties LP | | 455 Maryland Dr | Fort Washington | PA | 19034 | 165.75 |
| 460 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11734-01-1 | 52,550 | North Wales Water Authority | | 200 W Walnut St. PO Box 1339 | North Wales | PA | 19454 | 98.76 |
| 465 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11737-00-8 | 1,400,000 | CMT Properties LP | | P O Box 1011 | Fort Washington | PA | 19034 | 2,631.02 |
| 470 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11729-00-7 | 915,000 | The McKeon Family LP | | 470 Maryland Dr | Fort Washington | PA | 19034 | 1,719.56 |
| 500 Maryland Drive | Fort Washington | PA | 19034 | 54-00-11728-00-8 | 3,002,360 | FRG-X-PA2 LP | | 5 Marine View Plaza Ste 402 | East Rutherford | NJ | 7073 | 5,642.34 |
| 270 New Jersey Drive | Fort Washington | PA | 19034 | 54-00-12178-00-8 | 974,380 | Amy Gidin & Michelle Brody | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19034 | 1,831.15 |
| 275 New Jersey Drive | Fort Washington | PA | 19034 | 54-00-12175-00-2 | 1,642,170 | 275 New Jersey Drive Trust | | 270 Commerce Dr Ste 101 | Fort Washington | PA | 19034 | 3,085.13 |
| 230 New York Drive | Fort Washington | PA | 19034 | 54-00-12190-00-5 | 681,550 | Myer Realty Associates LP | Attn: Beemer Precision Inc | 230 New York Dr | Fort Washington | PA | 19034 | 1,280.84 |
| 235 New York Drive | Fort Washington | PA | 19034 | 54-00-12187-00-8 | 809,320 | 235 New York Drive Trust | | 235 New York Drive | Fort Washington | PA | 19034 | 1,520.96 |
| 240 New York Drive | Fort Washington | PA | 19034 | 54-00-12181-00-5 | 1,728,120 | 240 New York Avenue Assoc LP | | 240 New York Dr Ste 1 | Fort Washington | PA | 19034 | 3,247.66 |
| 245 New York Drive | Fort Washington | PA | 19034 | 54-00-12184-00-2 | 703,410 | Binhak Realty LP | | 245 New York Dr | Fort Washington | PA | 19034 | 1,321.92 |
| 260 New York Drive | Fort Washington | PA | 19034 | 54-00-12193-00-2 | 967,700 | Horsham Real Estate Group LP | | 401 Commerce Dr Ste 106 | Fort Washington | PA | 19034 | 1,818.60 |
| 1650 N Limekiln Pike | Dresher | PA | 19025 | 54-00-05365-00-8 | 10,546,800 | Dresher AM West TIC LLC | C/O Paramount LMS LLC, Attn Le Zekaria | 120 N Pointe BLVD, Suite 301 | Lancaster | PA | 17601 | 19,820.62 |
| 1657 N Limekiln Pike | Dresher | PA | 19025 | 54-00-10282-00-5 | 91,800 | Leslie Wolner Lederhandler | | 1657 N Limekiln Pike | Dresher | PA | 19025 | 172.52 |
| 1708 N Limekiln Pike | Dresher | PA | 19025 | 54-00-10033-00-2 | 235,850 | Dharma Realty LLC | | 1701 Cottman Avenue | Philadelphia | PA | 19111 | 443.23 |
| 1710 N Limekiln Pike | Dresher | PA | 19025 | 54-00-10032-00-3 | 530,810 | Wendys Old Fashioned Hamburgers | Attn: Property Tax Dept | One Dave Thomas Blvd | Dublin | OH | 43017 | 997.55 |
| 1711 N Limekiln Pike | Dresher | PA | 19025 | 54-00-10276-00-2 | 465,430 | Hong Heng Suk and Soon Ki | | 1009 Chapman Cir | Hatfield | PA | 19440 | 874.68 |
| 1713 N Limekiln Pike | Dresher | PA | 19025 | 54-00-10273-00-5 | 768,570 | PMIG DPNJ LLC | Attn: Petroleum Marketing Group, Inc. | 2900 Telesar Ct | Falls Church | VA | 22042 | 1,444.38 |
| 2038 S Limekiln Pike | Fort Washington | PA | 19034 | 54-00-10270-00-8 | 374,770 | Schmidt, Frederik | | 1620 Twining Rd, PO Box 67 | Dresher | PA | 19025 | 704.31 |
| Office Center Drive | Fort Washington | PA | 19034 | 54-00-16380-50-4 | - | Open Library of Pennsylvania LLC | | 300 Furston Avenue | San Francisco | CA | 94118 | - |
| Office Center Drive | Fort Washington | PA | 19034 | 54-00-12710-00-7 | - | AREP Ft Washington LLC | Attn: Artemis Real Estate Partners Llc | 887 7th Ave | New York | NY | 10106 | - |
| Office Center Drive | Fort Washington | PA | 19034 | 54-00-12706-01-1 | - | G & I VI Office Center LLC | Attn: Lynn Minnici | Po Box 121604 | Arlington | TX | 76012 | - |

Upper Dublin Township Municipal Authority
2023 Assessments

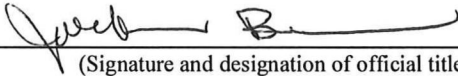
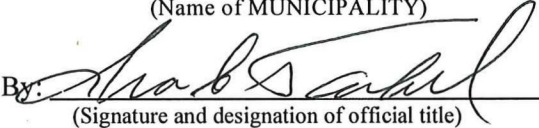
| Address | City | State | Zip | Parcel | Assessment | Property | Owner | Adm | Street | City | State | Zip | Assessment |
|-------------------------|-----------------|-------|-------|------------------|------------|------------------------------------|---------------------------------------|-----------------------------------|--------------------------------|-------------------|-------|-------|------------|
| 500 Office Center Drive | Fort Washington | PA | 19034 | 54-00-12706-00-2 | 5,880,600 | Brook Wood Philadelphia LLC | Adm: Brookwood Philadelphia II Lp | Adm: Brookwood Financial Partners | 138 Conant St | Beverly | MA | 01915 | 11,061.42 |
| 501 Office Center Drive | Fort Washington | PA | 19034 | 54-00-12709-00-8 | 6,393,360 | Brook Wood Philadelphia LLC | Adm: Brookwood Philadelphia II Lp | Adm: Brookwood Financial Partners | 138 Conant St | Beverly | MA | 01915 | 13,142.64 |
| 502 W Office Center Dr | Fort Washington | PA | 19034 | 54-00-16380-00-9 | 1,869,800 | Open Library of Pennsylvania LLC | | | 300 Fenton Avenue | San Francisco | CA | 94118 | 3,701.85 |
| 500 Office Center Drive | Fort Washington | PA | 19034 | 54-00-12710-01-6 | 9,728,000 | ZCA Fort Washington LLC | Adm: Zake Capital Advisors Ed Antonia | | 1205 Westlakes Dr Ste 270 | Berwyn | PA | 19312 | 18,300.64 |
| 501 Office Center Drive | Fort Washington | PA | 19034 | 54-00-12710-00-5 | 10,955,250 | ZCA Fort Washington LLC | Adm: Zake Capital Advisors Ed Antonia | | 1205 Westlakes Dr Ste 270 | Berwyn | PA | 19312 | 20,588.22 |
| 502 Office Center Drive | Fort Washington | PA | 19034 | 54-00-12710-00-4 | 10,955,250 | ZCA Fort Washington LLC | Adm: Zake Capital Advisors Ed Antonia | | 1205 Westlakes Dr Ste 270 | Berwyn | PA | 19312 | 20,588.22 |
| 499 Pineawn Road | Fort Washington | PA | 19034 | 54-00-13441-00-5 | 156,500 | Hermes Tagliffe & Shopa Sandra | | | 1145 Manor Ave | Coastville | PA | 19312 | 294.11 |
| 510 Pineawn Road | Fort Washington | PA | 19034 | 54-00-13501-00-8 | 182,800 | 510 Pineawn Rd Assoc LP | | | PO Box 1220 | Pro Rivers | CA | 96850 | 343.54 |
| 520 Pineawn Road | Fort Washington | PA | 19034 | 54-00-13499-00-2 | 208,840 | Carsten International LTD | | | 1481 Joel Dr | Ambler | PA | 19002 | 388.71 |
| 530 Pineawn Road | Fort Washington | PA | 19034 | 54-00-13495-00-5 | 5,874,000 | Vent III Assoc LP | | | 550 Priceton Road, Ste 160 | Fort Washington | PA | 19034 | 11,039.82 |
| 575 Pineawn Road | Fort Washington | PA | 19034 | 54-00-13423-00-5 | 992,510 | PEP Assets LLC | | | 72 Columbia Avenue | Cedarhurst | NY | 11516 | 1,865.23 |
| Summit Avenue | Fort Washington | PA | 19034 | 54-00-14467-00-5 | 39,100 | Penn Crest Properties LLC | | | 409 Richmond Avenue, STE 102 | Pr Pleasant Beach | NJ | 08742 | 73.48 |
| 103 Summit Avenue | Fort Washington | PA | 19034 | 54-00-14470-00-2 | 113,590 | Penn Crest Properties LLC | | | 409 Richmond Avenue, STE 102 | Pr Pleasant Beach | NJ | 08742 | 213.47 |
| Susquehanna Road | Fort Washington | PA | 19034 | 54-00-15056-00-8 | 105,600 | WVP Pennband Co LP | | | 4 World Financial Ctr 140 Fl | New York | NY | 10281 | 199.45 |
| Susquehanna Road | Fort Washington | PA | 19034 | 54-00-14848-00-2 | 101,010 | Meritech Realty Associates LP | | | 535 Old York Rd 2nd Fl | Jericho | PA | 19046 | 189.83 |
| Susquehanna Road | Fort Washington | PA | 19034 | 54-00-14851-00-5 | 197,540 | ISP Holdings PA LLC | | | 100 Tournament Drive, STE 225 | Horsham | PA | 19044 | 371.24 |
| Susquehanna Road | Fort Washington | PA | 19034 | 54-00-14851-00-4 | 913,500 | PW Triangle LP | | | 200 Dryden Rd Ste 200 | Dresher | PA | 19025 | 1,716.74 |
| Susquehanna Road | Fort Washington | PA | 19034 | 54-00-15065-00-1 | 212,600 | North Wales Water Authority | | | 200 W Walnut St, PO Box 1339 | North Wales | PA | 19045 | 399.54 |
| 1668 Susquehanna Road | Fort Washington | PA | 19025 | 54-00-14851-00-8 | 527,100 | Meritech Realty Associates LP | | | 635 Old York Rd 2nd Fl | Jericho | PA | 19046 | 990.58 |
| 1668 Susquehanna Road | Fort Washington | PA | 19025 | 54-00-14851-00-5 | 3,100,090 | PW Triangle LP | | | 200 Dryden Rd Ste 200 | Dresher | PA | 19025 | 5,828.01 |
| 1668 Susquehanna Road | Fort Washington | PA | 19025 | 54-00-14851-00-6 | 3,100,090 | PW Triangle LP | | | 1159 Hosham Road | Ambler | PA | 19002 | 300.50 |
| 1704 Susquehanna Road | Dresher | PA | 19025 | 54-00-14848-00-5 | 159,990 | Meritech Diagnostic | | | 1752 Lindein Pike | Dresher | PA | 19025 | 5,848.50 |
| 1750 Susquehanna Road | Dresher | PA | 19025 | 54-00-14839-00-2 | 3,112,060 | Market Property Mgt Partnership | | | 41 Marjell Farm Dr | Dresher | PA | 19025 | 1,310.83 |
| 1755 Susquehanna Road | Dresher | PA | 19025 | 54-00-15052-00-5 | 709,750 | R K Trading LLC | | | 801 Loch Ash Drive | Fort Washington | PA | 19034 | 1,676.77 |
| Virginia Drive | Fort Washington | PA | 19034 | 54-00-16372-05-3 | 892,230 | Upper Dublin Township | | | 801 Loch Ash Ave | Fort Washington | PA | 19034 | 1,676.77 |
| Virginia Drive | Fort Washington | PA | 19034 | 54-00-16375-11-3 | 151,420 | Upper Dublin Township | | | 601 Loch Ash Ave | Fort Washington | PA | 19034 | 284.56 |
| Virginia Drive | Fort Washington | PA | 19034 | 54-00-16375-20-3 | 555,350 | WVP Pennband Co LP | | | 4 World Financial Ctr 140 Fl | New York | NY | 10281 | 1,048.67 |
| Virginia Drive | Fort Washington | PA | 19034 | 54-00-16377-00-3 | 1,120 | UDAC 17 Outdoor LLC | | | 400 N Condonal Blvd Ste 500 | El Segundo | CA | 90245 | 2.10 |
| Virginia Drive | Fort Washington | PA | 19034 | 54-00-16402-05-9 | 316,570 | Fort Washington Owner LP | | | 1420 Spring Hill Road Site 420 | McLean | VA | 22102 | 594.93 |
| Virginia Drive | Fort Washington | PA | 19034 | 54-00-16372-04-4 | 220,510 | Trocon Group LLC | | | 430 Virginia Dr | Fort Washington | PA | 19034 | 414.40 |
| 434 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16372-00-5 | 250,330 | Hobbsway Properties LLC | | | 434 Virginia Dr | Fort Washington | PA | 19034 | 470.82 |
| 440 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16372-02-6 | 467,280 | Two Cda Investments LLC | | | 1437 Barrison Dr | Ambler | PA | 19002 | 873.16 |
| 475 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16389-00-9 | 3,805,050 | The Holding LLC & QJV Holdings LLC | | | 500 Priceton Road STE 160 | Fort Washington | PA | 19034 | 6,774.98 |
| 500 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16375-00-5 | 4,019,130 | Absence HP Virginia Drive LLC | | | 40 Morris Avenue Ste 220 | Bryn Mawr | PA | 19010 | 7,553.16 |
| 500 Virginia Drive | Fort Washington | PA | 19034 | 54-00-16375-12-1 | 836,520 | Absence HP Virginia Drive LLC | | | 40 Morris Avenue Ste 220 | Bryn Mawr | PA | 19010 | 1,572.83 |

RESOLUTION 23- 2493

BE IT RESOLVED, by authority of the Board of Commissioners
(Name of governing body)
of the Upper Dublin Township, Montgomery County, and it
(Name of MUNICIPALITY)
is hereby resolved by authority of the same, that the Township Manager
(designate official title)

of said MUNICIPALITY is authorized and directed to submit the attached Application for Traffic
Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf
of the MUNICIPALITY.

ATTEST:

Upper Dublin Township
(Name of MUNICIPALITY)

(Signature and designation of official title)
By: 
(Signature and designation of official title)

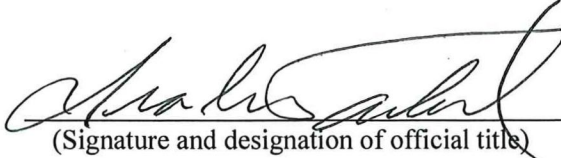
I, Ira S. Tackel, President, Board of Commissioners
(Name) (Official Title)

of the Upper Dublin Township, do hereby certify that the foregoing
(Name of governing body and MUNICIPALITY)

is a true and correct copy of the Resolution adopted at a regular meeting of the

Board of Commissioners, held the 14th day of February, 20 23.
(Name of governing body)

DATE: 2/14/23


(Signature and designation of official title)

RESOLUTION NO. 23-2494

A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION FOR THE 2023 ROUND OF THE MONTCO 2040 IMPLEMENTATION GRANT PROGRAM

Whereas, Montgomery County has established the Montco 2040 Implementation Grant Program as a competitive funding program to assist municipalities in implementing the goals of the county comprehensive plan, *Montco 2040: A Shared Vision*; and

Whereas, the County is accepting applications for projects that advance specific goals under either of the county comprehensive plan's three themes: Connecting Communities, Sustainable Places, and a Vibrant Economy; and

Whereas, applications and projects must meet all stated requirements within the Montco 2040 Implementation Grant Program Guidebook; and

Whereas, Upper Dublin Township wishes to obtain \$105,000 from the Montco 2040 Implementation Grant Program to provide funding for the construction of 5 pickleball courts at Twining Valley Park; and

Whereas, Upper Dublin Township has committed up to \$21,000 as a local match to the Montco 2040 Implementation Grant Program funding.

Be it RESOLVED, that the applicant does hereby designate Kurt Ferguson, Township Manager and Ira S. Tackel, President of the Board of Commissioners as the officials to execute all documents and agreements between the Township of Upper Dublin and Montgomery County to facilitate and assist in obtaining the requested grant.

I, Jonathan Bleemer, duly qualified Secretary of the Township of Upper Dublin of Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners at a regular meeting held February 14, 2023 and said minutes has been recorded in the Minutes of the Township of Upper Dublin and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Upper Dublin, this 14th day of February, 2023.

Township of Upper Dublin

Name of Applicant

Board of Commissioners
Upper Dublin Township

Montgomery County

By:



Ira S. Tackel, President



Secretary, Jonathan Bleemer

RESOLUTION NO. 23-2495
AUTHORIZED OFFICIAL RESOLUTION

Be it RESOLVED, that the Township of Upper Dublin of Montgomery County did request and has been awarded a 2017 Transportation Alternatives Set Aside grant in the amount of \$750,000 from the Pennsylvania Department of Transportation to be used for the Limekiln Pike Multimodal Safety Initiatives project.

Be if FURTHER RESOLVED, that the Applicant does hereby designate the Township Manager and the Board of Commissioners, President as the officials to execute all documents and agreements between the Township of Upper Dublin and the Pennsylvania Department of Transportation to facilitate and assist in executing the awarded 2017 grant.

I, Jonathan Bleemer, duly qualified Secretary of the Township of Upper Dublin of Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners at a regular meeting held March 14th, 2023 and said Resolution has been recorded in the Minutes of the Township of Upper Dublin and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Upper Dublin, this day March 14th, 2023.


Secretary

Township of Upper Dublin
Name of Applicant

Montgomery
County

Board of Commissioners
Upper Dublin Township

By: 
Ira S. Tackel, President

TOWNSHIP OF UPPER DUBLIN
MONTGOMERY COUNTY, PENNSYLVANIA


RESOLUTION NO. 23-2496
(Duly Adopted March 14, 2023)

A RESOLUTION AUTHORIZING THE TOWNSHIP MANAGER TO SIGN A
TRAFFIC SIGNAL MAINTENANCE AGREEMENT WITH THE
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

BE IT RESOLVED, by authority of the Board of Commissioners of the Township of Upper Dublin, Montgomery County, Pennsylvania, it is hereby resolved by authority of the same, that the Township Manager of the Township of Upper Dublin be authorized and directed to submit the attached Traffic Signal Maintenance Agreement, to submit future modifications to the attached Traffic Signal Maintenance Agreement, and to submit future Applications for Traffic Signal Approval either in writing or via electronic signature, to the Department of Transportation and to sign this Agreement on behalf of the Township of Upper Dublin.

Attest:

UPPER DUBLIN TOWNSHIP
BOARD OF COMMISSIONERS



Jonathan Bleemer, Assistant
Township Manager and
Township Secretary


By: 

Ira S. Tackel, President

I, Jonathan Bleemer, Assistant Township Manager and Secretary of the Township of Upper Dublin, Montgomery County, Pennsylvania, do hereby certify that the forgoing is a true and correct copy of the Resolution legally duly adopted at the meeting held the 14th day of March, 2023.

3-15-23

Date



Jonathan Bleemer, Assistant Manager and
Secretary

AGREEMENT NO.: _____

EFFECTIVE DATE: _____

**COMMONWEALTH AND MUNICIPAL
TRAFFIC SIGNAL MAINTENANCE AGREEMENT**

This Commonwealth and Municipal Traffic Signal Maintenance Agreement (“Agreement”) is made between the Commonwealth of Pennsylvania, Department of Transportation (“PennDOT”)

and

Upper Dublin Township, a political subdivision in the County of
Montgomery, Pennsylvania, by acting through its proper official (“Municipality”).

BACKGROUND

This Agreement is pursuant to 74 Pa.C.S. Chapter 92 (relating to traffic signals) and 75 Pa.C.S. § 6122 (relating to authority to erect traffic control devices) to define maintenance requirements for all traffic signals within the Municipality.

Local authorities are required to obtain the approval of PennDOT prior to erecting any traffic signal pursuant to 75 Pa.C.S. § 6122(a)(2). Local authorities are responsible for the installation, revision, maintenance, operation and removal of traffic signals on highways under their jurisdiction with written PennDOT approval pursuant to 67 Pa. Code § 212.5(c)(1). The Municipality is a local authority having the authority to enact laws relating to traffic pursuant to the definition in 75 Pa.C.S. § 102.

The Municipality is required to enter into an agreement with PennDOT to properly maintain and time traffic signals for critical corridors pursuant to 74 Pa.C.S. § 9202(b). The Municipality may enter into an agreement with PennDOT to properly maintain and time traffic signals for designated corridors pursuant to 74 Pa.C.S. § 9202(a). An agreement is required as a condition of eligibility for financial assistance out of the Motor License Fund to replace, synchronize, time, operate, and maintain traffic signals pursuant to 75 Pa.C.S. § 9511(e.1)(5).

Traffic signal equipment is installed to serve a specific purpose through a distinct mode of operations.

PennDOT and the Municipality share a common interest in facilitating the safe and efficient management of traffic flow on a daily basis as well as during incidents.

The parties agree, with the intent to be legally bound, to the following:

1. **Defined Terms.** In addition to the terms defined elsewhere in this Agreement, as used in this Agreement, the terms set forth below shall have the respective meanings set forth below.
 - a. **Maintenance** means preventative, periodic, and emergency work (including by contract), as described in this Agreement. The definition shall include all work forms and tenses (including, but not limited to, maintain, maintained, and maintaining).
 - b. **Personally Identifiable Information** means individual's name, address, photograph, social security number, driver identification number, photograph, medical or disability information, or a combination of that information, as per 18 U.S.C. § 2725(3), the Breach of Personal Information Notification Act, 73 P.S. § 2301, et seq., Commonwealth IT Policy ITP-SEC019 (Policy and Procedures for Protecting Commonwealth Electronic Data), and the applicable OPD documents publicly available at: <https://www.oa.pa.gov/Policies/Pages/itp.aspx>.

- c. **Traffic Control Devices** means geometric features, signs, signals, pavement markings, pedestrian accommodations, and other items associated with traffic control devices.
 - d. **TSAMS** means Traffic Signal Asset Management System and is the preferred method for electronic record keeping.
 - e. **Traffic Signal** means an electronically operated traffic control device that facilitates the orderly movement of traffic (including, without limitation, traffic control signals, pedestrian signals, flashing beacons, emergency vehicle access signals, lane-use control signals, ramp metering signals, school warning systems, and in-roadway lights). The useful life of traffic signal equipment is defined as the time from installation until it is either removed or replaced with signal equipment or other traffic control device(s) which better serves the need of the intersection.
 - f. **Traffic Signal Permit** means a document issued by PennDOT, which:
 - i. approves installation of the Traffic Signal;
 - ii. captures some basic information such as who the permit is issued to, the hours that the Traffic Signal will be on flash, the type of controller mounting, and the permittee's responsibilities; and
 - iii. contains information about the operation of the Traffic Signal, the placement of signal equipment, signing, and markings, and a signal plan sheet showing a scaled drawing of the intersection with the approved Traffic Signal and other associated traffic control devices (such as signal structures, vehicular and pedestrian signal heads, controller, traffic detectors, traffic signs and any sign structures, pavement markings, pedestrian curb ramps).
2. **Applicability.** This agreement applies to all traffic signals in the Municipality for which a Traffic Signal Permit has been issued by PennDOT. Traffic Signals shall remain subject to this Agreement in perpetuity unless and until the Traffic Signal Permit is cancelled by PennDOT. A record of Traffic Signal Permits is maintained electronically by PennDOT and may be accessed at any time by the Municipality.
3. **Ownership of Traffic Signals and Maintenance Requirements.**

a. Ownership.

- i. Title to all Traffic Signal installations shall vest in the Municipality, unless PennDOT has indicated otherwise through publication in the Pennsylvania Bulletin pursuant to 74 Pa.C.S. § 9202(i)(1).
- ii. When a new Traffic Signal is constructed, ownership of the Traffic Signal transfers to the Municipality upon end of the thirty- (30-) day test period. PennDOT will confirm end of the thirty- (30-) day test period in writing.
- iii. When a Traffic Signal is modified, ownership of the modified elements of the Traffic Signal transfers to the Municipality upon end of the thirty- (30-) day test period in writing. Traffic Signal appurtenances that are not modified as part of the work remain under ownership of the Municipality.
- iv. All items associated with the Traffic Control Device are the Municipality's responsibility, as documented on the Traffic Signal Permit issued by PennDOT. Longitudinal pavement markings on state highways are the responsibility of PennDOT and will be maintained by PennDOT.
- v. The Municipality shall, at its own expense, operate the Traffic Signals in accordance with the permit(s) issued by PennDOT.

b. Preventative and Response Maintenance.

- i. The Municipality shall provide preventative and response Maintenance at its own expense, for all Traffic Signals owned by the Municipality in order to provide the Maintenance program described in this Agreement.
- ii. The required preventative and response Maintenance functions shall be provided in the manner indicated in Exhibit A, attached to and made part of this Agreement.
- iii. The Municipality agrees that the provisions of Exhibit B, attached to and made a part of this Agreement, shall apply if either Maintenance function is performed using municipal personnel.
- iv. If the Municipality employs a contractor to perform either Maintenance function, the Municipality agrees to submit the name and address of the contractor to PennDOT using the form in Exhibit C, attached to and made part of this Agreement, together with a copy of the agreement between the

contractor and the Municipality. The Municipality shall submit a revised Municipal Contact Form (Exhibit C) within thirty (30) days of any changes to the information contained on the form. The form shall be submitted to the attention of the District Traffic Engineer within the PennDOT Engineering District encompassing the Municipality, or in such other format as prescribed by PennDOT. The use of a contractor does not relieve the Municipality of any obligations of this Agreement.

c. Maintenance Records.

- i. The Municipality agrees to prepare and retain an accurate record of the preventative and response Maintenance activities performed on Traffic Signals owned by the Municipality in accordance with the provisions of Exhibit D, attached to and made part of this Agreement.
- ii. The Municipality shall make Maintenance records available at all reasonable times for inspection by PennDOT.

4. Failure to Perform Maintenance. If the Municipality fails to fulfill its responsibilities as described herein, PennDOT shall provide written notice pursuant to 74 Pa.C.S. § 9202(e). If the Municipality failed to meet the requirements of the written notice, PennDOT may take action to correct the deficiencies and may deduct the actual costs of correcting the deficiencies from the Municipality's liquid fuels payments pursuant to 74 Pa.C.S. § 9202(g). Performance of the Maintenance services by PennDOT in the Municipality's stead shall not relieve the Municipality of its responsibility for continued Maintenance of Traffic Signals. If the Traffic Signal was installed or improved using state or federal funds, federal- and/or state-aid participation may be withheld on all future projects until the Municipality demonstrates to PennDOT and the Federal Highway Administration that all required Maintenance and operation services are being provided by the Municipality without the necessity of PennDOT performing duties herein described as being the responsibility of the Municipality.

5. **Notices.** Notices sent by PennDOT to the Municipality relating to Traffic Signals will be sent by regular mail, facsimile, e-mail, or delivery in person to the address of the nonemergency contact provided on the form in Exhibit C.

6. **Application for Traffic Signal Permits.** A signed Traffic Signal Application Form TE-160, see attached Exhibit E, attached to and made part of this Agreement, shall be submitted by the Municipality in accordance with the form and instructions provided by PennDOT, and a Traffic Signal Permit must be issued by PennDOT, before any work can begin on any new Traffic Signal or modification to an existing Traffic Signal. If PennDOT approves a new Traffic Signal after a traffic engineering study and engineering judgment indicates the need, the Traffic Signal shall be installed, owned, operated, and maintained in accordance with this Agreement. PennDOT may direct appropriate alterations to the design or operation (including, but not limited to, hours of operation) of the Traffic Signal, or require removal of the Traffic Signal, if traffic conditions or other considerations necessitate alteration or removal. The Municipality is responsible for the obtaining approval for installation of Traffic Signal appurtenances outside highway right-of-way. Traffic Signals installed using Liquid Fuels Tax funds must conform to PennDOT specifications as set forth in the current Publication 408, supplements and Standard Drawings.

7. **Highway Occupancy Permits.** Section 441.3 of Title 67 of the Pennsylvania Code (67 Pa. Code, Chapter 441) stipulates that a highway occupancy permit is required from the Department prior to the construction or alteration of any driveway, local road, drainage facility, or structure within state highway right-of-way; or connection to or alteration of a PennDOT drainage facility. The Municipality shall submit for a Highway Occupancy Permit whenever embankment removal, curbing and/or sidewalk, drainage structures, changes in highway geometry, pavement widening, or installation of additional lanes are performed within the right-of-way of any state highway. Additional requirements and guidance are defined within Publication 441 (*see* Chapter 441, i.e., “Access to and Occupancy of Highways by Driveways and Local Roads”).

8. Remote Communications and Operations.

- a. **Virtual Private Network.** Communications (including field-to-field and field-to-network) access shall be provided through PennDOT's virtual private network ("VPN"). The Municipality may request user credentials, which may be provided on a case-by-case basis at PennDOT's discretion.
- b. **System Equipment Cabinet.** Access to the on-site equipment cabinet housing connections to PennDOT's VPN shall be restricted (by key, access badge, or otherwise). The Municipality may request access, which may be provided at the PennDOT's discretion. PennDOT may establish minimum qualifications for Traffic Signal technicians to have access.
- c. **Traffic Signal System Monitoring.** The Municipality agrees to permit PennDOT to monitor traffic conditions using Traffic Signal equipment within the boundaries of the Municipality during times of normal traffic flow and during times of an incident. PennDOT during signal monitoring will suggest traffic signal timing adjustments to the Municipality in order to improve normal traffic flow. Traffic signal timings suggested to improve normal traffic flow can be implemented remotely by either PennDOT or the Municipality upon mutual acceptance of new timings.
- d. **Incident Management.** In the event of an incident, the Municipality agrees to allow PennDOT to implement revised traffic signal timing and phasing plans at any Traffic Signal subject to this agreement. PennDOT will contact the Municipality prior to the implementation of revised traffic signal timing and phasing plans. Upon clearance of incident, PennDOT will return affected Traffic Signals to operate as reflected on the approved Traffic Signal Permit. Upon resumption of normal operations, PennDOT will notify the Municipality. Notification under this section from PennDOT to the Municipality will be to the emergency contact identified in Exhibit C.

9. **Data Ownership.** All data generated by the Traffic Signal equipment shall be jointly owned by PennDOT and the Municipality. PennDOT or the Municipality may share data with third parties for the purpose of providing traveler information. PennDOT and the

Municipality have the obligation to protect any Personally Identifiable Information collected in accordance with the applicable laws and regulations.

10. **Engineering Studies and Ordinances.** The Municipality shall comply with the study and ordinance requirements of 75 Pa.C.S. § 6109.

11. **Save Harmless.** The Municipality agrees that it will indemnify, save harmless and defend (if requested) PennDOT, its agents, representatives and employees, from all suits, actions or claims of any character name or description, damages, judgments, expenses, attorney's fees and compensation arising out of personal injury, death or property damage, sustained or alleged to have been sustained in whole or in part by any and all persons whatsoever, as a result of or arising out of any act, omission, neglect or misconduct of the Municipality, its officers, agents, contractors or employees, during the performance of its obligations under this Agreement and thereafter. This provision shall not be construed to limit the Municipality in asserting any rights or defenses. Additionally, the Municipality shall include in any contracts into which it enters for Maintenance, operation, or inspection of the traffic control device this same obligation to indemnify PennDOT and its officers, agents, and employees; and it shall require its contractor(s) to provide public liability insurance coverage, naming PennDOT and the Municipality as additional insureds for bodily injury, including death and property damage, in the minimum amounts of \$500,000 per person, \$1,000,000 per occurrence, it being the intention of parties to have the contractor fully insure and indemnify PennDOT and the Municipality.

12. **Required Commonwealth Provisions.** The Municipality shall comply with the following required Commonwealth provisions. As used in these provisions, "Contractor" refers to the Municipality:

- a. **Commonwealth Nondiscrimination/Sexual Harassment Clause.** The current version of the Commonwealth Nondiscrimination/Sexual Harassment Clause, attached as Exhibit F.
- b. **Contractor Integrity Provisions.** The current version of the Contractor Integrity Provisions, attached as Exhibit G.

- c. **Provisions Concerning the Americans with Disabilities Act.** The current version of the Commonwealth Provisions Concerning the Americans with Disabilities Act, attached as Exhibit H.
 - d. **Contractor Responsibility Provisions.** The current version of the Commonwealth Contractor Responsibility Provisions, attached as Exhibit I.
13. **Right-to-Know Law.** The Pennsylvania Right-to-Know Law, 65 P.S. §§ 67.101-3104, applies to this Agreement. Therefore, this Agreement is subject to, and the Grantee shall comply with, the clause entitled Contract Provisions—Right to Know Law, attached as Exhibit J and made a part of this Agreement. As used in this exhibit, the term “Contractor” refers to the Grantee.
14. **Form TE-160 Application for Traffic Signal Approval.** Applications for traffic signals shall follow the process as specified in PennDOT Publication 46. As part of this process, the Municipality shall submit via writing recommended changes to the existing traffic signals, or request to remove an existing Traffic Signal or install a new Traffic Signal using Form TE-160, attached as Exhibit E, along with all supporting studies and documentation for PennDOT review and approval.
15. **Amendments and Modifications.** No alterations or variations to this Agreement shall be valid unless made in writing and signed by the parties, except as otherwise provided in this Agreement. Amendments to this Agreement shall be accomplished through a formal written document signed by the parties with the same formality as this Agreement.
16. **Titles Not Controlling.** Titles of paragraphs are for reference only and shall not be used to construe the language in this Agreement.
17. **Severability.** The provisions of this Agreement shall be severable. If any phrase, clause, sentence or provision of this Agreement is declared to be contrary to the Constitution of Pennsylvania or of the United States or the laws of the Commonwealth, or the applicability thereof to any government, agency, person or circumstance is held invalid, the validity of

the remainder of this Agreement and the applicability thereof to any government, agency, person or circumstance shall not be affected thereby.

18. **No Waiver.** Either party may elect not to enforce its rights and remedies under this Agreement in the event of a breach by the other parties of any term or condition of this Agreement. In any event, the failure by either party to enforce its rights and remedies under this Agreement shall not be construed as a waiver of any subsequent breach of the same or any other term or condition of this Agreement.
19. **Independence of the Parties.** This Agreement is not intended and shall not be construed to, in any respect, create or establish the relationship of partners between the Municipality and PennDOT, or to constitute PennDOT as the representative or general agent of the Municipality for any purpose whatsoever.
20. **Assignment.** This Agreement may not be assigned by the Municipality, either in whole or in part, without the written consent of the Commonwealth.
21. **No Third-Party Beneficiary Right.** This Agreement does not create or confer any rights in or on persons or entities not a party to this Agreement.
22. **Force Majeure.** Neither party shall be liable for failure to perform under this Agreement if the failure to perform arises out of causes beyond the control and without the fault or negligence of the nonperforming party. Causes may include, but are not limited to, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, freight embargoes, and unusually severe weather. This provision shall become effective only if the party failing to perform immediately notifies the other party of the extent and nature of the problem, limits delay in performance to that required by the event, and takes all reasonable steps to minimized delays. This provision shall not be effective unless the failure to perform is beyond the control and without the fault or negligence of the nonperforming party.
23. **Integration and Merger.** This Agreement, when executed, approved and delivered, shall constitute the final, complete and exclusive Agreement between the parties containing all

the terms and conditions agreed on by the parties. All representations, understandings, promises and agreements pertaining to the subject matter of this Agreement made prior to or at the time this Agreement is executed are superseded by this Agreement unless specifically accepted by any other term or provision of this Agreement. No conditions precedent to the performance of this Agreement exist, except as expressly set forth in this Agreement.

24. **Repeals.** Upon execution of this Agreement, any other existing agreements between PennDOT and the Municipality relating to the Maintenance of Traffic Signals are superseded and repealed, and any such Traffic Signals shall be subject to the terms of this Agreement.

[The remainder of this page is intentionally left blank.]

The parties have executed this Agreement to be effective as of the date of the last signature affixed below.

Attest:

Municipality

Signature Date

Signature Date

Printed Name

Printed Name

Title

Title

Please attach a resolution providing proof of signature authority for the signer to sign on behalf of the Municipality, Authority or other governmental entity. Signers need to indicate titles and date signatures.

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION**

Secretary or Designee Date

APPROVED AS TO FORM AND LEGALITY:

BY _____
Office of Chief Counsel Date

Preapproved Form: OGC No. 18-FA-81.0
OAG Approved 8/17/2021

PREVENTATIVE AND RESPONSE MAINTENANCE REQUIREMENTS

PREVENTATIVE MAINTENANCE

Municipality or its contractor shall provide preventative maintenance for individual components of each traffic signal installation covered by this Agreement. PennDOT Publication 191 identifies the required preventative maintenance activities/scheduling intervals for each of the various traffic signal components. Provide preventative maintenance as specified in Publication 191 to keep the intersection control equipment and signals in mechanically, structurally and aesthetically good condition.

RESPONSE MAINTENANCE

Municipality or its contractor shall provide response maintenance for individual components of each traffic signal installation covered by this Agreement. PennDOT Publication 191 identifies the required response intervals and repair intervals for each of the various traffic signal components. Provide response maintenance as specified in Publication 191 to restore a traffic signal system to proper and safe operation. Includes Emergency (Temporary) Repair and Final Repair.

FINAL REPAIR:

Repair or replace failed equipment to restore system to proper and safe operation in accordance with permit and within response intervals and repair intervals as specified in Publication 191.

EMERGENCY (TEMPORARY) REPAIR:

Use alternative means or mode to temporarily restore system to safe operation within response intervals and repair intervals as specified in Publication 191. Final repairs must then be completed within time intervals as specified in Publication 191.

SIGNAL MAINTENANCE ORGANIZATION

PERSONNEL CLASSIFICATIONS

In order to properly maintain the traffic signal equipment covered by this agreement, Municipality agrees to provide, as minimum, the following staff throughout the useful life of the equipment. Municipality agrees to abide by all guidance provided in PennDOT Publication 191 related to minimum requirements for each position as follows:

Traffic Engineer – Administrative position with prime responsibility for proper operation of traffic signal equipment. Supervises and plans activities of Signal Technicians and Signal Specialists to ensure adequate preventative and response maintenance programs.

Signal Specialist – Responsible for the diagnostics and repair of all traffic signal equipment including solid state equipment.

Signal Technician – Responsible for the operation and maintenance of traffic signals and all associated equipment.

TRAINING

Municipality agrees to secure training in order to upgrade the ability of its present staff to properly perform the required maintenance functions. Municipality agrees to abide by all guidance provided in PennDOT Publication 191.

BUDGET REQUIREMENTS

Municipality agrees to provide, in its annual operating budget, dedicated funds which are sufficient to cover the cost of the personnel, training, contractors (if utilized) and specialized maintenance equipment which are required, by virtue of this agreement. Municipality agrees to abide by all guidance provided in PennDOT Publication 191.

MUNICIPAL CONTACT INFORMATION

Non – Emergency Municipal Contact Information

Name of Municipality: Upper Dublin Township
Municipal Address: 370 Commerce Drive, Fort Washington, PA 19334
Municipal Phone Number: (215) 643-1600 Alternate Phone Number: _____
Municipal Contact Person: Ralph Alessandrini Title: Public Works Director
E-mail Address: ralessandrini@upperdublin.net
Municipal Hours of Operation: 8:00 am - 4:00 pm
Preferred Method of Contact: Phone E-Mail

Emergency Municipal Contact Information

Emergency Contact Person: Kurt Ferguson Title: Township Manager
Municipal Phone Number: (215) 643-1600 Alternate Phone Number: _____
E-mail Address: kferguson@upperdublin.net
Preferred Method of Contact: Phone E-Mail

Maintenance and Operation Information

Preventative Maintenance performed by:
 Municipal Personnel Municipal Contractor Municipal Personnel & Contractor
Response Maintenance performed by:
 Municipal Personnel Municipal Contractor Municipal Personnel & Contractor
Maintenance and Operations Contractor Contact Name: Fred Herb
Company/Organization: Armour & Sons Electric, Inc.
Phone #: (215) 943-4000 Alt Phone #: (215) 416-5731
E-mail: fred@armourandsons.com

RECORDKEEPING

Accurate and up-to-date recordkeeping is an essential component of a good traffic signal maintenance program. Municipality shall prepare, retain, and make available to PennDOT, on request, a record of all preventive and response maintenance activities performed on the traffic signal equipment covered by this agreement.

Municipality shall establish a separate file for each traffic signal installation and keep its records in TSAMS or on other forms prescribed by PennDOT in Publication 191.

At a minimum, the following records shall be kept by the Municipality or its contractor for each intersection.

Master Intersection Record

List of all maintenance functions performed at the intersection, which should be updated within one day of the activity but no more than one week later

Response Maintenance Record

A log recording the location, date, time, caller, receiver and complaint received, maintenance personnel, time dispatched, trouble found, and time cleared

Preventive Maintenance Record

A log for each preventative maintenance service that includes the date, tasks performed, and signatures of personnel performing the work



APPLICATION FOR TRAFFIC SIGNAL APPROVAL

PLEASE TYPE OR PRINT ALL INFORMATION IN BLUE OR BLACK INK

A – Maintenance and Operation Information

- Municipality has a fully executed Commonwealth and Municipal Traffic Signal Maintenance Agreement covering all signals in the municipality, Agreement # _____, with an effective date of _____. Issuance of a new or revised permit amends Municipality's signal list in TSAMS.
- Municipality does not have an existing Commonwealth and Municipal Traffic Signal Maintenance Agreement covering all signals in the municipality. Traffic Signal Maintenance Agreement must be completed, executed by the municipality, and attached to this application.

B – Application Description

PennDOT District: _____ County: _____ Municipality: _____

Location (Intersection): _____

Traffic Control Device is: NEW Traffic Signal EXISTING Traffic Signal, permit # _____

- Type of Device (select one):
- Traffic Control Signal
 - Electronic Sign
 - Flashing Warning Device
 - In-Roadway Warning Lights
 - Intersection Control Beacon
 - Rectangular Rapid Flashing Beacon (RRFB)
 - School Zone Speed Limit Sign
 - LED Border Lit Sign
 - Other _____

Is Traffic Signal part of a system? Yes No System Number (if applicable): _____

If YES, provide locations of all signalized intersections in system.

Explain the proposed improvements.

C – Attachments Listing

- | | | |
|---|---|---|
| <input type="checkbox"/> Municipal Resolution | <input type="checkbox"/> Location Map | <input type="checkbox"/> Traffic Volumes/Pedestrian Volumes |
| <input type="checkbox"/> Letter of Financial Commitment | <input type="checkbox"/> Photographs | <input type="checkbox"/> Turn Lane Analysis |
| <input type="checkbox"/> Warrant Analysis | <input type="checkbox"/> Straight Line Diagram | <input type="checkbox"/> Turn Restriction Studies |
| <input type="checkbox"/> Crash Analysis | <input type="checkbox"/> Capacity Analysis | <input type="checkbox"/> Municipal Contact Information |
| <input type="checkbox"/> Traffic Signal Study | <input type="checkbox"/> Traffic Impact Study (TIS) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Condition Diagram | | |

D – Applicant (Municipal) Certification

The applicant desires to own, operate, and maintain the traffic control device in the location identified above; and the Vehicle Code requires the approval of the Department of Transportation ("Department") before any traffic signals may be legally erected or modified. Applicant agrees to own and maintain the traffic signal in accordance with the Commonwealth and Municipal Traffic Signal Maintenance Agreement referenced in Section A.

By (Signature): _____ Date: _____

Printed Name of Municipal Authorized Official: _____

Title of Signatory: _____

DEPARTMENT USE ONLY

County: _____ Engineering District _____

Department Tracking #: _____ Initial Submission Date: _____

NONDISCRIMINATION/SEXUAL HARASSMENT CLAUSE [Contracts]

The Contractor agrees:

- 1.** In the hiring of any employee(s) for the manufacture of supplies, performance of work, or any other activity required under the contract or any subcontract, the Contractor, each subcontractor, or any person acting on behalf of the Contractor or subcontractor shall not discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the *Pennsylvania Human Relations Act* (PHRA) and applicable federal laws, against any citizen of this commonwealth who is qualified and available to perform the work to which the employment relates.
- 2.** Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, against or intimidate any employee involved in the manufacture of supplies, the performance of work, or any other activity required under the contract.
- 3.** Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, in the provision of services under the contract.
- 4.** Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate against employees by reason of participation in or decision to refrain from participating in labor activities protected under the *Public Employee Relations Act*, *Pennsylvania Labor Relations Act* or *National Labor Relations Act*, as applicable and to the extent determined by entities charged with such Acts' enforcement, and shall comply with any provision of law establishing organizations as employees' exclusive representatives.
- 5.** The Contractor and each subcontractor shall establish and maintain a written nondiscrimination and sexual harassment policy and shall inform their employees in writing of the policy. The policy must contain a provision that sexual harassment will not be tolerated and employees who practice it will be disciplined. Posting this Nondiscrimination/Sexual Harassment Clause conspicuously in easily-accessible and well-lighted places customarily frequented by employees and at or near where the contracted services are performed shall satisfy this requirement for employees with an established work site.
- 6.** The Contractor and each subcontractor shall not discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of PHRA and applicable federal laws, against any subcontractor or supplier who is qualified to perform the work to which the contract relates.
- 7.** The Contractor and each subcontractor represents that it is presently in compliance with and will maintain compliance with all applicable federal, state, and local laws, regulations and policies relating to nondiscrimination and sexual harassment. The Contractor and each subcontractor further represents that it has filed a Standard Form 100 Employer Information Report ("EEO-1") with the U.S. Equal Employment

Exhibit F



Opportunity Commission ("EEOC") and shall file an annual EEO-1 report with the EEOC as required for employers' subject to *Title VII of the Civil Rights Act of 1964*, as amended, that have 100 or more employees and employers that have federal government contracts or first-tier subcontracts and have 50 or more employees. The Contractor and each subcontractor shall, upon request and within the time periods requested by the commonwealth, furnish all necessary employment documents and records, including EEO-1 reports, and permit access to their books, records, and accounts by the contracting agency and the Bureau of Diversity, Inclusion and Small Business Opportunities for purpose of ascertaining compliance with provisions of this Nondiscrimination/Sexual Harassment Clause.

- 8.** The Contractor shall include the provisions of this Nondiscrimination/Sexual Harassment Clause in every subcontract so that those provisions applicable to subcontractors will be binding upon each subcontractor.
- 9.** The Contractor's and each subcontractor's obligations pursuant to these provisions are ongoing from and after the effective date of the contract through the termination date thereof. Accordingly, the Contractor and each subcontractor shall have an obligation to inform the commonwealth if, at any time during the term of the contract, it becomes aware of any actions or occurrences that would result in violation of these provisions.
- 10.** The commonwealth may cancel or terminate the contract and all money due or to become due under the contract may be forfeited for a violation of the terms and conditions of this Nondiscrimination/Sexual Harassment Clause. In addition, the agency may proceed with debarment or suspension and may place the Contractor in the Contractor Responsibility File.

Exhibit F



CONTRACTOR INTEGRITY PROVISIONS

It is essential that those who seek to contract with the Commonwealth of Pennsylvania ("Commonwealth") observe high standards of honesty and integrity. They must conduct themselves in a manner that fosters public confidence in the integrity of the Commonwealth contracting and procurement process.

1. **DEFINITIONS.** For purposes of these Contractor Integrity Provisions, the following terms shall have the meanings found in this Section:
 - a. **"Affiliate"** means two or more entities where (a) a parent entity owns more than fifty percent of the voting stock of each of the entities; or (b) a common shareholder or group of shareholders owns more than fifty percent of the voting stock of each of the entities; or (c) the entities have a common proprietor or general partner.
 - b. **"Consent"** means written permission signed by a duly authorized officer or employee of the Commonwealth, provided that where the material facts have been disclosed, in writing, by prequalification, bid, proposal, or contractual terms, the Commonwealth shall be deemed to have consented by virtue of the execution of this contract.
 - c. **"Contractor"** means the individual or entity, that has entered into this contract with the Commonwealth.
 - d. **"Contractor Related Parties"** means any affiliates of the Contractor and the Contractor's executive officers, Pennsylvania officers and directors, or owners of 5 percent or more interest in the Contractor.
 - e. **"Financial Interest"** means either:
 - (1) Ownership of more than a five percent interest in any business; or
 - (2) Holding a position as an officer, director, trustee, partner, employee, or holding any position of management.
 - f. **"Gratuity"** means tendering, giving, or providing anything of more than nominal monetary value including, but not limited to, cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, services, employment, or contracts of any kind. The exceptions set forth in the Governor's Code of Conduct, Executive Order 1980-18, the 4 Pa. Code §7.153(b), shall apply.
 - g. **"Non-bid Basis"** means a contract awarded or executed by the Commonwealth with Contractor without seeking bids or proposals from any other potential bidder or offeror.
2. In furtherance of this policy, Contractor agrees to the following:
 - a. Contractor shall maintain the highest standards of honesty and integrity during the performance of this contract and shall take no action in violation of state or federal laws or regulations or any other applicable laws or regulations, or other requirements applicable to Contractor or that govern contracting or procurement with the Commonwealth.



- b. Contractor shall establish and implement a written business integrity policy, which includes, at a minimum, the requirements of these provisions as they relate to the Contractor activity with the Commonwealth and Commonwealth employees and which is made known to all Contractor employees. Posting these Contractor Integrity Provisions conspicuously in easily-accessible and well-lighted places customarily frequented by employees and at or near where the contract services are performed shall satisfy this requirement.
- c. Contractor, its affiliates, agents, employees and anyone in privity with Contractor shall not accept, agree to give, offer, confer, or agree to confer or promise to confer, directly or indirectly, any gratuity or pecuniary benefit to any person, or to influence or attempt to influence any person in violation of any federal or state law, regulation, executive order of the Governor of Pennsylvania, statement of policy, management directive or any other published standard of the Commonwealth in connection with performance of work under this contract, except as provided in this contract.
- d. Contractor shall not have a financial interest in any other contractor, subcontractor, or supplier providing services, labor, or material under this contract, unless the financial interest is disclosed to the Commonwealth in writing and the Commonwealth consents to Contractor's financial interest prior to Commonwealth execution of the contract. Contractor shall disclose the financial interest to the Commonwealth at the time of bid or proposal submission, or if no bids or proposals are solicited, no later than Contractor's submission of the contract signed by Contractor.
- e. Contractor certifies to the best of its knowledge and belief that within the last five (5) years Contractor or Contractor Related Parties have not:
 - (1) been indicted or convicted of a crime involving moral turpitude or business honesty or integrity in any jurisdiction;
 - (2) been suspended, debarred or otherwise disqualified from entering into any contract with any governmental agency;
 - (3) had any business license or professional license suspended or revoked;
 - (4) had any sanction or finding of fact imposed as a result of a judicial or administrative proceeding related to fraud, extortion, bribery, bid rigging, embezzlement, misrepresentation or anti-trust; and
 - (5) been, and is not currently, the subject of a criminal investigation by any federal, state or local prosecuting or investigative agency and/or civil anti-trust investigation by any federal, state or local prosecuting or investigative agency.

If Contractor cannot so certify to the above, then it must submit along with its bid, proposal or contract a written explanation of why such certification cannot be made and the Commonwealth will determine whether a contract may be entered into with the Contractor. The Contractor's obligation pursuant to this certification is ongoing from and after the effective date of the contract through the termination date thereof. Accordingly, the Contractor shall have an obligation to immediately notify the Commonwealth in writing if at any time during the term of the contract it becomes aware of any event which would cause the Contractor's certification or explanation to change. Contractor acknowledges that the Commonwealth may, in its sole discretion, terminate the contract for cause if it learns that any of the certifications made herein are currently false due to intervening factual circumstances or were false or should have been known to be false when entering into the contract.

Exhibit G



- f. Contractor shall comply with the requirements of the *Lobbying Disclosure Act (65 Pa.C.S. §13A01 et seq.)* regardless of the method of award. If this contract was awarded on a Non-bid Basis, Contractor must also comply with the requirements of the *Section 1641 of the Pennsylvania Election Code (25 P.S. §3260a)*.
- g. When Contractor has reason to believe that any breach of ethical standards as set forth in law, the Governor's Code of Conduct, or these Contractor Integrity Provisions has occurred or may occur, including but not limited to contact by a Commonwealth officer or employee which, if acted upon, would violate such ethical standards, Contractor shall immediately notify the Commonwealth contracting officer or the Office of the State Inspector General in writing.
- h. Contractor, by submission of its bid or proposal and/or execution of this contract and by the submission of any bills, invoices or requests for payment pursuant to the contract, certifies and represents that it has not violated any of these Contractor Integrity Provisions in connection with the submission of the bid or proposal, during any contract negotiations or during the term of the contract, to include any extensions thereof. Contractor shall immediately notify the Commonwealth in writing of any actions for occurrences that would result in a violation of these Contractor Integrity Provisions. Contractor agrees to reimburse the Commonwealth for the reasonable costs of investigation incurred by the Office of the State Inspector General for investigations of the Contractor's compliance with the terms of this or any other agreement between the Contractor and the Commonwealth that results in the suspension or debarment of the Contractor. Contractor shall not be responsible for investigative costs for investigations that do not result in the Contractor's suspension or debarment.
- i. Contractor shall cooperate with the Office of the State Inspector General in its investigation of any alleged Commonwealth agency or employee breach of ethical standards and any alleged Contractor non-compliance with these Contractor Integrity Provisions. Contractor agrees to make identified Contractor employees available for interviews at reasonable times and places. Contractor, upon the inquiry or request of an Inspector General, shall provide, or if appropriate, make promptly available for inspection or copying, any information of any type or form deemed relevant by the Office of the State Inspector General to Contractor's integrity and compliance with these provisions. Such information may include, but shall not be limited to, Contractor's business or financial records, documents or files of any type or form that refer to or concern this contract. Contractor shall incorporate this paragraph in any agreement, contract or subcontract it enters into in the course of the performance of this contract/agreement solely for the purpose of obtaining subcontractor compliance with this provision. The incorporation of this provision in a subcontract shall not create privity of contract between the Commonwealth and any such subcontractor, and no third party beneficiaries shall be created thereby.
- j. For violation of any of these Contractor Integrity Provisions, the Commonwealth may terminate this and any other contract with Contractor, claim liquidated damages in an amount equal to the value of anything received in breach of these Provisions, claim damages for all additional costs and expenses incurred in obtaining another contractor to complete performance under this contract, and debar and suspend Contractor from doing business with the Commonwealth. These rights and remedies are cumulative, and the use or non-use of any one shall not preclude the use of all or any other. These rights and remedies are in addition to those the Commonwealth may have under law, statute, regulation, or otherwise.

Exhibit G



PROVISIONS CONCERNING THE AMERICANS WITH DISABILITIES ACT

For the purpose of these provisions, the term contractor is defined as any person, including, but not limited to, a bidder, offeror, supplier, or grantee, who will furnish or perform or seeks to furnish or perform, goods, supplies, services, construction or other activity, under a purchase order, contract, or grant with the Commonwealth of Pennsylvania (Commonwealth).

During the term of this agreement, the contractor agrees as follows:

- 1.** Pursuant to federal regulations promulgated under the authority of the *Americans with Disabilities Act, 28 C. F. R. § 35.101 et seq.*, the contractor understands and agrees that no individual with a disability shall, on the basis of the disability, be excluded from participation in this agreement or from activities provided for under this agreement. As a condition of accepting and executing this agreement, the contractor agrees to comply with the *"General Prohibitions Against Discrimination," 28 C. F. R. § 35.130*, and all other regulations promulgated under *Title II* of the *Americans with Disabilities Act* which are applicable to the benefits, services, programs, and activities provided by the Commonwealth through contracts with outside contractors.
- 2.** The contractor shall be responsible for and agrees to indemnify and hold harmless the Commonwealth from all losses, damages, expenses, claims, demands, suits, and actions brought by any party against the Commonwealth as a result of the contractor's failure to comply with the provisions of paragraph 1.

EXHIBIT H



Contractor Responsibility Provisions

(December 2020)

For the purpose of these provisions, the term Contractor is defined as any person, including, but not limited to, a bidder, offeror, loan recipient, grantee or lessor, who has furnished or performed or seeks to furnish or perform, goods, supplies, services, leased space, construction or other activity, under a contract, grant, lease, purchase order or reimbursement agreement with the Commonwealth of Pennsylvania (Commonwealth). The term Contractor includes a permittee, licensee, or any agency, political subdivision, instrumentality, public authority, or other public entity in the Commonwealth.

1. The Contractor certifies, in writing, for itself and its subcontractors required to be disclosed or approved by the Commonwealth, that as of the date of its execution of this Bid/Contract, that neither the Contractor, nor any such subcontractors, are under suspension or debarment by the Commonwealth or any governmental entity, instrumentality, or authority and, if the Contractor cannot so certify, then it agrees to submit, along with its Bid/Contract, a written explanation of why such certification cannot be made.
2. The Contractor also certifies, in writing, that as of the date of its execution of this Bid/Contract it has no tax liabilities or other Commonwealth obligations, or has filed a timely administrative or judicial appeal if such liabilities or obligations exist, or is subject to a duly approved deferred payment plan if such liabilities exist.
3. The Contractor's obligations pursuant to these provisions are ongoing from and after the effective date of the Contract through the termination date thereof. Accordingly, the Contractor shall have an obligation to inform the Commonwealth if, at any time during the term of the Contract, it becomes delinquent in the payment of taxes, or other Commonwealth obligations, or if it or, to the best knowledge of the Contractor, any of its subcontractors are suspended or debarred by the Commonwealth, the federal government, or any other state or governmental entity. Such notification shall be made within 15 days of the date of suspension or debarment.
4. The failure of the Contractor to notify the Commonwealth of its suspension or debarment by the Commonwealth, any other state, or the federal government shall constitute an event of default of the Contract with the Commonwealth.
5. The Contractor agrees to reimburse the Commonwealth for the reasonable costs of investigation incurred by the Office of State Inspector General for investigations of the Contractor's compliance with the terms of this or any other agreement between the Contractor and the Commonwealth that results in the suspension or debarment of the contractor. Such costs shall include, but shall not be limited to, salaries of investigators, including overtime; travel and lodging expenses; and expert witness and documentary fees. The Contractor shall not be responsible for investigative costs for investigations that do not result in the Contractor's suspension or debarment.
6. The Contractor may search the current list of suspended and debarred Commonwealth contractors by visiting the eMarketplace website at <http://www.emarketplace.state.pa.us> and clicking the Debarment List tab.

Exhibit I

Contract Provisions – Right to Know Law

a. The Pennsylvania Right-to-Know Law, 65 P.S. §§ 67.101-3104, (“RTKL”) applies to this Contract. For the purpose of these provisions, the term “the Commonwealth” shall refer to the contracting Commonwealth agency.

b. If the Commonwealth needs the Contractor’s assistance in any matter arising out of the RTKL related to this Contract, it shall notify the Contractor using the legal contact information provided in this Contract. The Contractor, at any time, may designate a different contact for such purpose upon reasonable prior written notice to the Commonwealth.

c. Upon written notification from the Commonwealth that it requires the Contractor’s assistance in responding to a request under the RTKL for information related to this Contract that may be in the Contractor’s possession, constituting, or alleged to constitute, a public record in accordance with the RTKL (“Requested Information”), the Contractor shall:

1. Provide the Commonwealth, within ten (10) calendar days after receipt of written notification, access to, and copies of, any document or information in the Contractor’s possession arising out of this Contract that the Commonwealth reasonably believes is Requested Information and may be a public record under the RTKL; and

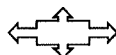
2. Provide such other assistance as the Commonwealth may reasonably request, in order to comply with the RTKL with respect to this Contract.

d. If the Contractor considers the Requested Information to include a request for a Trade Secret or Confidential Proprietary Information, as those terms are defined by the RTKL, or other information that the Contractor considers exempt from production under the RTKL, the Contractor must notify the Commonwealth and provide, within seven (7) calendar days of receiving the written notification, a written statement signed by a representative of the Contractor explaining why the requested material is exempt from public disclosure under the RTKL.

e. The Commonwealth will rely upon the written statement from the Contractor in denying a RTKL request for the Requested Information unless the Commonwealth determines that the Requested Information is clearly not protected from disclosure under the RTKL. Should the Commonwealth determine that the Requested Information is clearly not exempt from disclosure, the Contractor shall provide the Requested Information within five (5) business days of receipt of written notification of the Commonwealth’s determination.

f. If the Contractor fails to provide the Requested Information within the time period required by these provisions, the Contractor shall indemnify and hold the Commonwealth harmless for any damages, penalties, costs, detriment or harm that the Commonwealth may incur as a result of the Contractor’s failure, including any statutory damages assessed against the Commonwealth.

EXHIBIT J

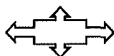


g. The Commonwealth will reimburse the Contractor for any costs associated with complying with these provisions only to the extent allowed under the fee schedule established by the Office of Open Records or as otherwise provided by the RTKL if the fee schedule is inapplicable.

h. The Contractor may file a legal challenge to any Commonwealth decision to release a record to the public with the Office of Open Records, or in the Pennsylvania Courts, however, the Contractor shall indemnify the Commonwealth for any legal expenses incurred by the Commonwealth as a result of such a challenge and shall hold the Commonwealth harmless for any damages, penalties, costs, detriment or harm that the Commonwealth may incur as a result of the Contractor's failure, including any statutory damages assessed against the Commonwealth, regardless of the outcome of such legal challenge. As between the parties, the Contractor agrees to waive all rights or remedies that may be available to it as a result of the Commonwealth's disclosure of Requested Information pursuant to the RTKL.

i. The Contractor's duties relating to the RTKL are continuing duties that survive the expiration of this Contract and shall continue as long as the Contractor has Requested Information in its possession.

EXHIBIT J



RESOLUTION NO. 23-2497

**RESOLUTION OF THE TOWNSHIP OF UPPER DUBLIN AUTHORIZING
EXECUTION OF A CABLE FRANCHISE AGREEMENT BETWEEN THE
TOWNSHIP AND
VERIZON PENNSYLVANIA LLC**

WHEREAS, the Franchisee is a “cable operator” and the Township is a “local franchising authority” in accordance with Title VI of the Communications Act (see 47 U.S.C. § 522(5), (10)) and the Township is authorized to grant one or more nonexclusive cable franchises to operate a Cable System within the Township pursuant to Title VI of the Communications Act;

WHEREAS, the Township granted to the Franchisee, effective as of November 14, 2006, a nonexclusive initial Franchise to install, maintain, extend, and operate a Cable System in the Township for a term of twelve (12) years (the “Initial Franchise”);

WHEREAS, the Franchisee has operated a Cable System in accordance with the Initial Franchise as of the Effective Date on its existing Telecommunications Facilities consisting of a Fiber to the Premises Telecommunications Network (“FTTP Network”) in the Township which also transmits Non-Cable Services pursuant to authority granted by applicable state law and Title II of the Communications Act, and which are not subject to Title VI of the Communications Act or this Agreement;

WHEREAS, the Franchisee has requested that the Township renew the Franchisee’s Franchise to provide Cable Service to residents of the Township;

WHEREAS, pursuant to and in accordance with applicable federal and state law, the Township undertook a process to determine whether it should renew the Initial Franchise and the terms for such a renewal;

WHEREAS, the Township has examined the past performance of the Franchisee and has identified the Township’s future cable-related needs and interests;

WHEREAS, following good faith negotiations between the parties, the Township and the Franchisee have agreed on the terms of a five (5) year Franchise Renewal Agreement under which the Franchisee will continue to operate its Cable System in the Township; and


WHEREAS, the Township has determined that this Agreement and the process for consideration of this Agreement complies with all applicable federal, state and local laws and regulations.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners does hereby approve the Cable Franchise Renewal Agreement between the Township of Upper Dublin and Verizon Pennsylvania LLC, for a five (5) year term, including all of the terms and conditions contained therein, and does hereby authorize the execution of such agreement.

RESOLVED this 14th day of March, 2023.

ATTEST:

TOWNSHIP OF UPPER DUBLIN



Jonathan Bleemer, Secretary and Assistant
Township Manager



Ira S. Tackel, President

Resolution No. 23-2498



pennsylvania
DEPARTMENT OF CONSERVATION
AND NATURAL RESOURCES

RESOLUTION PAGE

Commonwealth of Pennsylvania
<https://apps.dcnr.pa.gov/grants>

DCNR-C2P2

Applicant Information (* indicates required information)

Applicant/Grantee Legal Name: **THE TOWNSHIP OF UPPER DUBLIN** Web Application ID: **2006285**

Project Title: **Twining Valley Park and Susquehanna Woods Tree Canopy Enhancement**

WHEREAS, **THE TOWNSHIP OF UPPER DUBLIN** ("Applicant") desires to undertake the project, "**Twining Valley Park and Susquehanna Woods Tree Canopy Enhancement**" ("Project Title"); and

WHEREAS, the applicant desires to receive from the Department of Conservation and Natural Resources ("Department") a grant for the purpose of carrying out this project; and

WHEREAS, the application package includes a document entitled "Terms and Conditions of Grant" and

WHEREAS, the applicant understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department **if the applicant is awarded a grant**; and

NOW THEREFORE, it is resolved that:

1. The grant application may be electronically signed on behalf of the applicant by "**Kurt Ferguson**" who, at the time of signing, has a **TITLE** of "**Township Manager**" and the email address of "**kferguson@upperdublin.net**".
2. If this Official signed the Grant Application Electronic Authorization prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the applicant is awarded a grant, the Grant Application Electronic Authorization, signed by the above Official, will become the applicant/grantee's **executed** signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.
4. Any amendment to the Grant Agreement may be signed on behalf of the grantee by the Official who, at the time of signing of the amendment, has the "**TITLE**" specified in paragraph 1 and the grantee will be bound by the amendment.

I hereby certify that this Resolution was adopted by the

Upper Dublin Township Board of Commissioners

(identify the governing body of the applicant, e.g. city council, borough council, board of supervisors, board of directors)

of this applicant, this 14th day of March, 2023.

(signature of the governing body)

Resolution No. 23-2499



pennsylvania
DEPARTMENT OF CONSERVATION
AND NATURAL RESOURCES

RESOLUTION PAGE

Commonwealth of Pennsylvania
<https://apps.dcnr.pa.gov/grants>

| | | |
|--|---|------------------------------------|
| DCNR-C2P2 | Applicant Information (* indicates required information) | |
| Applicant/Grantee Legal Name: THE TOWNSHIP OF UPPER DUBLIN | | Web Application ID: 2006389 |
| Project Title: Sunny Willow Swim Club Trail & Conservation Easement | | |

WHEREAS, **THE TOWNSHIP OF UPPER DUBLIN** ("Applicant") desires to undertake the project, "**Sunny Willow Swim Club Trail & Conservation Easement**" ("Project Title"); and

WHEREAS, the applicant desires to receive from the Department of Conservation and Natural Resources ("Department") a grant for the purpose of carrying out this project; and

WHEREAS, the application package includes a document entitled "Terms and Conditions of Grant" and

WHEREAS, the applicant understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department **if the applicant is awarded a grant**; and

NOW THEREFORE, it is resolved that:

1. The grant application may be electronically signed on behalf of the applicant by "**Kurt Ferguson**" who, at the time of signing, has a **TITLE** of "**Township Manager**" and the email address of "**KFerguson@upperdublin.net**".
2. If this Official signed the Grant Application Electronic Authorization prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the applicant is awarded a grant, the Grant Application Electronic Authorization, signed by the above Official, will become the applicant/grantee's **executed** signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.
4. Any amendment to the Grant Agreement may be signed on behalf of the grantee by the Official who, at the time of signing of the amendment, has the "**TITLE**" specified in paragraph 1 and the grantee will be bound by the amendment.

I hereby certify that this Resolution was adopted by the

Upper Dublin Township Board of Commissioners
(identify the governing body of the applicant, e.g. city council, borough council, board of supervisors, board of directors)

of this applicant, this 14th day of March, 2023.

[Signature]
(signature of the governing body)