

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, March 12, 2024, 7:00 p.m.



To join the meeting via Zoom:

<https://us02web.zoom.us/j/82486237364?pwd=VkFzL01GMUxKWDdNSjAzYVAzQzI0UT09>

Call #: 1-646-876-9923

Meeting ID: 824 8623 7364 Passcode: 303914

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of potential litigation.

PUBLIC COMMENTS

Citizen comments, concerns, questions for items not on the agenda
(Comments on agenda items will be taken when those items are discussed by the Board)

BUILDING AND ZONING

1. Consideration of Resolution 2024-XX approving preliminary/final land development for Gwynedd Mercy University's Frances M. Maguire Healthcare Innovation Center (#2303LD)

GENERAL BUSINESS

1. Final approval of master plans for Oxford Park, Ingersoll Park, Pen-Ambler Park, and Penllyn Station Trail
2. Consider an amendment to Chapter 282 in the Township Code revising the structure of the Historic Advisory Committee
3. Resolution 2024-XX revising the structure of the Historic Advisory Committee
4. Change order for replacement of deteriorating 42" pipe under Sumneytown Pike as part of the Spring House Intersection Improvement Project
5. Authorization to advertise amendments to Chapter 420 of the Township Code adding brake retarder restrictions on Sumneytown Pike and Route 202
6. Approval of minutes - February 27, 2024 meeting (TM abstains)

SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

STAFF UPDATES

Updates from staff on municipal activities and projects

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

Adjournment

UPCOMING MEETING DATES*

HUMAN RELATIONS COMMISSION	THURS	05/02/2024	7:00 P.M.
BOARD OF SUPERVISORS	TUES	03/26/2024	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	03/13/2024	7:00 P.M.
ZONING HEARING BOARD	THURS	03/14/2024	6:00 P.M.
PARKS AND RECREATION	MON	03/19/2024	6:00 P.M.
PLANNING COMMISSION	WED	03/20/2024	7:00 P.M.

*Please check the Township website to confirm meeting dates and times.



MEMORANDUM

ATTN: Board of Supervisors
DATE: Friday, March 8, 2024
FROM: Jamie P. Worman, Assistant Township Manager *Jamie Worman*
SUBJ: Gwynedd Mercy University- Frances M. Maguire Healthcare Innovation Center #23-03LD

Gwynedd Mercy University is proposing a land development project to construct a 62,000 square foot two-story healthcare facility with a new parking lot and restoration of an existing parking lot, walkway connections, landscaping, and lighting improvements. In addition, a stormwater management basin is depicted on the plans. The applicant is seeking seven waivers including waivers for sidewalk/curbing and tree replacement. The applicant's representative presented the proposed project to the BOS on February 27th, 2024, and had received a recommendation of approval with conditions from the Planning Commission on January 17th, 2024. The applicant conducted a tree assessment and provided detailed plans for other environmental initiatives to be implemented as part of the project. Gilmore & Associates had their arborist review the tree assessment submitted and had questions that were resolved and a revised letter to that effect is attached to this memo. GMU agreed to provide a trail easement along Evans Road instead of providing sidewalk and curbing along Sumneytown Pike and Evans Road. The BOS was agreeable to this condition with the caveat that the trail be installed at GMU's sole expense at such a time the Township deems necessary. GMU is requesting that the Township not require trail installation within the next five years. GMU is also requesting 180 days to furnish required agreements, project escrows, and payment of applicable fees instead of the standard 90 days. Aside from the items noted, the applicant agrees to comply with the review letters noted in the proposed resolution and is working to secure an NPDES permit, which has not yet been obtained. Due to the plan size, a link has been provided below.

[GMU-Healthcare Innovation Center #23-03LD](#)

Staff does not have a recommended action at this time. The BOS can consider the proposed changes to the conditions of approval and decide at the meeting following their discussion whether they are comfortable approving the resolution with or without revisions.

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2024-_____

APPLICATION OF GWYNEDD MERCY UNIVERSITY
FRANCES M. MAGUIRE HEALTHCARE INNOVATION CENTER (#23-03LD)

PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

BACKGROUND

A. **GWYNEDD MERCY UNIVERSITY** (the "**Applicant**"), is the owner of property located at 1325 Sumneytown Pike (Tax Parcel #39-00-03955-00-2) consisting of 142.84 acres, located in the Township's A-Residential Zoning District, and currently containing an existing university with several accessory buildings, athletic fields and facilities, parking areas and access drives (collectively, the "**Property**").

B. The Applicant has filed an application (the "**Application**") proposing the construction of a two-story healthcare academic facility with a new parking lot, the mill and overlay of an existing parking lot, concrete walkway connections, landscaping and lighting improvements, and a managed release basin to control the stormwater runoff from the added impervious surface areas (collectively, the "**Development**").

C. The Development is more particularly depicted and described in the following plans and reports, all as prepared by Bohler Engineering for the Applicant (collectively, the "**Plans**"):

(1) Preliminary/Final Land Development Plans, consisting of sheets 1 through 29 of 29, dated June 6, 2023, last revised August 30, 2023.

(2) Stormwater Management Calculations dated June 7, 2023, last revised August 30, 2023.

(3) Sewer Planning Module Exemption Package, dated August 30, 2023.

D. Applicant has previously obtained (or will obtain) and provided to the Township all applicable permits from all authorities, agencies and municipalities having jurisdiction, as well as any necessary offsite easements (collectively, the "**Third Party Approvals**").

E. The Applicant desires to obtain preliminary and final land development approval of the Plans from Lower Gwynedd Township in accordance with Section 508 (53 P.S. §10508) of the Pennsylvania Municipalities Planning Code ("**MPC**").

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the Lower Gwynedd Township Board of Supervisors (the “**Board**”) hereby grants preliminary and final approval of the Development (the “**Approval**”), as depicted in the Plans. The Approval is expressly made subject to the following conditions:

1. The Planning Commission and the Township Engineer have recommended, and the Board has determined that the waivers requested by the Applicant’s engineer in its letter of June 14, 2023, last revised January 17, 2024, are necessary to alleviate the undue hardship created by peculiar conditions pertaining to the Property, will not be contrary to the public interest, and preserve the purpose and intent of the Codes of Lower Gwynedd Township. Therefore, the Board waives strict compliance with the following provisions of the Lower Gwynedd Township Subdivision and Land Development Ordinance (“**SALDO**”):

(a) §1230.19.b. A waiver to allow consideration and approval of a concurrent Preliminary & Final land development application.

(b) §1230.37(c)&(e), §1230.45(a) & §1230.61. A waiver from providing curbing and the dedication of additional right-of-way beyond the existing legal right-of-way for Sumneytown Pike and Evans Road. This waiver is intended to apply to frontages along Sumneytown Pike and Evans Road. Notwithstanding the foregoing, this waiver is expressly conditioned upon (i) revision of the Plans to the Township’s satisfaction, depicting an additional public trail easement of fifteen feet (15’) in width (the “**Trail Easement**”); and (ii) an agreement in form and content satisfactory to the Township, providing for the future installation of a trail (the “**Trail**”) within the Trail Easement, as may be required by the Board, with all costs of such installation to be at the Applicant’s sole cost and expense (the “**Trail Agreement**”). The Trail Easement shall be dedicated to the Township without cost or expense. The Trail Agreement and deed(s) of dedication for the Trail Easement shall be signed by the Applicant and recorded prior to the issuance of any building permits for the Development.

(c) §1230.40. A waiver from the requirement to provide a traffic impact study.

(d) §1230.41(i). A partial waiver to permit planting fewer than the required number of replacement trees. The required number of replacement inches are 1,457 and the Applicant is proposing to provide 1,127 replacement inches, leaving a deficiency of 330 caliper inches. In lieu of planting additional replacement trees, the Applicant has agreed to offer the following environmental upgrades: 1) upgrade all lighting on campus to LED within next two (2) years, 2) Install four (4) dual port EV Charging Stations, 3) design the proposed Healthcare Innovation Building with a roof capable of supporting solar panels (collectively, the “**Environmental Improvements**”).

(e) §1230.46(e)(20) & (h). A waiver from the requirement of concrete tire bumpers, curbs or tire stops to prevent vehicle overhang on the sidewalk area and protection of the planting strip.

(f) §1230.58. A waiver from providing streetlights along Sumneytown Pike and Evans Road.

(g) §1230.46(e)(1-3). A partial waiver from providing a ten-foot (10’) wide curbed landscaped island at the end of each parking row. The Applicant does not propose curbing along the outside of the proposed parking lot.

2. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated October 23, 2023, the entire contents of which are incorporated herein by reference.

3. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Fire Marshal's review letter dated August 10, 2023 and updated October 25, 2023, the entire contents of which are incorporated herein by reference.

4. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Traffic Engineer's review letter dated October 24, 2023, the entire contents of which are incorporated herein by reference.

5. The Applicant shall revise the Plans to satisfy all comments of the Township Planning Commission, the Zoning Officer, and the Montgomery County Planning Commission, except to the extent such comments are modified or waived by the terms of this Resolution.

6. Prior to recording the Plans, the Applicant shall provide the Township with all required Third Party Approvals.

7. Prior to recording the Plans, Applicant shall enter into a Land Development and Financial Security Agreement with the Township, in form and content satisfactory to the Township (the "**Development Agreement**"). In the Development Agreement, the Applicant shall post financial security, in form and amount satisfactory to the Township, to guarantee completion of the public improvements depicted in the Plans, in strict accordance with Township criteria and specifications.

8. The Applicant shall sign, and the Township shall record, an agreement requiring that prior to January 1, 2026, the Applicant shall implement the Environmental Improvements, as more particularly described in the Evolution Sustainability Group's LED Lighting & EV Charging Project Overview (undated but submitted to the Board on February 27, 2024).

9. The Applicant and the Applicant's successors and assigns shall be responsible for the maintenance of all stormwater collection, detention and conveyance facilities depicted in the Plans. Prior to the recording of the Plans, the Applicant shall sign the Township's form of Stormwater Ownership and Maintenance Agreement.

10. Prior to the recording of the Plans, the Applicant shall pay to the Township:

(a) a recreation impact fee in the amount of **Sixteen Thousand Two Hundred Fifty-Two Dollars (\$16,252.00)**, as required by the Codified Ordinances of Lower Gwynedd Township.

(b) a Stormwater Management Fee in the amount of **Twenty-Nine Thousand Nine Hundred Twenty-Six Dollars and fifty cents (\$29,926.50)**, as required by the Codified Ordinances of Lower Gwynedd Township.

(c) a Transportation Impact Fee in the amount of **One Hundred Eighteen Thousand Eight Hundred Twenty Dollars (\$118,820.00)**, as required by the Codified Ordinances of Lower Gwynedd Township.

11. The Development shall be constructed in strict accordance with all decisions and orders, if any, issued by the Lower Gwynedd Township Zoning Hearing Board.

12. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans, and the terms and conditions of this Preliminary and Final Approval Resolution.

13. The Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours' notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual buildings or additions), so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be removed from the Property.

14. CONSISTENT WITH SECTION 509(B) OF THE MPC (53 P.S. §10509(B)), THE PAYMENT OF ALL APPLICABLE FEES AND THE FUNDING OF ALL ESCROWS UNDER THE DEVELOPMENT AGREEMENT MUST BE ACCOMPLISHED WITHIN NINETY (90) DAYS OF THE DATE OF THIS RESOLUTION, UNLESS A WRITTEN EXTENSION IS GRANTED BY THE BOARD. UNTIL THE APPLICABLE FEES HAVE BEEN PAID AND THE ESCROWS FULLY FUNDED, THE RECORD PLAN SHALL NOT BE SIGNED OR RECORDED, AND NO CONSTRUCTION PERMITS SHALL BE ISSUED. IF 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 APPROVAL SHALL EXPIRE AND BE DEEMED TO HAVE BEEN REVOKED.

15. UNDER THE PROVISIONS OF THE MPC, THE APPLICANT HAS THE RIGHT TO ACCEPT OR REJECT THE CONDITIONS OF APPROVAL IMPOSED BY THE BOARD. IN THE ABSENCE OF A WRITTEN APPEAL OR A NOTICE OF REJECTION FILED WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS RESOLUTION, THE CONDITIONS SET FORTH HEREIN SHALL BE DEEMED TO HAVE BEEN ACCEPTED BY THE APPLICANT. IF THE TOWNSHIP RECEIVES WRITTEN NOTICE OF AN APPEAL OR REJECTION OF ANY OF THE CONDITIONS SET FORTH HEREIN WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS RESOLUTION, THE APPROVAL, THE WAIVERS AND DEFERRALS GRANTED HEREIN SHALL BE DEEMED TO BE AUTOMATICALLY RESCINDED AND REVOKED AND THE APPLICATION SHALL BE CONSIDERED DENIED BASED UPON THE FAILURE TO FULLY COMPLY WITH ALL OF THE CONDITIONS SET FORTH HEREIN, ALL AS AUTHORIZED BY SECTION 508 OF THE MPC (53 P.S. §10508).

16. The cost of accomplishing, satisfying, and meeting the terms and conditions and requirements of the Plans, notes to the Plans, this Resolution, and the Development Agreement, shall be borne entirely by the Applicant at no cost to the Township.

17. If any provision of this Resolution or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are hereby declared to be severable.

SIGNATURES BEGIN ON THE FOLLOWING PAGE

APPROVED at the public meeting of the Lower Gwynedd Township Board of Supervisors held on the 12th day of March, 2024.

ATTEST:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

MIMI GLEASON, TOWNSHIP SECRETARY

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

ACCEPTED BY THE APPLICANT:

GWYNEDD MERCY UNIVERSITY

By: _____
AUTHORIZED REPRESENTATIVE

Print Name: _____

Title: _____

Dated: _____, 2024



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

- 5100 Tilghman Street, Suite 150 | Allentown, PA 18104 | P: 610.366.8064 | F: 610.366.0433
- 508 Corporate Drive West | Langhorne, PA 19047 | P: 215.369.3955 | F: 610.968.1829
- 65 E. Butler Avenue, Suite 100 | New Britain, PA 18901 | P: 215.345.4330 | F: 215.948.9943
- 184 W. Main Street, Suite 300 | Trappe, PA 19426 | P: 610.489.4949 | F: 610.489.8447
- One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | Philadelphia, PA 19103 | P: 215.687.4246 | F: 215.564.1780

MEMORANDUM

Date: February 22, 2024 **REVISED March 5, 2024**

To: James Hersh, Senior Project Manager

From: Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist®

cc:

Reference: Gwynedd Mercy University Healthcare Innovation Center
Urban Forest Review and Investigation
G&A Project No. 2023-06065

Per your request, I have reviewed woodlands information submitted in support of the Gwynedd Mercy University: Proposed Frances M. Maquire Healthcare Innovation Center Application for Land Development, consisting of the following:

- Urban Forest Review and Investigation prepared by Rockwell Associates, dated November 4, 2023
- Tree Removal Summary and Report prepared by Bohler Engineering and Rockwell Associates, dated December 20, 2023
- Tree Survey & Demolition Exhibit, 2 sheets, prepared by Bohler Engineering, dated January 4, 2024

I am generally in agreement with the submitted Arborist's report and conclusions. During a site visit on February 21, 2024, I observed that the majority of the trees within the survey area show significant defects including decay and structural issues, and there was a significant quantity of dead trees. I am in agreement that trees showing signs of decay, structural issues including bifurcation, crooks and leans, trees in decline, as well as invasive and dead trees present significant enough cause for concern that replacement should not be warranted. However, three issues/defects were presented as reasons for not requiring replacement where I believe additional information should be provided in order to demonstrate that the defects are significant enough to make exclusion from tree replacement calculations a logical conclusion:

- In several instances the term "structure" is indicated as a defect, but no further information is provided as to the nature or the severity of the structural defect observed.
- "Unbalanced crown" is indicated for a number of trees, but information is not provided regarding the severity of the defect or if trees exhibit any other issues resulting from the indicated unbalanced crown.
- "Sweep" is indicated for several trees, which is generally observed in trees that were leaning but through growth over a number of years have self-corrected to grow vertically again, and is not always indicative of a hazardous condition. Additional information should be provided regarding these trees to demonstrate that their exclusion from replacement calculations is appropriate.

Upon further discussion with the applicant's Arborist, I am able to confirm that sufficient additional information has been provided to support the conclusions provided in their report with no further reservations on my part. My initial concerns stemmed from the general nature of the description of some of the defect findings in the report (for example, where a defect of "unbalanced crown" was provided, the severity was not indicated.) However, the applicant's arborist was able to elaborate further on how they reached their conclusions that no replacement was warranted:

- ***Where "structure" is stated, it is indicative of severe structural issues with the tree including inclusions, such that it could be reasonably anticipated that the tree has a high probability of failure.***
- ***Where "unbalanced crown" is indicated, the condition is severe enough that the Arborist was concerned about failure during wind storms.***
- ***Where "sweep" is indicated, the condition is not minor but is severe enough to cause concern for the structural integrity of the wood fibers and in the Arborist's opinion, and in his experience, the tree is at risk of failure.***

Based on the additional information provided by the applicant's Arborist, my review of the report, and my site visit to review existing trees within the subject area, I am satisfied that the report, tree assessments, and calculations submitted are reasonable and accurate.

June 14, 2023
Revised August 16, 2023
Revised January 17, 2024
Via email

Lower Gwynedd Township
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

Attention: Patty Furber

Re: Proposed Healthcare Center: Proposed Frances
M. Maguire Healthcare Innovation Center
1325 Sumneytown Pike
Lower Gwynedd Township
Montgomery County, PA
PAA220063.00

Dear Patty:

Regarding the above-referenced project, the following is the list of requested waivers, including justifications, for the Lower Gwynedd Township Board of Commissioners.

- 1. A waiver from § 1230.17 to allow concurrent Preliminary & Final application and approval of the project.**
- 2. A waiver from § 1230.37(c), 1230.45(a), and 1230.61 to provide curb, sidewalk, and Ultimate Right-of-Way dedication along Sumneytown Pike & Evans Road.**

The project is located on an interior portion of the overall campus property and therefore, there are no improvements to street frontages proposed.

- 3. A waiver from § 1230.40(a)(1)D to not provide a traffic impact study.**

The average of on-campus and commuter students is approximately 1,800, based on GMU enrollment statistics for the last decade. There has been a decline in enrollment over the last several years and more significant decline in 2022. The University does expect that the new Healthcare Innovation Center will increase enrollment, but the expectation is that enrollment gets back in the range of 1,800 on-campus and commuter students. Therefore, the proposed development is not expected to generate any more traffic on campus and surrounding roads than already exists at the campus now or has in the past and a Traffic Impact Study should not be required.

- 4. A partial waiver from § 1230.41(i) to permit planting fewer than the required number of replacement trees.**

1,127 caliper inches are provided of the 1,457 caliper inches required for replacement. This leaves a deficiency of 330 caliper inches. The environmental benefits of those 330 caliper inches will be compensated for through other green initiatives that may include EV charging, solar panels, and conversion of legacy lighting to sustainable LED sources.

- 5. A partial waiver from § 1230.46(e)(1-3) requiring to provide a ten (10) foot wide curbed landscaped island at the end of each parking row.**

The required landscaped islands are provided, however, to be consistent with existing parking areas within other portions of the campus curbing is not provided along the outer edges of the parking lot.

- 6. A waiver from § 1230.46(e)(20) & (h) requiring concrete tire bumpers, curbs, or tire stops to prevent vehicle overhang on the sidewalk area and protection of planting strip.**

The parking stalls adjacent to the proposed building have a curbed 8' wide sidewalk which provides sufficient area for pedestrian access. Wheel stops are not provided as they are a tripping hazard.

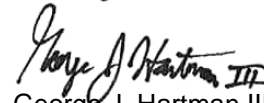
7. A waiver from § 1230.58 to provide streetlights along Sumneytown Pike & Evans Road.

The project is located on an interior portion of the overall campus property and therefore, there are no improvements to street frontages proposed.

Should you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC



George J. Hartman III, P.E.
Sr. Project Manager

GJH/GBA/ks

cc:

Steve Freeman – GMU (via Newforma)
Joe Horan – Kimmel-Bogrette (via Newforma)
Matthew Webber – Aramark (via Newforma)
Christen Pionzio – HRMML (via Newforma)

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 23, 2023

File No. 23-06065

Mimi Gleason, Township Manager
Lower Gwynedd Township
1130 N Bethlehem Pike, P.O. Box 625
Spring House, PA 19477

Reference: Gwynedd Mercy University – Frances M. Maguire Healthcare Innovation Center
TMP #39-00-03955-00-2, Block 8, Unit 24
Preliminary/Final Land Development Plans – Review 2

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the preliminary/final land development plans for the above-referenced project. Upon review we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors:

I. Submission

- A. Preliminary/Final Land Development Plans, consisting of sheets 1 through 29 of 27, dated June 6, 2023, last revised August 30, 2023, as prepared by Bohler Engineering. for Gwynedd Mercy University located at 1325 Sumneytown Pike.
- B. Stormwater Management Calculations dated June 7, 2023, last revised August 30, 2023, as prepared by Bohler Engineering, for GMU Healthcare Innovation Center at Gwynedd Mercy University.
- C. Sewer Planning Module Exemption Package, dated August 30, 2023, as prepared by Bohler Engineering, for GMU Healthcare Innovation Center at Gwynedd Mercy University.

II. Project Description

The subject property TMP # 39-00-03955-00-2, located at 1325 Sumneytown Pike is situated in the Lower Gwynedd Township A-Residential District. The property is accessed from Sumneytown Pike and Evans Road (SR 2016). The tract consists of 160.1 acres and currently contains an existing university with several accessory buildings, athletic fields and facilities, parking areas and access drives.

The plans propose the construction of a two-story healthcare facility with a new parking lot and the mill and overlay of an existing parking lot. Additional improvements include asphalt and concrete walkway connections, landscaping, and lighting improvements. Lastly, the plans propose the construction of a managed release basin to control the runoff from the added impervious surface areas.

III. Review Comments

A. Zoning Ordinance

We have no comments with respect to the Lower Gwynedd Township Zoning Ordinance.

B. Waivers Requested

Pursuant to §1230.09, the Township Board of Supervisors may grant a waiver of the requirements of one or more provisions of this ordinance provided the Applicant proves undue hardship. All waivers shall be formally requested from the Township and shall be in writing and shall accompany and be part of the application for development. The Record Plan shall list the waivers, applicable section numbers, and the date granted as applicable, including any conditions.

The following waiver requests shall be noted on the Record Plan, Sheet 1:

1. §1230.17 – A waiver to allow concurrent Preliminary & Final application and approval of the project.
2. §1230.37(c), 1230.45(a) & 1230.61 – A waiver from providing curb, sidewalk, and Ultimate Right-of-Way dedication along Sumneytown Pike and Evans Road. **In the event a waiver is granted, we recommend the Applicant provide 15-foot wide trail easement, to be dedicated to the Township along Evans Road for a future trail/sidewalk connection.**
3. §1230.40 – A waiver from providing a traffic impact study. **We defer to the Traffic Engineer regarding the Traffic Impact Study waiver request.**
4. §1230.41(i) – A partial waiver to permit planting fewer than the required number of replacement trees. **We note that the Applicant has proposed an additional 243 caliper inches from the original plan submission for a total of 1,029 caliper inches of the required 5,903 caliper inches of replacement trees. As such, the plans are deficient 4,874 caliper inches, which equates to 1,624 three-inch trees. The plans indicate that additional plantings will be provided elsewhere on the campus.**
5. §1230.46(e)(1-3) – A partial waiver from providing a ten-foot (10') wide curbed landscaped island at the end of each parking row. **We note that Applicant does not propose curbing along the outside of the proposed parking lot.**
6. §1230.46(e)(20) & (h) – A waiver from requiring concrete tire bumpers, curbs or tire stops to prevent vehicle overhang on the sidewalk area and protection of the planting strip.
7. §1230.58 – A waiver from providing streetlights along Sumneytown Pike and Evans Road.

C. Subdivision and Land Development Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Subdivision and Land Development Ordinance:

1. §1230.15 – The Applicant is responsible for all required approvals, permits, etc. (e.g., Montgomery County Conservation District, PennDOT HOP, Fire Marshal, PADEP, etc.).
2. §1230.33 – The Applicant is required to obtain an NPDES and Erosion & Sediment Control permit from the Montgomery County Conservation District. The Township should be copied on all future correspondence with the Conservation District.
3. §1230.45(f) – Sidewalks and other pedestrian trails shall not exceed a grade of 7%, and ADA accessibility areas shall not exceed 5%. The plans shall be revised to show the proposed slopes on the walkways to ensure they meet ADA accessibility requirements, specifically the paths on the southern end of the site, adjacent to the triplex development. We note that this area appears to exceed 8% grade.
4. §1230.63 – The Applicant has submitted the required PADEP planning module to the Township for review. Any comments related to the PADEP planning module will be provided under separate cover. We also offer the following general comment related to the sanitary design.
 - a. We note that some of the proposed trees are located in close proximity to the proposed sewer lateral. The Applicant shall verify that all proposed trees are located a minimum of ten (10) feet from the proposed lateral and the plans shall be revised accordingly.

5. §1236.12(a)&(b) – In accordance with this section of the ordinance, the Applicant is required to pay a Recreation Impact Fee for non-residential developments. The required fee is to be calculated as \$500 per 1000 square feet being constructed. We note that the proposed building footprint has been reduced from the original plan design. As such the total recalculated fee is \$16,252.00.
6. We defer to the Fire Marshal regarding the one-way drive access from the triplex development and fire hydrant placement.
7. We defer to the Township Traffic Engineer to calculate the impact fee in accordance with the Township's Act 209 Study, if applicable.

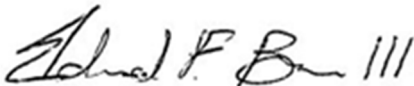
B. Stormwater Management Ordinance

We offer the following comments with respect to the Lower Gwynedd Township Stormwater Management Ordinance (SWMO):

1. We note that it appears the stormwater management report has been revised to remove the "Overmanaged Triplex" drainage area from routing diagram and the calculations for BMP No. 1. The Applicant shall confirm that the storage area for the basin is designed to account for the impervious area associated with the Triplex Development and the report shall be revised accordingly.
2. §1241.401(r)&(s) – We note inconsistencies with MH06 between the profiles on Sheets C-801, and the node and Gutter Report. The Applicant shall verify the calculations and the report shall be revised accordingly.
3. §1241.704 – The Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed on-site stormwater improvements. The document will be prepared by the Township Solicitor and should be executed prior to the plans being recorded.
4. In accordance with Lower Gwynedd Township Resolution 2005-16, the Applicant is required to pay a Stormwater Management Facility fee in the amount of \$500 per 1000 cubic feet of storage volume within the proposed BMP's. We note that the Proposed Basin has a storage volume of 54,853 cubic feet and the existing Rain Garden has an additional 5,167 cubic feet of storage from the original design, during the 100-year storms. As such, the total storage volume of the BMPs is 59,853 cubic feet, which requires a stormwater management facility fee of \$29,926.50. We note that the fee may need to be recalculated following any revisions to the stormwater management design.

In order to expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Additional review comments not referenced in this letter may be made upon review of the revised plan submission.

Sincerely,



Edward Brown, P.E.
Project Manager
Gilmore & Associates, Inc.

EB/

cc:

Jamie Worman, Assistant Township Manager
Neil A Stein, Esq., Township Solicitor
Chad Dixon, AICP, PP, McMahan Associates, Inc.
Griffin Baier-Anderson, P.E., Bohler Engineer
G.J. Hartman, P.E., Bohler Engineering
James Hersh, P.E., Gilmore & Associates, Inc.



October 24, 2023

Ms. Mimi Gleason
Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

RE: **Traffic Review #2 – Preliminary/Final Land Development Plans**
Gwynedd Mercy University – Frances M. Maguire Healthcare Innovation Center
Lower Gwynedd Township, Montgomery County, PA
Project No. 313605-01-001

Dear Mimi,

Per the Township's request, McMahon, a Bowman company (McMahon) has completed our second (2nd) traffic review for the proposed development to be located on the Gwynedd Mercy University Campus in Lower Gwynedd Township, Montgomery County, PA. The proposed development will consist of a 62,608 square-foot Healthcare Innovation Center. Access to the University campus will continue to be provided via the existing driveways along Sumneytown Pike and Evans Road (SR. 2016).

The following documents were reviewed in preparation of our comments:

- Preliminary/Final Land Development Plans – Gwynedd Mercy University (Frances M. Maguire Healthcare Innovation Center), prepared by Bohler Engineering, last revised August 30, 2023.
- Response to Comments Letter – Gwynedd Mercy University (Proposed Frances M. Maguire Healthcare Innovation Center), prepared by Bohler Engineering, dated September 1, 2023.

Based on our review of the documents listed above, McMahon offers the following comments for consideration by the Township and action by the applicant's team to address:

1. The applicant is requesting a waiver from the following ordinance requirements:
 - Section 1230.37(c) – requiring a 100-foot ultimate right-of-way along the Sumneytown Pike site frontage and an 80-foot ultimate right-of-way along the Evans Road (S.R. 2016) site frontage.
 - Section 1230.40(a)(1)D – requiring a traffic impact study for the proposed Innovation Center.
 - Section 1230.45(a) – requiring sidewalk along the Sumneytown Pike and Evans Road (S.R. 2016) site frontages.
 - Section 1230.61 – requiring curbing along the Sumneytown Pike and Evans Road (S.R. 2016) site frontages.
 - Section 1230.46(e)(1-3) – requiring 10-foot curbed parking islands at each end of a parking row.
 - Sections 1230.46(e)(20) and 1230.46(h) – requiring concrete tire bumpers, curbs, or tire stops to prevent vehicle overhang on sidewalk area and provide protection of planting strips.

2. As noted in comment #1, the applicant is requesting a waiver from the requirement to provide a traffic impact study for the proposed Innovation Center. We recommend that if further developments are planned for the campus in the future beyond the Innovation Center, consideration should be given to the completion of a comprehensive traffic study for the campus to proactively plan for transportation improvements that may be needed for the adjacent roadways of Sumneytown Pike and Evans Road (S.R. 2016).
3. The applicant should provide details, with a narrative and any supporting plans, for the expected on-site traffic operations during the construction phases. The applicant's engineer indicates in its response that standard construction procedures will be utilized to maintain pedestrian safety during construction, and an official narrative and supporting plans will be provided under separate cover when a contractor is hired.
4. The following comments pertain to the proposed pedestrian path located in the existing parking lot located to the west of the proposed building provided in this submission:
 - A minimum 4-ft. ADA compliant ramp should be provided at the intersection between the bottom of the existing concrete section tapering down to the parking area adjacent to the ADA parking space at the northeast corner of the Hobbit House building and the newly proposed crosswalk, which ultimately leads to the proposed Healthcare Innovation Center building. In addition, the ramp must include a DWS strips in accordance with ADA standards.
 - There appears to be a significant grade differential between the parking aisles on either side of the existing grass median in the parking area between the Hobbit House building and the proposed Healthcare Innovation Center building within the proposed median cut-out for the newly shown crossing. The plans should be revised to provide sufficient elevations and slopes in this area to ensure ADA compliancy can be achieved and to demonstrate how this area is intended to be graded overall. In addition, the pedestrian area within the median section should be concrete and should include DWS strips in accordance with State standards. Refer to PennDOT RC-67M, Sheet 6 of 14 (Type A Median or Island Access Opening) for further guidance.
 - Verify the design of the curb ramp flares, particularly the northern flare of the new ramp adjacent to the southwest corner of the Healthcare Innovation Center building. The northern ramp flare appears to conflict with the grading in the adjacent grass area.
5. The Township Fire Marshal should review the emergency vehicle turning templates for accessibility and circulation needs of emergency apparatus.
6. Based on the date of the land development application, the proposed development will be subject to the transportation impact fee of \$2,285 per "new" weekday afternoon peak hour trip, and the applicant will be required to pay a Transportation Impact Fee. The applicant must provide information regarding the approximate maximum number of students and staff that can be accommodated by the existing campus and the estimated maximum number of students and staff that can be accommodated by the campus after the construction of the Health Innovation Center to determine whether the proposed development will be subject to the Transportation Impact Fee.
7. Since Evans Road (S.R. 2016) is a State roadway and Sumneytown Pike is a County roadway, a Highway Occupancy Permit from PennDOT or Montgomery County will be required if the University

decides to pursue any modifications to the either of the site frontages within the right-of-way in the future. The Township and our office must be copied on any plan submissions and correspondence between the applicant and PennDOT and Montgomery County.

8. Based on our review, the applicant should address the aforementioned comments, and provide revised plans to the Township and our office for further review and approval recommendations. The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the materials, as opposed to general responses. This will aid in the detailed review and subsequent review timeframes.

We trust that this review letter responds to the Township's request and addresses our review of the materials related to the proposed development apparent to us at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Chad Dixon, AICP, PP
Senior Project Manager

BMJ/CED

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
James Hersh, P.E., Gilmore & Associates, Inc.
Neil Stein, Esquire, Solicitor
George Hartman, P.E., Bohler Engineering



Office of the Fire Marshal

1130 N. Bethlehem Pike--P.O.Box 625--Spring House, PA 19477-0625--(215) 646-5302--FAX (215) 646-3357

MEMORANDUM

**TO: JAMIE WORMAN, DIRECTOR OF PLANNING & ZONING
PLANNING COMMISSION
PATTY FURBER, CODES ADMINISTRATOR**

FROM: AL COMLY, FIRE MARSHAL

DATE: AUGUST 10, 2023 updated October 25, 2023

**RE: LAND DEVELOPMENT APPLICATION
FRANCES M. MAQUIRE HEALTHCARE INNOVATION CTR
GWYNEDDD MERCY UNIVERSITY
1325 SUMNEYTOWN PIKE
LOWER GWYNEDD TOWNSHIP, PA**

I have reviewed the plans for the Land Development Application for the above referenced project as prepared by Bohler Engineering, dated 6-06-2023 **revised 8-30-2023**, consisting of the following drawings:

- C-101 Cover Sheet
- C-102 General Notes Sheet
- C-201 Existing Conditions/ Demolition Plan
- C-202 Natural Resources Protection Plan
- C-301 Site Plan
- C-401 Grading Plan
- C-501 Utility Plan
- C-601 Soil Erosion and Sediment Pollution Control Plan
- C-602, 603, 604, 605 Soil Erosion and Sediment Pollution Control Notes & Details
- C-606 Post Construction Stormwater Management Plan
- C-607, 608 Post Construction Stormwater Management Notes & Details
- C-701 Lighting Plan
- C-702 **Overall** Landscaping Plan
- C-703 Landscape **Plan A**

C-704 Landscape Plan B

C-705 Landscape Details

C-801 Profiles

C-901 Pre-Development Drainage Area Plan

C-902 Post Development Drainage Area Plan

C-903 Inet Drainage Area Plan

C-904, 905, 906 Details

C-907 Truck Circulation Plan

C-908 Fire Truck Circulation Plan

I have modified **(in Purple)** my review letter in response to the Bohler response dated 9-1-2023 to reflect the status of the comments, specifically:

1 Regarding drawing C-908 Fire Truck Access, the paths shown seem to overlap the proposed parking spaces—meaning that access could be impeded by legally parked vehicles. The access paths are extremely tight and should be reviewed in more detail to assure that apparatus access is truly as presented on the drawings. **OK per Bohler response dated 9-1-2023**

2 I note, however, that the drawings (C-904 specifically) for not include a sign type designating:

No Parking By Order of Fire Marshal

This sign type shall be included and the access areas that are part of the fire truck access route shown on drawing C-908, shall be signed to prevent parking in the identified access lanes. **OK per Bohler response dated 9-1.2023**

3 Utility Plan C-501 shows a proposed 4” domestic and fire water connection coming from what has been known as “Hobbit House”. The minimum service allowable for fire service water lines to automatic sprinklers is 4” diameter—customarily provided as a separate line from the domestic water. But, depending on the hydraulic calculations for the proposed building a larger line is often required. Please provide data to confirm the size of this water line as appropriate for the building requirements, or recognize that the 4” note may only be a “placeholder” for the final pipe size once calculations are complete. Supporting data must also be provided for the water supply test location which will serve as the basis for the fire system design. **OK as noted in Bohler response dated 9-1-2023, with the understanding that final acceptance will be based on the hydraulics when provided.**

4. Utility Plan C-501 does not show a fire hydrant on the plan. A hydrant will be required on the side toward University Drive. It will be coordinated with the final location of the remote fire department connection (FDC) for this building, which will be located remote from the building and not within the parking lot (given the tightness of the lot access as covered in my earlier Comment #1. **Hydrant is now shown, with the remote FDC location, but will result in the driveway being blocked by apparatus hooked up to hydrant—this is not acceptable. Propose moving hydrant and FDC either to University Drive to clear driveway or widen the driveway to accommodate. Placement in one of the parking lot islands could also be considered, but there cannot be parking in front of the hydrant.**



Office of the Fire Marshal

1130 N. Bethlehem Pike--P.O.Box 625--Spring House, PA 19477-0625--(215) 646-5302--FAX (215) 646-3357

5 Access connecting the “Tri-Plex”, “Hobbit House” and this project’s parking lot has been shown as requested and is reflected on the Fire Truck Access drawing C-908. No dimensions are shown on the site plan, but the width must be a minimum of 12 feet. Any consideration of bollards or other constraints to unauthorized use of these emergency accessways must be submitted to the Fire Marshal’s office and approved by that office prior to construction. Any point where underground infra-structure crosses these accessways must be designed to accommodate a vehicle with a 25,000 pound axle rating. **Acknowledged—submittal of product data and locking is still required prior to construction to assure proper clearance.**

6 We will be provide an updated address to be used for this project. **OK—working with Montgomery County on this.**

Please contact me if there are questions regarding my comments.

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of January 17, 2024**

Present: Craig Melograno, Chairman
Rich Valiga, Vice-Chair
Maureen Nunn
Rusty Beardsley
Danielle Porreca
Craig Adams
Michael Mrozinski

Patty Furber, B&Z Administrator
Ed Brown, Gilmore & Associates
Chad Dixson, Bowman
Cindy VanHise, CKS Engineers

Absent:

Call to Order:

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM.

Approval of Minutes: September 20, 2023

A motion was made by Ms. Porreca and seconded by Mr. Beardsley to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of September 20, 2023. The motion carried unanimously.

Reorganization of Planning Commission:

- Chairman: A motion was made by Mr. Beardsley and seconded by Ms. Porreca to re-elect Mr. Melograno as the Chairman. The motion passed 7-0 vote.
- Vice Chair: A motion was made by Mr. Beardsley and seconded by Ms. Porreca to re-elect Mr. Valiga as Vice-Chair. The motion passed 7-0 vote.
- Secretary: A motion was made by Ms. Porreca to re-elect Ms. Furber as Secretary and seconded by Mr. Valiga. The motion passed 7-0 vote.
- Vice Secretary: A motion was made by Ms. Porreca to re-elect Ms. Worman as Vice-Secretary and seconded by Mr. Valiga. The motion passed 7-0 vote.

Subdivision/Land Development:

**Janssen Permanent Parking - Amended Plan
1400 McKean Rd.**

#20-01 LD

Janssen was represented by Mr. Kevin Selger from Gilmore Associates and Mr. Jim Lilly from the Spring House Janssen campus. Ms. Cindy VanHise from CKS Engineers was present for the Township. Mr. Selger informed the board that back in August of 2020 the applicant was approved for three parking lots which added 297 spaces to the campus. Mr. Selger stated that the applicant would like to request to amend their approved plan by deleting the B East Parking Lot. They would like to move the permanent parking lot to an area behind Building 29, which currently has a temporary parking lot. Mr. Selger stated the reason for the change was that during construction they ran into a lot of unsuitable soil onsite and numerous conflicts with underground utilities. Mr. Selger stated that the temporary parking lot needs to be removed anyway and is already prepared.

Mr. Selger explained to the PC that they received two review letters, CKS Engineers dated January 12, 2024, and the Township's traffic engineer, Bowman, dated January 10, 2024. Mr. Selger stated that he had discussed the review letters with both consultants prior to tonight's meeting. Mr. Selger stated they made some designs for the plans to address the fire truck turn-around issue. Revised plans were submitted to the Fire Marshal, Al Comly, but there was no feedback prior to tonight's meeting. Mr. Selger stated that the amended plan shows some landscaping that includes some planting of trees, but on the side that has the underground utilities, shrubs will be planted instead. Mr. Melgrano wanted to know if any handicapped parking would be eliminated. Mr. Selger stated that the ADA parking would be increased because they gained parking spaces by moving the lot. Mr. Melgrano wanted to know, since there's no entrance into the building, how do employees get to where they need to go from the parking lot? Mr. Selger stated the current parking lot is used by the maintenance staff and they enter through the central plant. Mr. Lilly stated that they have access to an entrance with a sidewalk that is close to the building.

Mr. Adams wanted to know why they couldn't include more plantings where the underground utilities were located. Mr. Adams suggested that they should add more robust plantings around that whole area as opposed to trying to get away from the underground utilities. Mr. Lilly stated they would take that under their advisement.

Mr. Melgrano requested that Ms. VanHise discuss the waivers in her review letter dated January 12. Ms. VanHise stated that they were under the maximum amount of impervious coverage but wanted clarification as there was a discrepancy with their stormwater management narrative. Ms. VanHise requested a note be added to the plan regarding the maximum number of employees per shift, the applicant made her aware that there are no shifts, they refer to them as seats. Mr. Selger stated that there are 2,074 employees, which equates to seats onsite. Mr. Melgrano wanted to clarify that the building is so large and if everyone showed up, there would be enough parking, is that correct? Mr. Selger stated that was correct. Ms. VanHise stated that there was a comment regarding the exterior lighting on site. She stated that the ordinance states that the exterior lighting maximum height may exceed 14' and go up to 25', so there is no issue with what was proposed. Ms. VanHise wasn't sure how Lower Gwynedd handled waivers if they would need to be reinstated with the amended approval. Mr. Selger stated that the waivers are the same, except one waiver would be added regarding swapping out some of the area drains. He stated that would be bubbled on the plan. Ms. VanHise informed the PC she was not aware

that the doors in building 29 were not ingress, but egress. Mr. Melograno wanted to know what would happen if that changed? Mr. Selger stated that it wouldn't change. Ms. VanHise stated that a crosswalk was proposed across the service walk that should be eliminated. Mr. Melograno wanted to know if the amended plan shows that deletion? Mr. Selger stated that he did not receive their review letter in time to delete that from their plan but would be shown on the revised amended plan. Ms. VanHise stated that the Fire Marshal should review the one-way drive fire apparatus circulation and approach to the building. Ms. VanHise stated if the Fire Marshal approves it, CKS is fine with the parking layout. Mr. Valiga wanted to know if the orientation of the parking spaces would change. Mr. Selger stated that the parking is somewhat oriented perpendicular to the entrance, given the small location that they must get the quantity of parking to fit the amount of parking maximum that was approved. He stated that this would not be a main parking lot, but a secondary parking lot. Mr. Valiga wanted to know if a waiver would be required. Ms. VanHise stated that this should require a waiver. Mr. Selger agreed. Ms. VanHise brought up the brightness and intensity of the lighting. Mr. Selger agreed to look at the lighting and bring down the intensity, that there was a calculation error. Mr. Selger stated that they intend on using the same lighting as with their original approved plan. Ms. VanHise stated that a curb taper would be provided. Ms. VanHise stated that she suggested an alternate species of tree to be planted along with a diversity of plantings. Mr. Valiga wanted to know what the alternate tree species would be. Mr. Selger stated red sunset maples, something native. Mr. Selger stated that the landscaping was fairly extensive with the other parking lots. Mr. Valiga wanted to know what diversity meant. Mr. Selger stated around two to three different types of trees. Ms. VanHise stated that there is a current NPDES permit, and that the applicant has applied for an amendment to it. Ms. VanHise stated that a letter was received from the Montgomery County Conversation District, and they will be resubmitting back to them. Mr. Valiga wanted to know if the permitted amendment could change any requirements. Ms. VanHise stated they would have to come back to the PC, but there would have to be significant changes in order for that to happen. Mr. Selger stated they have a NPDES permit for the entire campus that expires on December 7, 2024. Ms. VanHise stated that they could file for an extension if needed. Ms. VanHise stated she wanted clarification regarding the type of inlet, type "M" or type "C". Mr. Selger stated there is an existing inlet, type "M" and the existing curbing is built around that inlet. They intend to rebuild and install a "C" inlet and repour the curbing. Ms. VanHise stated that comments 3, 4, and 5 were drafting errors and will comply. Ms. VanHise stated that drainage infrastructure would remain in place. Mr. Selger stated that there are two existing inlets that existed prior that will remain. Mr. Selger stated that everything internal to the main campus loop road flows into the onsite pond. Ms. VanHise requested no parking signs to be installed along the northwest and southeast curb lines. The applicant will comply.

Mr. Melograno requested Mr. Dixon discuss his review letter. Mr. Dixon stated that Bowman's comments are very minor, he stated that there are a couple crosswalks along the circulation road through the campus, those were put in for the temporary parking lot, he wants to make sure all the pavement markings and signage are removed to avoid driver confusion. Mr. Dixon stated that there is no net increase in what is being proposed from the original plan, so there is no additional traffic generated from the amended plan. Mr. Dixon stated that back in 2020 there were conditions that were deferred, a traffic study for the McKean Road driveway to look at potential peak-hour restrictions for certain turning movements and a pedestrian crossing on McKean Road near the Wooded Pond Road intersection. Mr. Dixon recommends that these

continue to be deferred until the Township does some further planning for the McKean Road corridor to see if these improvements would fit into the overall plan. Mr. Selger stated he would comply with both review letters. Mr. Melograno asked if the applicant would comply with the Fire Marshal comments when received. Mr. Selger agreed they would. Ms. Nunn wanted to make sure Mr. Selger was aware that they have Welsh Road listed on both sides of the campus on the plans. Mr. Selger thanked Ms. Nunn for making him aware of the error.

A motion was made by Mr. Adams and seconded by Mr. Beardsley to recommend the amended land development plan for approval by the Board of Supervisors based on the following conditions:

1. The applicant will comply with the review letters from CKS dated January 12, 2024, Bowman dated January 10, 2024. Since the PC did not receive any comments from the Fire Marshal, the applicant agreed that they would work with the Fire Marshal, Al Comly, to address any forthcoming comments.

The motion passed with a 7-0 vote.

1325 Sunnyside Pike

Gwynedd Mercy University

Frances M. Maguire Healthcare Innovation Center

#23-03LD

Present for the land development application was Ms. Christen Pionzio from HRMM&L, Mr. Steven Freeman, Director of Campus Projects and Construction, Mr. George Hartman, Mr. Griffin Anderson and Mr. Travis North from Bohler Engineering.

Ms. Pionzio explained since they were here back in August they have revised and resubmitted plans. She explained they received cleaner review letters with no new waivers. Ms. Pionzio stated that they left last time knowing that they owed a whole lot of replacement trees, and the question was left with them, do they want to be environmentalists or just write a check, what do we really care about in Lower Gwynedd. Ms. Pionzio stated that they took this to heart, she stated that the PC wanted to try and figure out the massive tree replacement issue and wanted a trail plan, which was all part of the resubmission. Ms. Pionzio stated that they reduced the size of the building, it was 70,181 sq. feet, reduced to 62,608 sq. feet. Ms. Pionzio stated that they hired an arborist, gave him the limits of disturbance, he then evaluated and tagged all the dead, dying and healthy trees. Ms. Pionzio stated that that after that the replacement number was drastically reduced. They started at 7,031 caliper inches (503 trees) only 122 trees are healthy which now equals 1,457 caliper inches. They can replace 1,127 caliper inches; they are short 330 caliper inches. Ms. Pionzio stated that they spent around \$30K on the arborist to get the study done. Ms. Pionzio stated that they found that it was a good investment, they were pleased that dying trees are in the line of disturbance and that the healthy trees are out of the line of disturbance. Ms. Pionzio stated they have used as much of the existing basin, so not to disturb more trees than necessary for the new basin. Ms. Pionzio stated the parking lot will consist of 290 spaces, 132 are existing. Ms. Pionzio stated that this would be a joint parking lot, the parking would be between a shared

area. Ms. Pionzio stated the Fire Marshal wanted better access to the Triplex area. They will be widening the fire access area and have stopped students from using that area.

Mr. North stated that the tree replacement would consist of around six or seven different types of species...American hornbeam, skyline thornless honey locust, sweetgum seedless, sour gum, American sycamore, swamp white oak, pin oak, white fur, white cedar, sweet bay, Australian serviceberry, all with no long-term irrigation. Mr. North stated that after the first year they won't have to be irrigated anymore. Mr. Melograno asked if they felt they were jamming a bunch of trees onto the plan? Mr. North stated they are trying to avoid packing in too many trees to give them space to grow and thrive. Mr. Beardsley wanted to know about the deer population and its impact. Mr. North stated that is why they chose the list because they are generally a very resilient species of trees. Mr. Beardsley wanted to know the height of the proposed trees. Mr. North stated they are proposing larger trees, the trees would be around 4" caliper, which would equal about 15' - 18' in height once matured. Mr. Melograno stated that back in August he did request larger trees, so he was happy to see that they listened to his request. Mr. Valiga wanted to know what the lifespan is of a tree that is in poor condition. Mr. North stated around 5 years. Ms. Pionzio stated that it's really a 0-5-year life expectancy for dying/poor conditioned trees. Mr. Brown stated that dead or dying trees are not usually listed within the tree replacement category. Mr. Beardsley stated that they need to remove the dying trees to make room for the new trees. Ms. Pionzio stated they wanted to make sure not to overplant to avoid the trees growing too closely together. Mr. Melograno wanted to know why they wouldn't look at other parts of the campus, not part of the disturbance area. Ms. Pionzio stated it's due to the costs, they don't have the funds to walk around the campus and do an evaluation. Mr. Freeman stated that they have removed dangerous dying trees along campus. Ms. Pionzio stated that with what they are proposing to plant, they are shy of 19.71 metric tons of carbon removal. She continued to explain how they plan to make that up. Ms. Pionzio stated that they looked at increasing the roof steel to support the load of solar panels. She said that they cannot afford to do that now, but for future installation. Mr. Adams wanted to know the reluctance to install the solar panels? Mr. Freeman stated that they looked at installing solar on their tennis courts that aren't being used right now, but that wouldn't work out because it wasn't sustainable enough and the cost was overwhelming. Ms. Nunn wanted to know what the circumstances in the future are that they might install the solar panels? Mr. Freeman stated the costs would have to go down and efficiency would have to be greater. Mr. Freeman stated that the panels were designed into the proposed building, and they don't intend to back out of that.

Ms. Pionzio stated that they hired the Evolution Sustaining Group for their help on how they can improve the carbon metric tonnage for carbon reduction. They looked at lighting around the whole campus and EV charging stations. They looked at every light on campus, all metal halides will be replaced with LED (total of 3,511 fixtures) for the entire campus. They will be adding 4 dual port EV charging stations along the front of the building. There will be eight charging places. Mr. Adams wanted to know how many students drive EV cars? Ms. Pionzio stated that the charging stations are not only for students, but faculty members, and this will be an event space as well, so visitors can use the EV stations too. Mr. Freeman stated currently around 10 students/facility members drive EV cars, that he is aware of. Ms. Pionzio stated that with all the upgrades they are at 363 metric tons of carbon reduction. Mr. Melograno stated that back in August he was firm with his statement of what was expected, and he felt that they took him very

seriously. Ms. Pionzio stated that it took them four months to gather all this information and they tried their hardest.

Mr. Valiga wanted to know how many real trees will be replaced? Mr. North stated that 218 trees and 971 shrubs will be planted, which is an equivalency that is permitted by the ordinance. He stated the total caliper inches would equal 1,127. Mr. North stated that every 10 shrubs is the equivalent to one tree. Mr. Valiga wanted to know where the conversion factor came from. Mr. North stated that is located in the SALDO section 1230.41(i) outlines the equivalency table. Mr. Melograno stated that they are setting a good precedent for what they have done. Ms. Nunn stated that the PC challenged the applicant to come up with other alternatives and she was pleased with their resubmission.

Mr. Melograno wanted to know about the trail plan. Ms. Pionzio showed the trail plan, the purple is the current network of trails running through the campus. Mr. Melograno wanted to know if there was an easement along Evans Rd. for a trail connection. Ms. Pionzio stated that the high school gave an easement along that frontage a few years ago. Mr. Melograno wanted to know if that would make sense to extend that trail? Ms. Pionzio stated they could do that. Mr. Freeman stated they just went through dedication of all the trails and sidewalks on campus to become part of the Township trail system last year.

Mr. Melograno wanted to know, even though we haven't really got into the consultant review letters from October, if they would comply with those? Mr. Brown stated there was a recommendation in their review letter to add a 15' wide trail easement along Evans Rd. Mr. Melograno wanted to know about the Fire Marshal's review letter, they said they would comply with his comments regarding the fire hydrant.

A motion was made by Mr. Beardsley and seconded by Ms. Porreca to recommend this application for preliminary/final land development approval by the Board of Supervisors based on the following conditions:

1. The applicant will provide a 15' wide trail easement along Evans Rd.;
2. The applicant will comply with all review letters from Gilmore, Bowman and Lower Gwynedd Fire Marshal, Al Comly;
3. The PC recommends granting all waivers conditioned that the applicant installs 4 dual EV charging stations, increase the roof steel load capacity to support future solar panels, convert all lighting on campus to LED by 2025;
4. The PC accepts and supports the findings from the arborist report, the landscape architect design, Bohler's carbon reduction analysis and the Evolution Sustainability Group's LED Lighting & EV Charging Project Overview report.

The motion passed with a 7-0 vote.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:50 P.M.

Respectfully submitted,
Patty Furber, Secretary

DRAFT



MEMORANDUM

ATTN: Board of Supervisors
DATE: Friday, March 8, 2024
FROM: Jamie P. Worman, Assistant Township Manager
SUBJ: Final Approval of Park Master Plans

Jamie Worman

The Park Master Planning project was funded in part through a DCED Greenways, Trails, and Recreation Program Grant. The initial planning efforts began in early 2023 with regular meetings between Township Staff, community partners, and Gilmore & Associates. The plans for Pen-Ambler Park, Penllyn Station Trail, Ingersoll Park, and Oxford Park were then developed and presented to the public at Park & Recreation Board and Board of Supervisors meetings in the fall of 2023. The proposed improvements were also on display in the Township lobby for two weeks following the public meeting so that people could come by and view the proposed plans, including the trail connection at their leisure. The Township also had the plans on display at the annual Fall Fest Event held September 23rd, 2023, at Wissahickon High School. Attendees were encouraged to leave comments or provide feedback regarding the plans. The Township provided another opportunity for input from the public when they held an open house on October 26th, 2023, for the Comprehensive Plan. The proposed trail connection and park plans were also added to the Township website and included in our electronic newsletter. Residents from the Georgetown Apartments expressed concerns over the proposed trail along Pen-Ambler Road and requested that alternative locations be explored. Gilmore did additional survey and investigated the possibility of relocating the trail but ultimately determined the proposed location was the most feasible. Subsequently, comments from the P&R Board and BOS were incorporated into the plans and a suggested plan for phasing and grant funding was developed. That phasing plan was discussed with the P&R Board in February 2024 and is now before the BOS for discussion and comment. Upon recommendation from the BOS, Gilmore will include the phasing plan in the final report to be adopted by the Township and submitted to DCED for grant reimbursement. Final report to contain plans, cost estimates, phasing plan, and narrative. The proposed funding and phasing plan is attached to this memo for your reference. ***Suggested motion: Move to recommend the phasing plan be incorporated into the final report with the following revisions (or as is). Park Plans are linked here.***

PARK MASTER PLANS PHASING SCHEDULE		Line Item	Twp Funding		GRANTS*	
Based on Gilmore's 9/1/2023 estimates		Subtotal	CAP RES	TREE BANK	Amount	Source
Ingersoll Park						
Phase 1		\$351,469				
2024	Fencing/netting	\$351,469			\$351,469	ARPA
Phase 2 \$959,215						
2024-26	Concession/Restroom/Press box	\$747,500	\$194,791		\$552,709	2023 H2O
	Expanded Parking Lot	\$13,455			\$13,455	and
	Field entry area (lawn seating, bullpen, etc.)	\$198,260			\$198,260	2023 LSA
Phase 3 \$409,835						
2026-27	McCormick House demo	\$70,000	\$70,000			
	Memorial Entry Plaza	\$37,506	\$37,506			
	Tot Lot	\$302,329	\$102,329		\$200,000	2026 C2P2?
Phase 4 \$2,000,000						
2027-30	Penllyn Pk/Old Penllyn/Wister design	\$55,000	\$55,000			
	Penllyn Pk/Old Penllyn/Wister construct	\$1,945,000	\$1,145,000		\$800,000	2026 MMTF?
Phase 5 \$957,749						
2030+	Angled parking	\$54,424			\$54,424	2029 GTRP?
	Picnic grove	\$10,350			\$10,350	2029 GTRP?
	Batting Cage Pavilion	\$171,350			\$171,350	2029 GTRP?
	Field lighting	\$345,000	\$331,124		\$13,876	2029 GTRP?
	Rain garden	\$11,500		\$11,500		
	Stormwater Management	\$365,125	\$365,125			WRPP?
Subtotal		\$4,678,268	\$2,300,875	\$11,500	\$2,365,893	
Oxford Park						
Phase 1		\$604,610				
2024-26	Playground, ages 2-5	\$579,600	\$329,600		\$250,000	2024 C2P2
	Pollinator garden	\$6,000		\$3,000	\$3,000	2024 Peco
	GaGa Ball Pit	\$19,010	\$19,010			
Phase 2 \$732,541						
2027-29	Playground (western), ages 5-12	\$703,541	\$453,541		\$250,000	2027 GTRP?
	Reforestation, veg swale	\$17,000		\$17,000		
	Envir Ed Area	\$12,000			\$12,000	2027 Peco?
Phase 3 \$587,161						
2029-30	Playground (eastern), ages 5-12	\$463,450	\$213,450		\$250,000	2028 C2P2?
	Pavilion	\$123,711	\$123,711			
Subtotal		\$1,924,312	\$1,139,312	\$20,000	\$765,000	

The phasing schedule is subject to the availability of grants, success of LGT grant applications, careful use of LGT matching funds, and other contingencies. The 2023/24 grants have been awarded or applications have been/will be submitted.

PARK MASTER PLANS PHASING SCHEDULE		Line Item	Twp Funding		GRANTS*	
Based on Gilmore's 9/1/2023 estimates		Subtotal	CAP RES	TREE BANK	Amount	Source
Pen-Ambler Park						
Phase 1		\$624,939				
2025-27	Pickleball	\$353,481	\$103,481		\$250,000	2025 GTRP?
	Restroom	\$230,863	\$230,863			
	Nature Play	\$11,500	\$11,500			
	Solar Seating	\$13,800	\$13,800			
	Trail to AY	\$15,295	\$15,295			
Phase 2		\$830,440				
2026-28	Playground	\$822,940	\$172,940		\$650,000	2026 LSA?
2024	Pollinator garden	\$7,500		\$3,750	\$3,750	2024 Peco
Phase 3		\$271,575				
2030+	Pavilion	\$179,025	\$89,513		\$89,513	TBD
	Baseball field improvements	\$23,000	\$11,500		\$11,500	
	Pergola	\$41,400			\$41,400	
	Plantings	\$28,150		\$28,150		
Subtotal		\$1,726,954	\$648,892	\$31,900	\$1,046,163	
TOTAL		\$8,329,534	\$4,089,079	\$63,400	\$4,177,056	
Penllyn Station Trail						
2024-26	Design/Soft Costs	\$70,000			\$70,000	2024 MontCo 2040 &
	Construction	\$444,418			\$444,418	2024 DCED MMTF
TOTAL		\$444,418			\$444,418	
OTHER PARK PLANS AND PROJECTS IN CAPITAL PLAN						
2024-29	Penllyn Woods strategic plan		\$120,000			
2024-29	Penllyn Park strategic plan		\$75,000			
2024-25	Texaco/Veterans streetscape/digital sign		\$100,000			
TOTAL			\$295,000			
Revised 2/21/2024						

The phasing schedule is subject to the availability of grants, success of LGT grant applications, careful use of LGT matching funds, and other contingencies. The 2023/24 grants have been awarded or applications have been/will be submitted.

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Date: March 7, 2024
Re: Historic Advisory Committee Ordinance



Recommended Motions:

- **To enact Ordinance 544 amending Chapter 282 of the Township Code revising the structure of the Historic Advisory Committee**
- **To approve Resolution 2024-XX revising the structure of the Historic Advisory Committee.**

The Lower Gwynedd Township Historic Advisory Committee was created in July 2022 with the intent of calling more attention to the rich history of the community. The committee has done good work, most notably in developing a new historic marker program. However, the formal structure that is an underlying feature of the current ordinance has proved to be counter-productive. Such formality is necessary for an official Historical Architectural Review Board or Historic Commission, with specific regulatory responsibilities and authority. But it is not helpful or required for a committee with a primary goal of telling important and interesting stories from Lower Gwynedd's history in a variety of engaging ways.

At your last meeting, the Board authorized advertisement of an ordinance amendment that is step 1 toward revising the HAC's structure. The new structure would follow the model of the Fall Fest Committee: members would be appointed to one-year terms and membership may fluctuate each year depending on the amount of help or expertise needed for the particular stories to be told and/or events to be organized; members also would be free to discuss event planning and other pertinent topics in between meetings.

If the Board enacts the ordinance at the March 12th BOS meeting, staff and the HAC request that the BOS also enact the accompanying resolution with a framework for a less formal historic committee.

**LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**BOARD OF SUPERVISORS
ORDINANCE NO. 544**

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF LOWER GWYNEDD TOWNSHIP, BY AMENDING CHAPTER 282, ENTITLED "HISTORICAL ADVISORY COMMITTEE," WITHIN TITLE EIGHT, AUTHORITIES, BOARDS AND COMMISSIONS

WHEREAS, on July 26, 2022, the Board of Supervisors of Lower Gwynedd Township (the "**Board**") adopted Ordinance #532, establishing the Lower Gwynedd Township Historical Advisory Committee ("**Committee**") in accordance with the Lower Gwynedd Township Code (the "**Code**") and the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Board desires to amend the purpose, structure, and operation of the Committee.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Lower Gwynedd Township, and it is hereby ordained and enacted by the authority of the same, to wit:

SECTION ONE. The Lower Gwynedd Township Code, Title Eight: Authorities, Boards and Commissions, shall be amended by revising Chapter 282, entitled "Historical Advisory Committee," as follows:

SECTION TWO.

(A) Section 282.01 of the Code is hereby deleted and replaced with the following:

"The Lower Gwynedd Township Historical Advisory Committee (hereinafter "Committee") is hereby created as an ad hoc committee, having only those powers, and following only those procedures, as may be established by the Board of Supervisors. The Committee shall continue in existence until such time as this chapter is amended or revoked."

(B) Section 282.02 of the Code is hereby deleted, and is replaced with the following:

"On an ad hoc basis, the Board of Supervisors may request advice and guidance from the Committee on historical matters and issues, including public outreach and educational activities, as opportunities present themselves. There is no set number of Committee meetings required. The Committee shall be advisory only and, as such, shall perform no administrative duties and shall have no authority or responsibility to seek findings of fact, express opinions or make recommendations in any specific area of responsibility."

- (C) Section 282.02 of the Code is hereby deleted in its entirety.
- (D) Section 282.03 of the Code is hereby amended to read as follows:

§282.03. Members.

(a) The Board of Supervisors, by majority vote, shall nominate, appoint, and reappoint one or more persons to be members of the Committee.

(b) There shall be no minimum or maximum number of Committee members. The Committee shall meet as deemed appropriate.

(c) Any member may be removed from the Committee at any time by a majority vote of the Board of Supervisors.

(d) The Board of Supervisors shall appoint the chair of the Committee and may appoint any other officer of the Committee.

(e) The Committee shall not be authorized to engage in deliberation, take official action, or otherwise conduct agency business, and therefore, meetings will not be subject to the Pennsylvania Open Meetings Law, 65 Pa.C.S. §701 et seq.

- (D) Sections 282.04, 282.05, and 282.06 of the Code are hereby deleted in their entirety.

SECTION TWO. Nothing in this Ordinance or in the Code, as hereby amended, shall be construed to affect any suit or proceedings in any court, any rights acquired or liability incurred, any permit issued, or any cause of causes of action existing prior to the adoption of this Ordinance.

SECTION THREE. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance. The intent of the Board is that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

SECTION FOUR. This Ordinance shall take affect and be in force from and after its approval as required by law.

DULY ENACTED BY THE LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS this 12th day of March, 2024.

ATTEST:

*LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS*

MIMI GLEASON, SECRETARY

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

**LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION #2024-XX

Authorizing the Volunteer Historic Committee

WHEREAS, Section 1506 of the PA Second Class Township Code authorizes the Board of Supervisors of Lower Gwynedd Township (the "Board") to adopt policies necessary for the health and welfare of the township; and

WHEREAS, an awareness and appreciation of a community's historical heritage is an important component in a strong sense of community; and

WHEREAS, the Board desires to call attention to Lower Gwynedd Township's rich historical heritage in engaging and credible ways; and

WHEREAS, the span of Lower Gwynedd's history offers opportunities for a variety of stories to be told and formats to be used that can reach a wide range of audiences across age groups; and

WHEREAS, Lower Gwynedd's history includes a reliance on volunteers that has served the community well and contributed to the heritage that the Board desires to memorialize and celebrate;

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The Board authorizes the creation of a volunteer "Historic Committee" to call attention to the history of Lower Gwynedd Township.
2. Members will be appointed to serve one-year terms and can be reappointed, in accordance with Chapter 282 of the Township Code.
3. The responsibilities of the Committee consist of:
 - a. Seeking out noteworthy narratives from the history of Lower Gwynedd Township;
 - b. Validating the accuracy of the information known about each narrative;
 - c. Sharing the narratives with the community in ways that are tailored to resonate with people of various age groups; and
 - d. In collaboration with the Wissahickon Valley Historical Society, filling the role of the Historic Advisory Committee designated in Section 1046.01 of the Township Code.

RESOLVED, at a duly convened meeting of the Board of Supervisors of Lower Gwynedd Township conducted on this 12th day of March, 2024.

Attest:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

MIMI GLEASON, TOWNSHIP MANAGER

DANIELLE A. DUCKETT, CHAIRPERSON



March 4, 2024

Ms. Mimi Gleason, Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike
Spring House, PA 19477

RE: **Change Order No. 1A & 1B**
Spring House Roadway Improvement Project Phase 2 – Sumneytown Pike Widening
Sumneytown Pike (County) and Norristown Road (SR 2025)
Lower Gwynedd Township, Montgomery County, PA
Bowman Project No. 310089-01-001

Dear Mimi:

Please find attached documentation for **Change Order No. 1A and 1B** from James D. Morrissey, Inc., relative to the above referenced project.

Change Order No. 1A & 1B includes the changes required for the revised drainage layout associated with the stormwater conflict encountered on Norristown Road, and the replacement of deteriorated CMP along Sumneytown Pike. The deviation from the original drainage layout is necessary for the following reason(s):

1A: With additional test pits, JDM determined a conflict with the proposed stormwater and the existing gas and telephone line. During the design period, SUE test pits determined that an existing duct bank was located within the proposed roadway; however during construction, the mark-outs of the Verizon lines were located within the existing trail and behind the existing curb line, impacting the proposed stormwater facilities. Additional test pits were performed by JDM, identifying the location and depth of two 4-inch ducts near the existing trail, and the duct bank near the existing curbline. Using the information provided by the initial SUE test pits and the additional test pits provided by JDM, the stormwater system was redesigned to shift the proposed pipes and structures away from the utility lines. **[NOTE TO SUPERVISORS: This relocation cost \$7,166 and was approved by the Manager on 3/4/2024.]**

1B: During the installation of Manhole S-14, it was discovered that the existing pipe under Sumneytown Pike was deteriorated CMP which was failing and in need of replacement. Upon coordination with Montgomery County, it was determined that it would be preferable to replace with 42" RCP; however, should any conflicts occur with existing utilities, 42" CMP would be acceptable. **[NOTE TO SUPERVISORS: For discussion at March 12th meeting. This repair is estimated to cost \$95,000-\$107,000. Bowman is conferring with the County on responsibility for this repair.]**

Bowman has reviewed and coordinated with JDM on these items and recommends approval of Change Order 1A, as well as proceeding under Force Account procedures for Change Order 1B with a final cost to be determined once the force account work is complete. Field conditions are unknown for the full pipe run on Sumneytown Pike which may dictate changes in the field as the work is completed and the unit

costs provided have conservatively estimated these unknown with this estimate. The change order documentation from JDM is also attached for these items.

Item Number	Qty	Unit	Item Description	Unit Price	Total Price	Approved (Yes/No)	Location & Description
0601-7014	-13	LF	18" Reinforced Concrete Pipe, Type A, 15'-2' Fill, 100 Year Design Life	\$218.00	-\$2,834	Yes	Norristown Road Stormwater
	5	EA	Installation of new pipe openings and covering of existing pipe openings	\$1,800	\$9000	Yes	Norristown Road Stormwater
	1	EA	Cap existing inlet and provide a MH top unit	\$1,000.00	\$1,000	Yes	Norristown Road Stormwater
Subtotal No. 1A					\$7,166.00		
0604-7064	172	LF	42" Reinforced Concrete Pike, Type A, (Open Joint), 3'-2' Fill, 100 Year Design Life	\$555.00	Not to Exceed \$95,460	Force Account	Sumneytown Pike Stormwater
OR					OR		
0601-4440	172	LF	42" Corrugated Aluminized Steel Pipe, Type I, (2 2/3" X 1/2" corrugations), 12 Gage, Shore/Trench Box, 100 Year Design Life	\$622.15	Not to Exceed \$107,009	Force Account	Sumneytown Pike Stormwater
Subtotal 1B					Force Account Total (TBD)		

The contract summary updated to include Change Order No. 1A & 1B is provided below. Payment of the change order is anticipated to occur in the next payment application.

	Contract Amount
Contract	\$2,456,568.18
Change Order #1A	\$7,166.00
Change Order #1B	\$Force Account TBD
Total:	\$TBD

Changer Order No. 1A:
Approval by Lower Gwynedd Township:



Mimi Gleason, Township Manager

Date: 3/7/2024

Changer Order No. 1B:
Approval by Lower Gwynedd Township:

Mimi Gleason, Township Manager

Date: _____

Please feel free to contact me at sbutler@bowman.com or 215-283-9444, ext. 1256 or Michelle Eve, P.E. at meve@bowman.com if you have any questions or require additional information.

Sincerely,



Stephanie L. Butler, P.E.
Senior Project Manager

SLB/MEE
Attachment

cc: Chris Hook, James D. Morrissey, Inc.
Fred Zollers, Lower Gwynedd Township, Director of Public Works
Jamie Worman, Lower Gwynedd Township
Michelle Eve, P.E., Bowman
Matt Kaczmarczyk, Bowman
Chad Dixon, AICP, Bowman

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NEGOTIATED PRICE COST JUSTIFICATION

Force Account Estimate

ECMS#: Springhouse ph 2 ITEM NO.: _____ DESCRIPTION: Box Modifications

MATERIAL:

DESCRIPTION	UOM	QUANTITY	UNIT PRICE	AMOUNT
brick and mortar	ls	1.000	\$ 500.00	\$ 500.00
		0.000	\$ 0.00	\$ 0.00
		0.000	\$ 0.00	\$ 0.00
		0.000	\$ 0.00	\$ 0.00
				\$ 0.00
				\$ 0.00
SUBTOTAL				\$ 500.00
6 <input checked="" type="checkbox"/> % SALES TAX				\$ 30.00
MATERIAL COST				\$ 530.00
15 % OVERHEAD & PROFIT (1)				\$ 79.50

LABOR:

CLASSIFICATION	HOURS	BASE RATE	BASE LABOR	TOTAL RATE	DIRECT LABOR
Forman	8.00	\$ 37.50	\$ 300.00	\$ 64.70	\$ 517.60
Operator 2a	16.00	\$ 58.31	\$ 932.96	\$ 86.58	\$ 1,385.28
Teamster	8.00	\$ 35.55	\$ 284.40	\$ 56.29	\$ 450.32
Laborer	16.00	\$ 36.50	\$ 584.00	\$ 63.70	\$ 1,019.20
Flaggers	16.00	\$ 36.50	\$ 584.00	\$ 63.70	\$ 1,019.20
			\$ 0.00		\$ 0.00
			\$ 0.00		\$ 0.00
28.33 % INS., TAXES, ETC.			TOTAL BASE LABOR	\$ 2,685.36	
DIRECT LABOR COST					\$ 4,391.60
30 % OVERHEAD & PROFIT (1)					\$ 1,317.48
INDIRECT LABOR COST					\$ 760.76

OWNED EQUIPMENT HOURLY:

DESCRIPTION	BLUE BOOK REFERENCE	HOURS	RATE / HR*	AMOUNT
Hitachi 350	see attached	4	\$ 188.89	\$ 755.56
350 Pick Up(2)	see attached	4	\$ 29.89	\$ 119.56
Trixle Rear Dump	see attached	4	\$ 88.90	\$ 355.60
80z Loader	see attached	4	\$ 61.95	\$ 247.80
Trench Roller	see attached	4	\$ 104.04	\$ 416.16
chop saw	see attaced	8		\$ 0.00
OWNED EQUIPMENT HOURLY COST				\$ 1,894.68

*RATE/ HR. includes estimated Operating Cost

OWNED EQUIPMENT DAILY:

DESCRIPTION	BLUE BOOK REFERENCE	HOURS	RATE / HR*	AMOUNT
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
OWNED EQUIPMENT DAILY COST				\$ 0.00

*RATE/ HR. includes estimated Operating Cost



NEGOTIATED PRICE COST JUSTIFICATION

Force Account Estimate

RENTED EQUIPMENT:

DESCRIPTION	RENTAL COST	OPER RATE*	OPER HOURS	OPER COST	AMOUNT
				\$ 0.00	\$ 0.00
				\$ 0.00	\$ 0.00
				\$ 0.00	\$ 0.00
				\$ 0.00	\$ 0.00
				\$ 0.00	\$ 0.00
RENTED EQUIPMENT COST					\$ 0.00
_____ % OVERHEAD & PROFIT (1)					\$ 0.00

*OPER RATE = Operating Cost from Blue Book

CONSUMABLES - PURCHASED:

DESCRIPTION	UOM	QUANTITY	UNIT PRICE	AMOUNT
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
PURCHASED CONSUMABLES COST				\$ 0.00
_____ % OVERHEAD & PROFIT (1)				\$ 0.00

CONSUMABLES - FROM STOCK:

DESCRIPTION	UOM	INVOICE VALUE	% VALUE REIMBURSED	AMOUNT
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
CONSUMABLES FROM STOCK COST				\$ 0.00
_____ % OVERHEAD & PROFIT (1)				\$ 0.00

SERVICE BY OTHERS:

SERVICE PROVIDER	SERVICE DESCRIPTION	AMOUNT
SERVICE BY OTHERS COST		\$ 0.00

(1) Overhead & Profit markups are negotiable. Enter the agreed upon percentage for each component in the space provided. Overhead markups for Subcontractor and Service By Others may not exceed 5%. The total markup paid, including Sub & SBO markups, may not exceed the amount that would be paid if specified Force Account markups were applied.
 (2) SUBCONTRACTOR COST must be supported by a separate Form CS-4347CJ.
 (3) SERVICE BY OTHERS cost must be supported by a computation or quotation.
 (4) NUMBER OF UNITS must be supported.

TOTAL COST	\$ 8,974.02
SUBCONTRACTOR COST (2)	
_____ % OVERHEAD (SUB) (1)	\$ 0.00
SERVICE BY OTHERS COST (3)	\$ 0.00
_____ % OVERHEAD (SBO) (1)	\$ 0.00
GRAND TOTAL	\$ 8,974.02
NUMBER OF UNITS (4)	5
UNIT COST = GRAND TOTAL / # OF UNITS	\$ 1,794.80



NEGOTIATED PRICE COST JUSTIFICATION

Force Account Estimate

ECMS#: Springhouse ph 2 ITEM NO.: _____ DESCRIPTION: 42" CMP pipe Replacement 172'

MATERIAL:

DESCRIPTION	UOM	QUANTITY	UNIT PRICE	AMOUNT
42" CMP	lf	172.000	\$ 127.40	\$ 21,912.80
Bands	ea	21.000	\$ 27.50	\$ 577.50
2A Mod	tn	382.000	\$ 15.00	\$ 5,730.00
25mm	ton	9.000	\$ 51.00	\$ 459.00
				\$ 0.00
				\$ 0.00
SUBTOTAL				\$ 28,679.30
6 <input checked="" type="checkbox"/> % SALES TAX				\$ 1,720.76
MATERIAL COST				\$ 30,400.06
15 % OVERHEAD & PROFIT (1)				\$ 4,560.01

LABOR:

CLASSIFICATION	HOURS	BASE RATE	BASE LABOR	TOTAL RATE	DIRECT LABOR
Forman	40.00	\$ 37.50	\$ 1,500.00	\$ 64.70	\$ 2,588.00
Operator 2a	80.00	\$ 58.31	\$ 4,664.80	\$ 86.58	\$ 6,926.40
Teamster	80.00	\$ 35.55	\$ 2,844.00	\$ 56.29	\$ 4,503.20
Laborer	160.00	\$ 36.50	\$ 5,840.00	\$ 63.70	\$ 10,192.00
Flaggers	80.00	\$ 36.50	\$ 2,920.00	\$ 63.70	\$ 5,096.00
			\$ 0.00		\$ 0.00
			\$ 0.00		\$ 0.00

28.33 % INS., TAXES, ETC.

TOTAL BASE LABOR \$ 17,768.80

	DIRECT LABOR COST	\$ 29,305.60
30 %	OVERHEAD & PROFIT (1)	\$ 8,791.68
	INDIRECT LABOR COST	\$ 5,033.90

OWNED EQUIPMENT HOURLY:

DESCRIPTION	BLUE BOOK REFERENCE	HOURS	RATE / HR*	AMOUNT
Hitachi 350	see attached	40	\$ 188.89	\$ 7,555.60
350 Pick Up(2)	see attached	80	\$ 29.89	\$ 2,391.20
Trixle Rear Dump	see attached	80	\$ 88.90	\$ 7,112.00
80z Loader	see attached	40	\$ 61.95	\$ 2,478.00
Trench Roller	see attached	40	\$ 104.04	\$ 4,161.60
				\$ 0.00

*RATE/ HR. includes estimated Operating Cost

OWNED EQUIPMENT HOURLY COST \$ 23,698.40

OWNED EQUIPMENT DAILY:

DESCRIPTION	BLUE BOOK REFERENCE	HOURS	RATE / HR*	AMOUNT
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00

*RATE/ HR. includes estimated Operating Cost

OWNED EQUIPMENT DAILY COST \$ 0.00



NEGOTIATED PRICE COST JUSTIFICATION

Force Account Estimate

RENTED EQUIPMENT:

DESCRIPTION	RENTAL COST	OPER RATE*	OPER HOURS	OPER COST	AMOUNT
				\$ 0.00	\$ 0.00
				\$ 0.00	\$ 0.00
				\$ 0.00	\$ 0.00
				\$ 0.00	\$ 0.00
				\$ 0.00	\$ 0.00
RENTED EQUIPMENT COST					\$ 0.00
_____ % OVERHEAD & PROFIT (1)					\$ 0.00

*OPER RATE = Operating Cost from Blue Book

CONSUMABLES - PURCHASED:

DESCRIPTION	UOM	QUANTITY	UNIT PRICE	AMOUNT
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
PURCHASED CONSUMABLES COST				\$ 0.00
_____ % OVERHEAD & PROFIT (1)				\$ 0.00

CONSUMABLES - FROM STOCK:

DESCRIPTION	UOM	INVOICE VALUE	% VALUE REIMBURSED	AMOUNT
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
CONSUMABLES FROM STOCK COST				\$ 0.00
_____ % OVERHEAD & PROFIT (1)				\$ 0.00

SERVICE BY OTHERS:

SERVICE PROVIDER	SERVICE DESCRIPTION	AMOUNT
hauler	dump fees	\$ 3,520.00
Video Test	100yr Pipe Test	\$ 1,700.00
SERVICE BY OTHERS COST		\$ 5,220.00

- (1) Overhead & Profit markups are negotiable. Enter the agreed upon percentage for each component in the space provided. Overhead markups for Subcontractor and Service By Others may not exceed 5%. The total markup paid, including Sub & SBO markups, may not exceed the amount that would be paid if specified Force Account markups were applied.

(2) SUBCONTRACTOR COST must be supported by a separate Form CS-4347CJ.

(3) SERVICE BY OTHERS cost must be supported by a computation or quotation.

(4) NUMBER OF UNITS must be supported.

TOTAL COST	\$ 101,789.65
SUBCONTRACTOR COST (2)	
_____ % OVERHEAD (SUB) (1)	\$ 0.00
SERVICE BY OTHERS COST (3)	\$ 5,220.00
_____ % OVERHEAD (SBO) (1)	\$ 0.00
GRAND TOTAL	\$ 107,009.65
NUMBER OF UNITS (4)	172
UNIT COST = GRAND TOTAL / # OF UNITS	\$ 622.15

MEMORANDUM

TO: Lower Gwynedd Township Board of Supervisors

FROM: Chad Dixson, AICP, PP

DATE: March 8, 2024

SUBJECT: Proposed Engine Brake Retarder Prohibition Ordinance

PennDOT has established regulations permitting the use of engine brake retarders. The PennDOT regulations do not permit a municipality to prohibit the use of engine brake retarders unless certain criteria are satisfied through the completion of a traffic engineering study. The criteria that must be satisfied for a prohibition pertain to the posted speed limit, 85th percentile speed data, downhill grades, and crash history of the roadway. Prohibitions are not permitted on a limited access highway or a ramp exiting from a highway. If all the necessary criteria are satisfied and the entity owning the road approves the prohibition, the municipality must enact an ordinance and post/maintain the required signs to enforce the prohibition.

Lower Gwynedd Township residents have raised concerns over the past few years related to the noise created by engine brake retarders in the areas around Dekalb Pike (US 202) and Sumneytown Pike (County). PennDOT and Montgomery County would not conduct or review the required traffic engineering studies until the US 202 construction project was completed in Lower Gwynedd Township. Since the completion of the US 202 construction in Fall 2023, PennDOT, Montgomery County and the Township have coordinated on the completion of the necessary traffic engineering studies to determine if engine brake retarders may be prohibited on Dekalb Pike (US 202) and Sumneytown Pike (County). Based on the completed studies, PennDOT and Montgomery County have approved the following prohibitions of engine brake retarders:

- Dekalb Pike (US 202): School House Lane to Hancock Road
- Sumneytown Pike (County): Swedesford Road to Dekalb Pike (US 202)

It should be noted that engine brake retarders are currently prohibited on Sumneytown Pike (County) west of Swedesford Road in Upper Gwynedd Township.

The action requested for the Board is to authorize advertisement of the proposed ordinance for the engine brake retarder prohibitions approved by PennDOT and Montgomery County.

If you have any questions regarding the proposed ordinance, please do not hesitate to contact us.

**BOARD OF SUPERVISORS
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING PART FOUR, ENTITLED "TRAFFIC CODE," TO ADD A NEW SECTION 420.03, ENTITLED "BRAKE RETARDERS PROHIBITED" SO AS TO PROHIBIT THE USE OF BRAKE RETARDERS ON ROUTE 202 (DEKALB PIKE) AND SUMNEYTOWN PIKE (COUNTY); ESTABLISHING FINES AND PENALTIES FOR VIOLATIONS; AND INCLUDING SEVERABILITY AND REPEALER CLAUSES.

WHEREAS, § 1506 of the Second Class Township Code, Act of May 1, 1993, P. L. 103, No. 69, as amended by the Act of November 9, 1995, P. L. 350, No. 60, found at 53 P. S. § 66506, entitled "General Powers," authorizes the Lower Gwynedd Township Board of Supervisors (the "**Board**") to make and adopt ordinances necessary for the proper management, care and control of the Township, and the maintenance of the health and welfare of the Township and its citizens; and

WHEREAS, the Pennsylvania Department of Transportation ("**PennDOT**") defines a brake retarder as a mechanical device which is designed to supplement a vehicle's service brakes by producing a retarding torque about one of the rotating components in a vehicle, converting kinetic energy to heat and thereby retarding the forward motion of a vehicle (see 67 Pa. Code Sec. 179.1); and

WHEREAS, PennDOT has established regulations requiring use of brake retarders in certain situations, said regulation providing that a municipality may not prohibit use of brake retarders unless PennDOT gives its prior approval to such prohibition; and

WHEREAS, with increased traffic volumes along Sumneytown Pike (County), east of Swedesford Road, and DeKalb Pike (SR 202), between Hancock Road and School House Lane (collectively, the "**Affected Areas**"), use of brake retarders in these areas have created loud noises adversely affecting many nearby residential properties; and

WHEREAS, after receipt of complaints and its own investigation, the Township, as required by 67 Pa. Code Section 179.10, has requested PennDOT and Montgomery County to allow the Township to prohibit use of brake retarders by operators of vehicles in the Affected Areas; and

WHEREAS, PennDOT and Montgomery County have advised the Township that the proposed brake retarder restriction meets PennDOT's criteria for a brake retarder prohibition and has approved prohibition of the use of brake retarders within the Affected Areas, subject to certain requirements; and

WHEREAS, the Board finds that it to be in the best interest of the public safety and general welfare to prohibit the use of brake retarders on vehicles traveling along the Affected Areas, and that in effectuating this prohibition, the Board adopts general regulations that shall apply as applicable to future prohibitions of use of brake retarders.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, and it is hereby enacted and ordained as follows:

SECTION ONE. AMENDMENT OF TRAFFIC CODE.

Part Four of the Code, the "Traffic Code," is hereby amended by adding a new section 420.03, entitled "Restricted Use of Brake Retarders," to read as follows:

§ 420.03 Restricted Use of Brake Retarders.

- (a) *No person shall use or operate a brake retarder on any vehicle travelling on the below listed sections of road. This restriction shall become effective immediately upon the posting of signage in accordance with PennDOT regulations.*
 - (1) *DeKalb Pike (SR 202), between Hancock Road and School House Lane.*
 - (2) *Sumneytown Pike (County), between Swedesford Road and DeKalb Pike (SR 202).*
- (b) *Official signs giving notice of the prohibition shall be erected and maintained by the Township.*
- (c) *Emergency vehicles authorized or required to have brake retarders, are exempt from these regulations.*
- (d) *Each violation of this section shall constitute a separate offense.*
- (e) *The Lower Gwynedd Township Police Department shall enforce this section.*
- (f) *Any person or entity who or which violate any of the provisions of this section, upon a summary conviction, shall be sentenced to pay a fine of not less than One Hundred Dollars (\$100.00) and not more than Three Hundred Dollars (\$300.00), as well as costs of prosecution. To the extent permitted by state law, such fine shall be paid to the Lower Gwynedd Township Treasurer.*
- (g) *In accordance with the requirements of 67 Pa. Code § 179.10, prohibition of brake retarders shall not be effective without the prior written approval of PennDOT.*

SECTION TWO. REPEAL AND RATIFICATION.

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

SECTION THREE. SEVERABILITY.

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

SECTION FOUR. EFFECTIVE DATE.

This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors as provided by law.

ORDAINED AND ENACTED by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, this ____ day of _____, 2024.

ATTEST:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

MIMI GLEASON, TOWNSHIP MANAGER

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON